

For Lease

Retail Space Available

Coral Springs, FL

University Drive and NW 20th

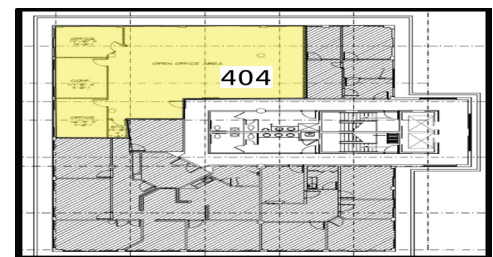
Promenade of Coral Springs

1955 North University Dr.

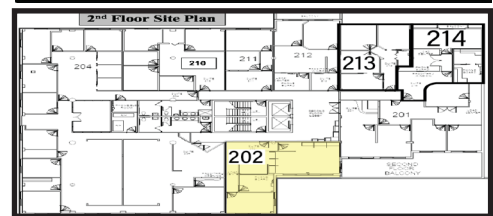


- 54,223 SF Retail and Office Center
- Office space available on 2nd and 4th floors; 6,102 sf available on ground floor (can be divided)
- Office lease rate is \$11-13 PSF, + \$11 PSF Expenses, Plus Elec. (includes janitorial)
- Retail/Office space on ground floor rate is \$30 PSF
- Popular Ale House Restaurant also located at center!

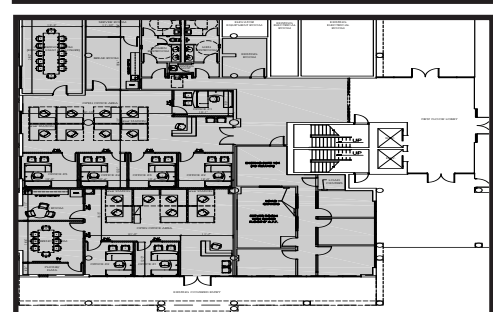
Suite #	Tenant
1933	Restaurant
1943	Avis Rent a Car
1945	Frank Galluzo INS.
1949	Nothing but Bundt Cakes
1951	Coral Springs Styling and Barber
1953	Pink Nails
1955	Berger Realty Group
1957	AVAILABLE — 6,102 SF+/-
201	First International Title
202	AVAILABLE — 1,180 SF+/-
204	Choice Legal Group
210	First International Title
211	Paul Foster, Psychotherapist
212	Gene Bonham, CPA
213-214	Fiorello & Partners, INC.
404	AVAILABLE — 2,613 SF +/-



Fourth Floor



Second Floor



Ground Floor



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