

# The Esplanade // For Lease

901 - 1001 North University Drive, Coral Springs, FL 33071

N University Drive traffic count about 88,000 +/- vehicles per day



## Lease Rate:



\$35 psf, NNN;  
\$17 psf, EST CAM



**Population:**  
3 Mile: 181,666



**Average Household Income:**  
3 Mile: \$116,000

- Prime location on major University Drive with strong visibility and access
- Surrounded by dense residential communities with high household income
- Anchored mix of medical, retail and professional tenants
- Large bays available offering strong repositioning potential
- Strong traffic, daytime population and built-in demand for service retail

UNIT	TENANT
901	Tijuana Taxi Co
919	All Cellular SFL
921	SABA and BEB
923	VSS Coral Springs
925	Mazzei DDS PA
927	Artbag Creations Inc
929	Serious Sanji Dumplings
933	Central Palm Beach Physicians & Urgent Care
935	Goyo Silver Inc
939	Available Space: 5,237 sf
945	Mattress Firm
949	Vino Suites Coral Springs
953	The Soul Massage
955	WT Lab
959	Available Space: 1,200 sf
967	Coral Springs Surgi Center
983	Neurospine Institute
985	Available Space: 3,262 sf
987	Sage Dental Management
993	Available Space: 1,440 sf
997-999	MIS of South Florida Inc
1001	Nhan V Dang



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