

UNIVERSITY PLACE AT CITY CENTER

NW BROWARD'S PREMIER CORPORATE ADDRESS
URBAN AMENITIES | SUBURBAN LOCATION
INSTITUTIONAL OWNERSHIP | ON-SITE MANAGEMENT



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BRISTOL GROUP



PROPERTY FEATURES

Be part of the unique tenant-centric experience at University Place. Best Location. Best Service. Best Building.

- CDC COMPLIANT FOR CORONAVIRUS SAFETY GUIDELINES
- HEALTHY BUILDING FRESH AIR HVAC SYSTEM
- STRONG INSTITUTIONAL OWNERSHIP
- ON-SITE PROPERTY MANAGEMENT, MAINTENANCE AND SECURITY
- READY-TO-OCCUPY PROFESSIONAL SUITES
- HIGH-END MODERN FINISHES
- COMMON AREA CONFERENCE AND TRAINING FACILITY
- UNIQUE CONTEMPORARY-MODERN LOBBY

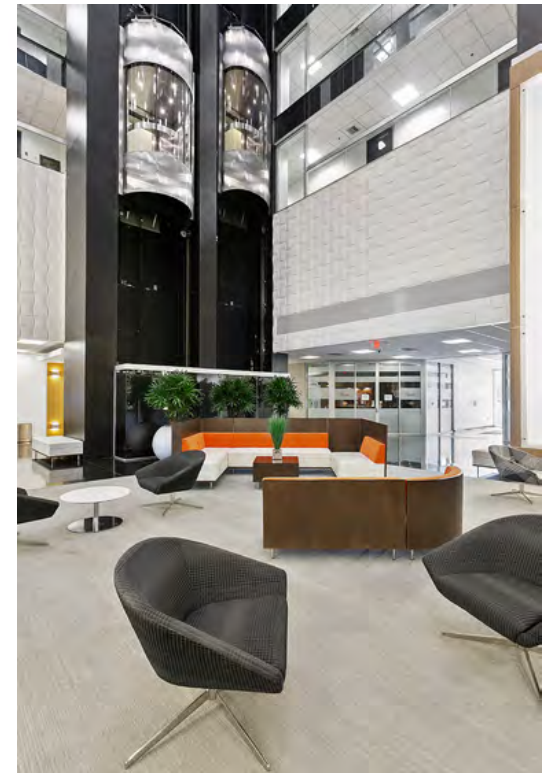
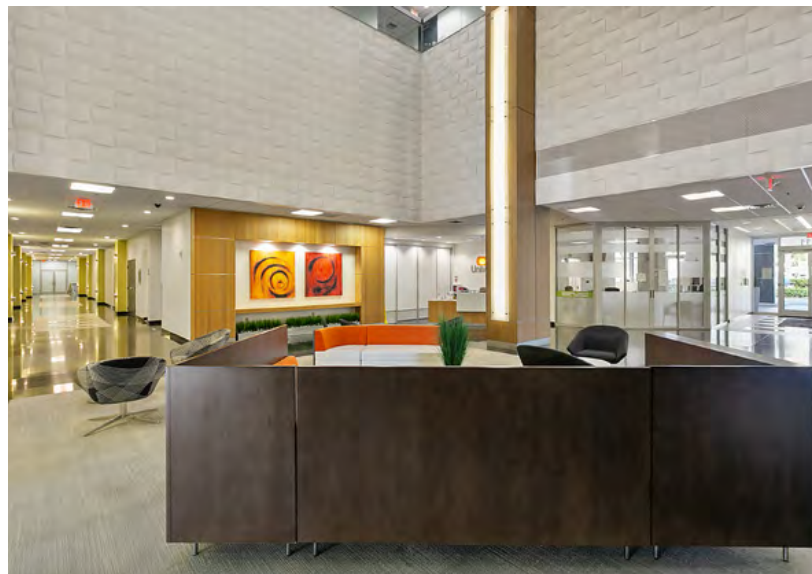
- FULL PENTHOUSE FLOOR AVAILABLE/IDEAL FOR A MARQUIS OCCUPANT
- AMPLE AND EXECUTIVE GARAGE AND SURFACE PARKING
- BUILDING OR MONUMENT SIGNAGE FOR LARGER OCCUPANTS
- FOUR HIGH SPEED ELEVATORS
- VARIETY OF ON-SITE RESTAURANTS
- OPEN AIR 10-STORY ATRIUM
- \$25-\$30 PSF NNN + \$15.51 OPEX (2024)
- BUILDING VIDEO LINK: [HTTPS://VIMEO.COM/465391925](https://vimeo.com/465391925)

AVAILABLE SUITES

SUITE 103	1,231 RSF	SUITE 425	2,736 RSF
SUITE 104	1,295 RSF	SUITE 601	1,745 RSF
SUITE 106	3,882 RSF	SUITE 604 Available 1/1/25	2,452 RSF
SUITE 109	1,533 RSF	SUITE 900	13,303 RSF
SUITE 400	1,686 RSF	SUITE 1000	4,370 RSF
SUITE 402	927 RSF		
SUITE 404 Available 5/1/25	1,258 RSF		
SUITE 420	960 RSF		



NEW UNIQUE MODERN LOBBY



COMMON AREA FEATURES

MONUMENT SIGNNGE



ON-SITE RESTAURANTS & RETAIL



COMMON AREA CONFERENCE CENTER



HIGH SPEED MODERN ELEVATORS



10 STORY ATRIUM LOBBY



**OPEN OFFICE CONCEPTS
FLOOR-TO-CEILING GLASS
WITH EXPANSIVE VIEWS**



**OPEN OFFICE CONCEPTS
FLOOR-TO-CEILING GLASS
WITH EXPANSIVE VIEWS**



ON-SITE RESTAURANTS AND RETAIL AMENITIES NEARBY

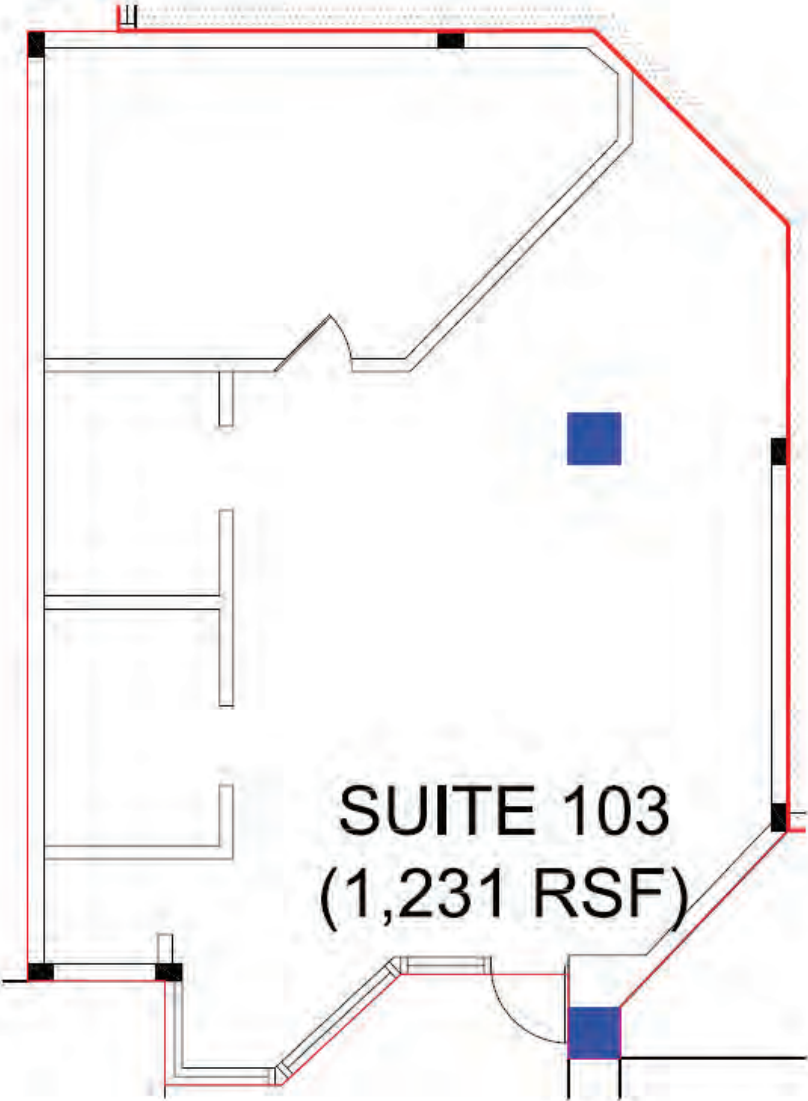


LOCATION MAP

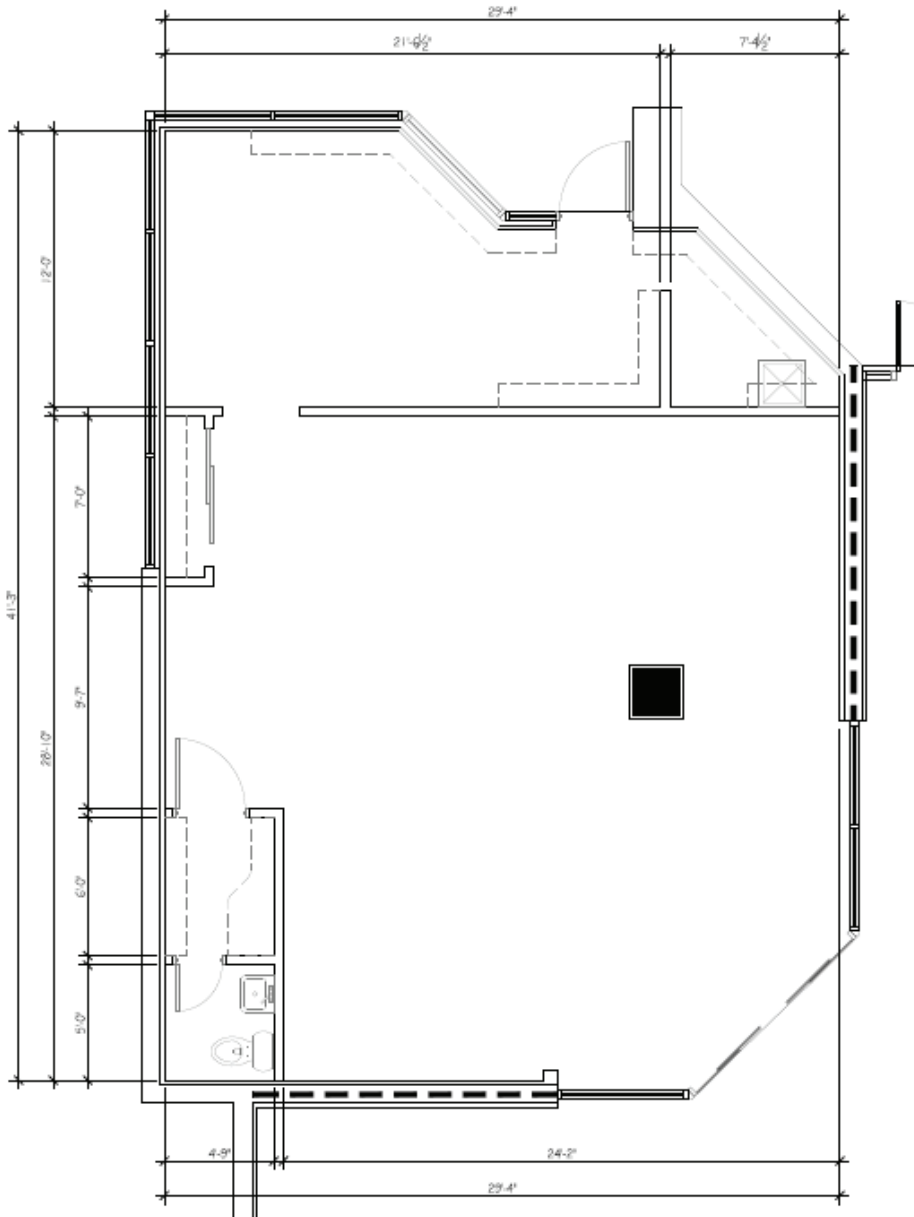


SUITE 103 | 1,231 RSF

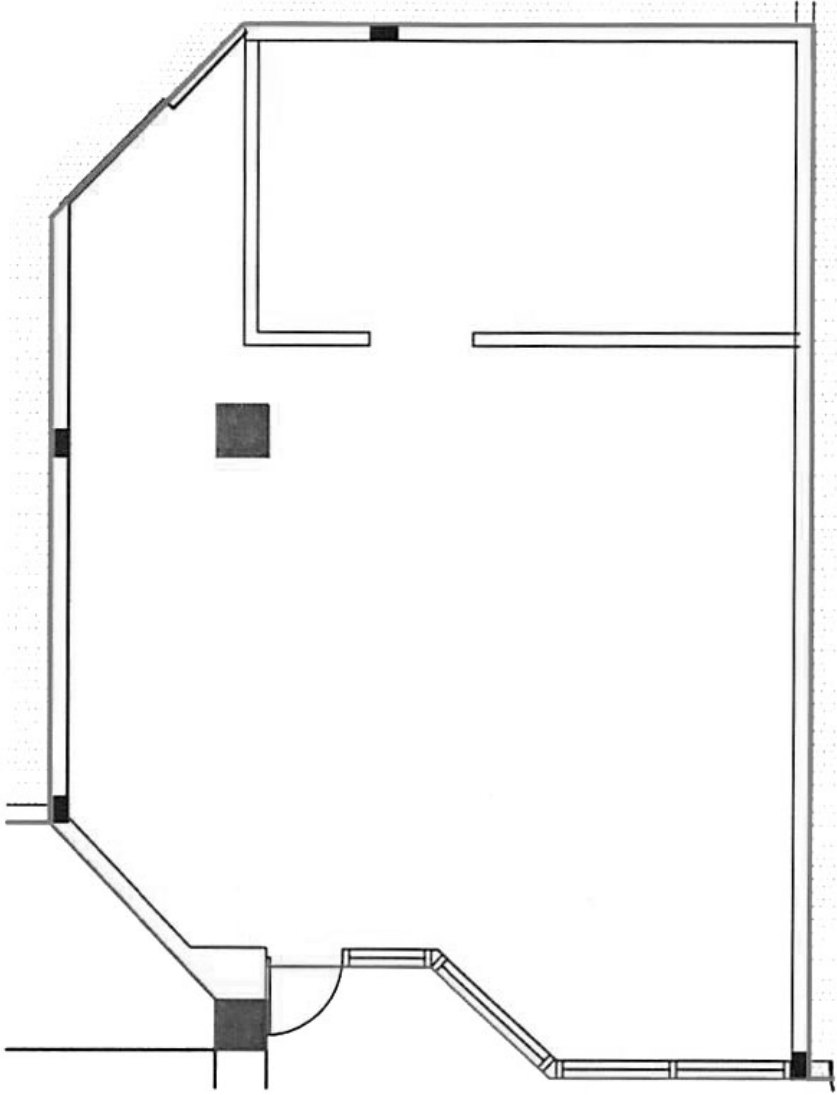
RATE | \$40 PSF NNN



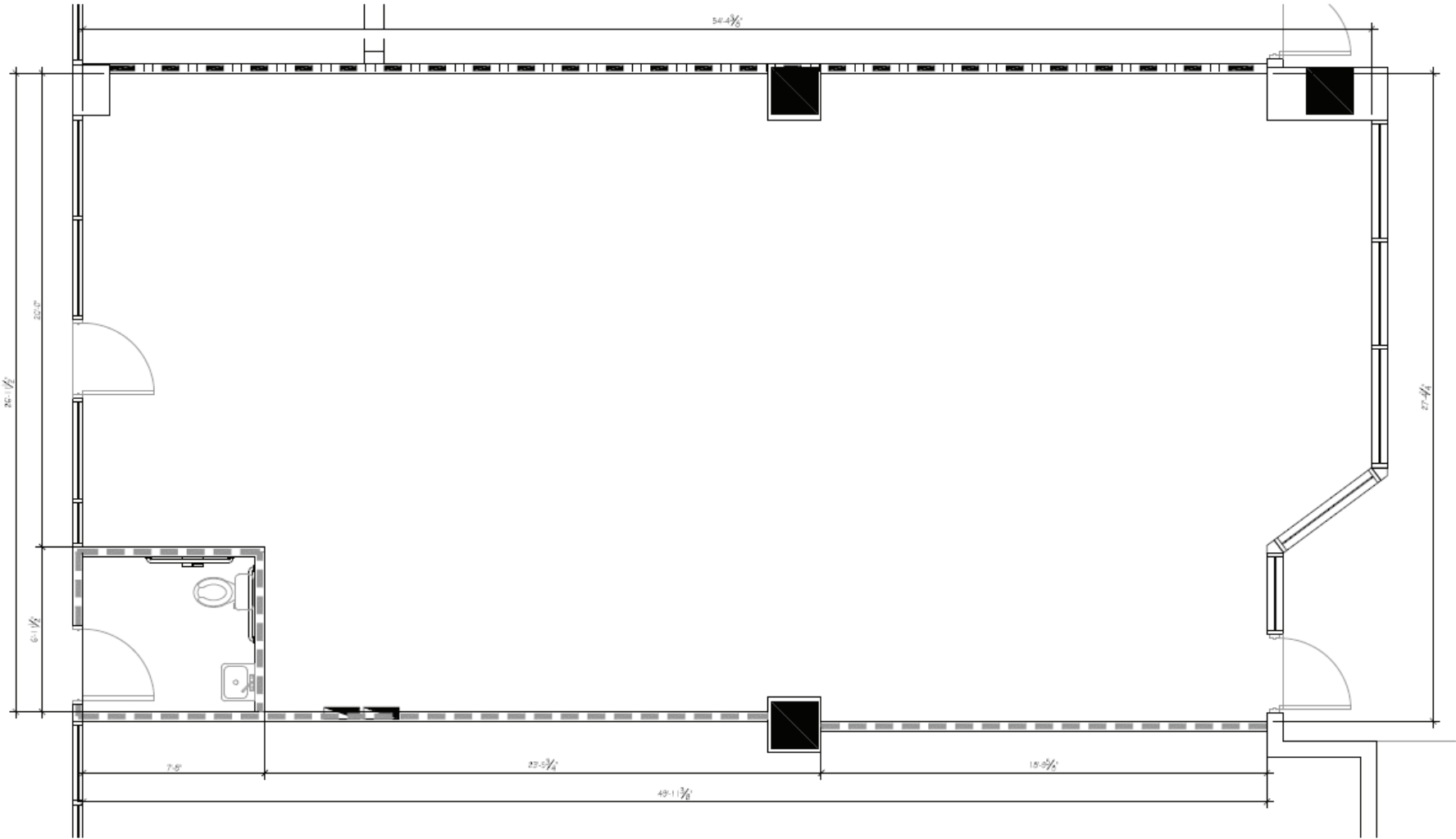
SUITE 104 | 1,295 RSF



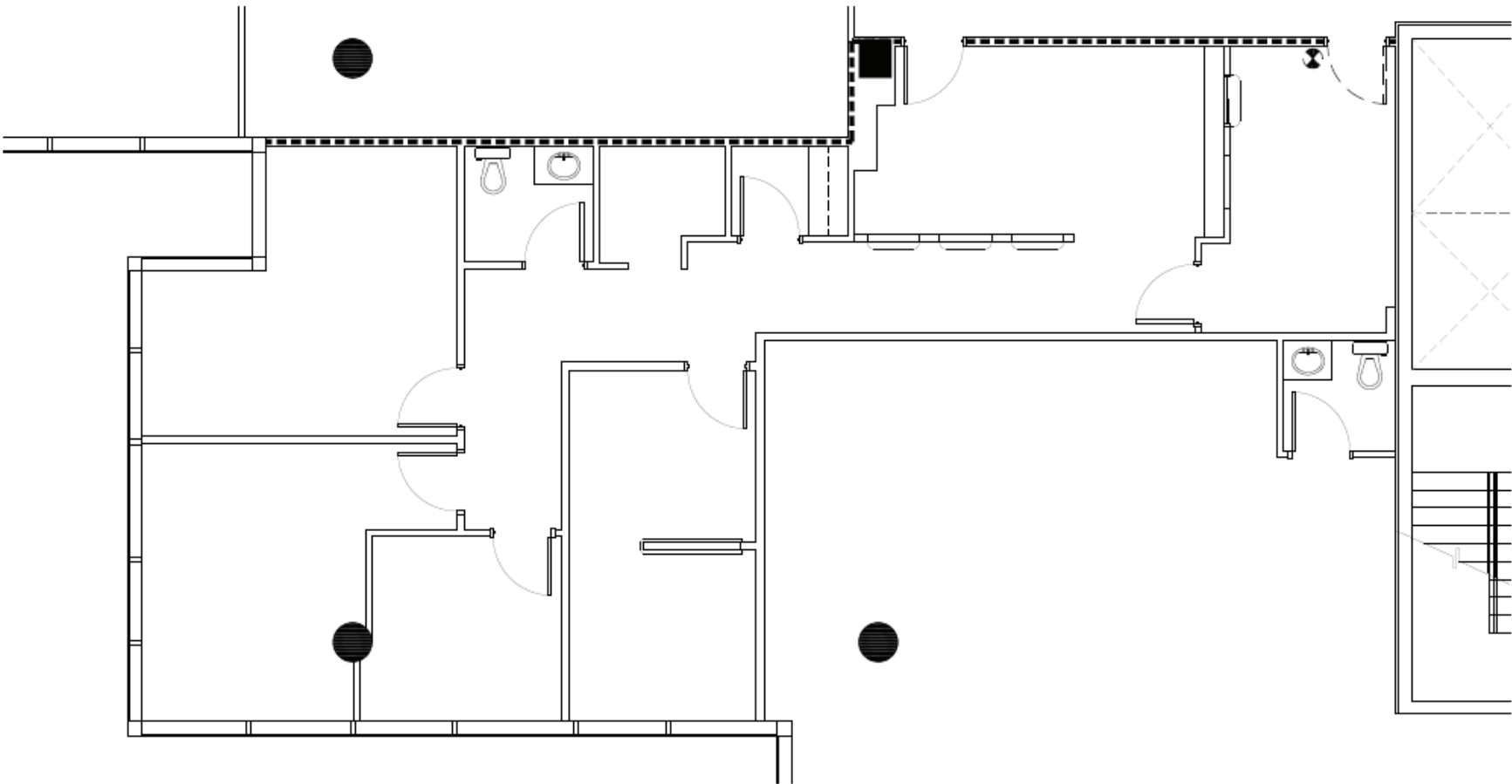
SUITE 105 | 1,264 RSF



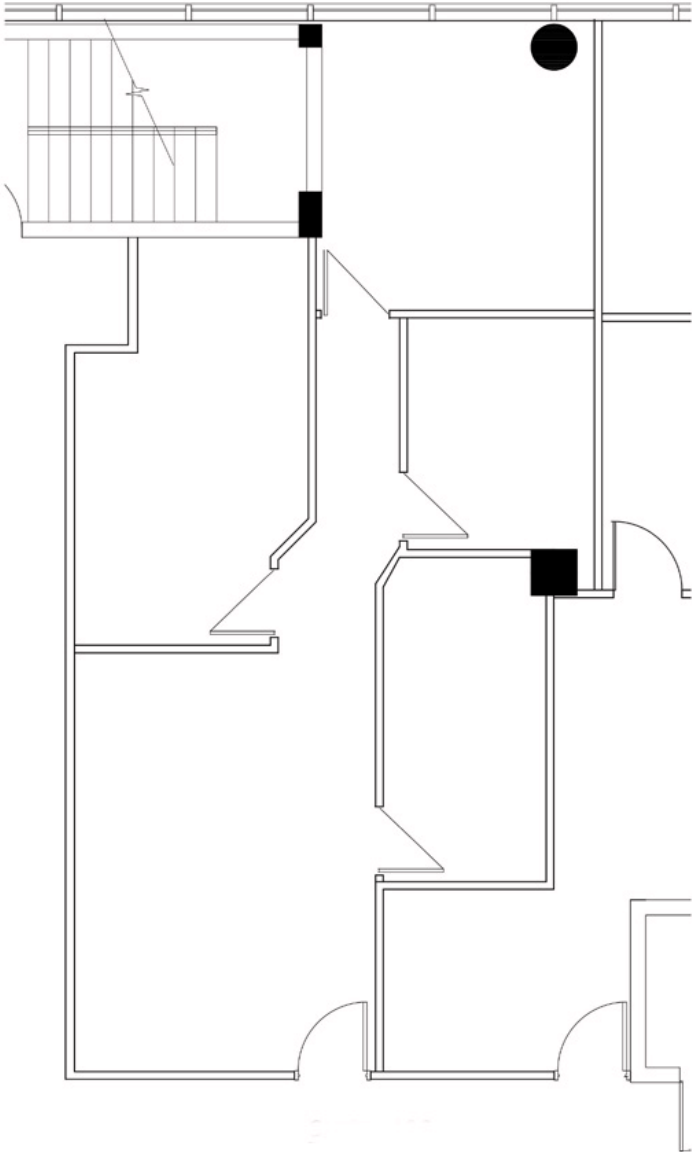
SUITE 109 | 1,533 RSF



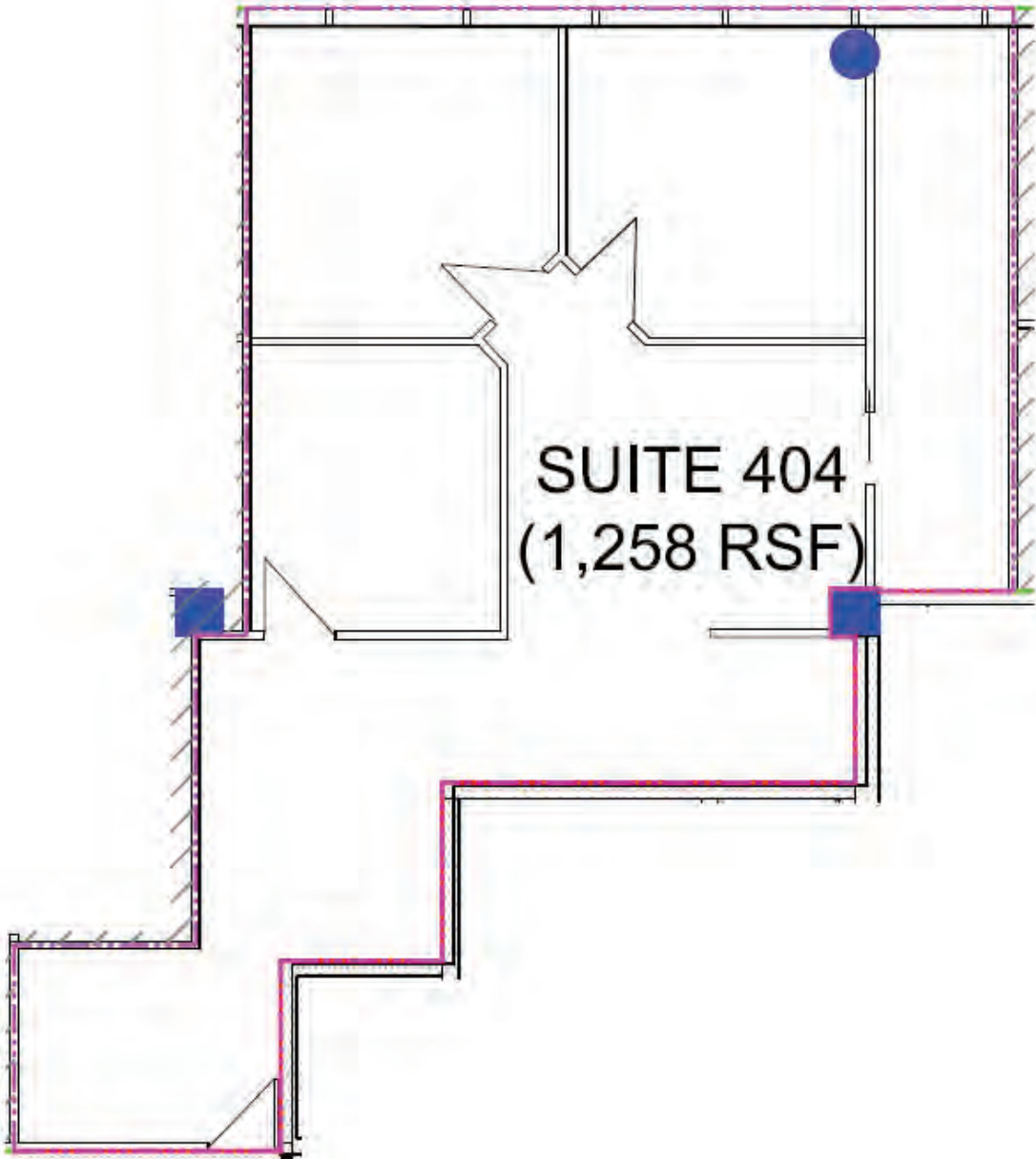
SUITE 400 | 1,686 RSF



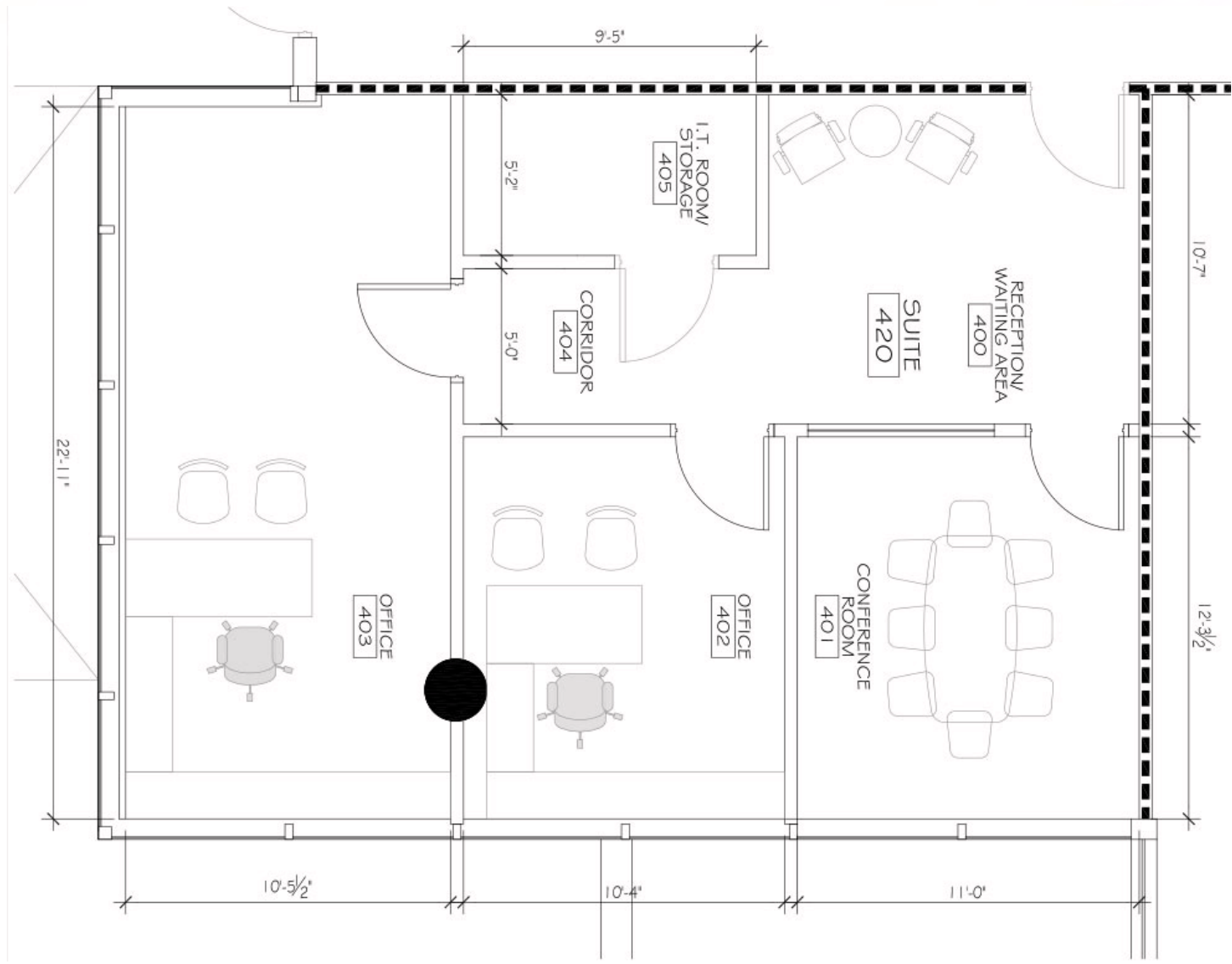
SUITE 402 | 927 RSF



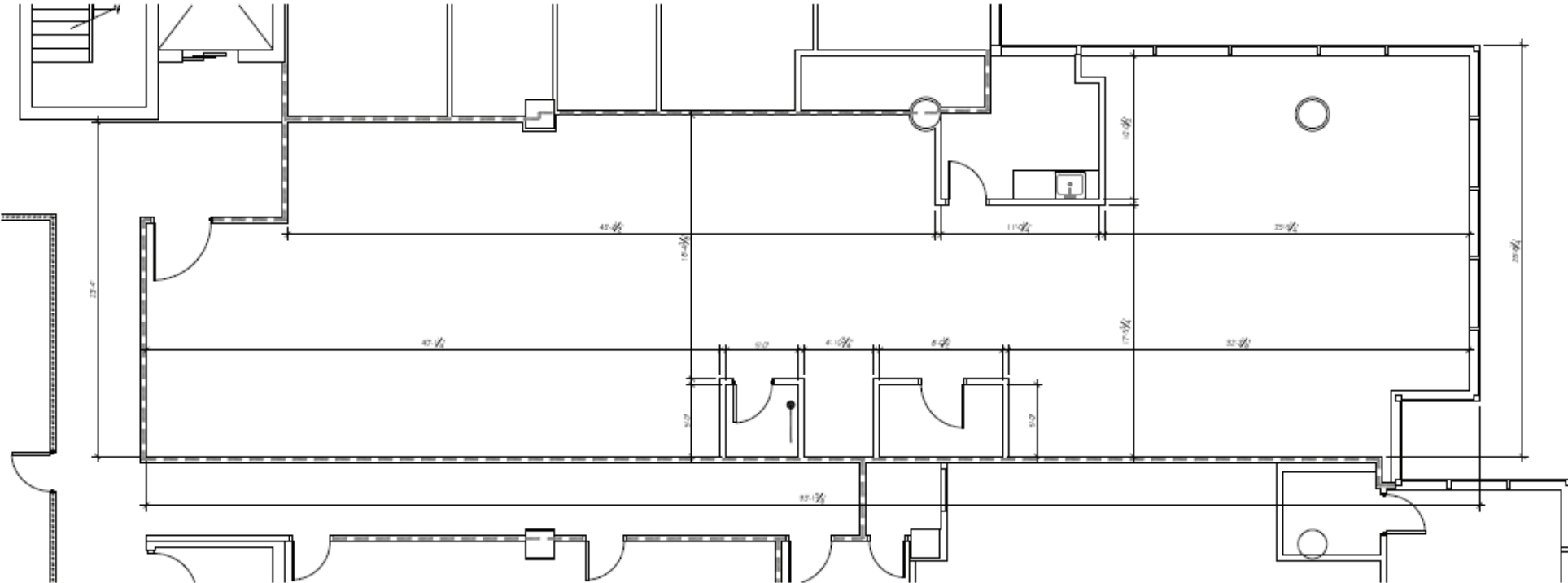
SUITE 404 | 1,258 RSF



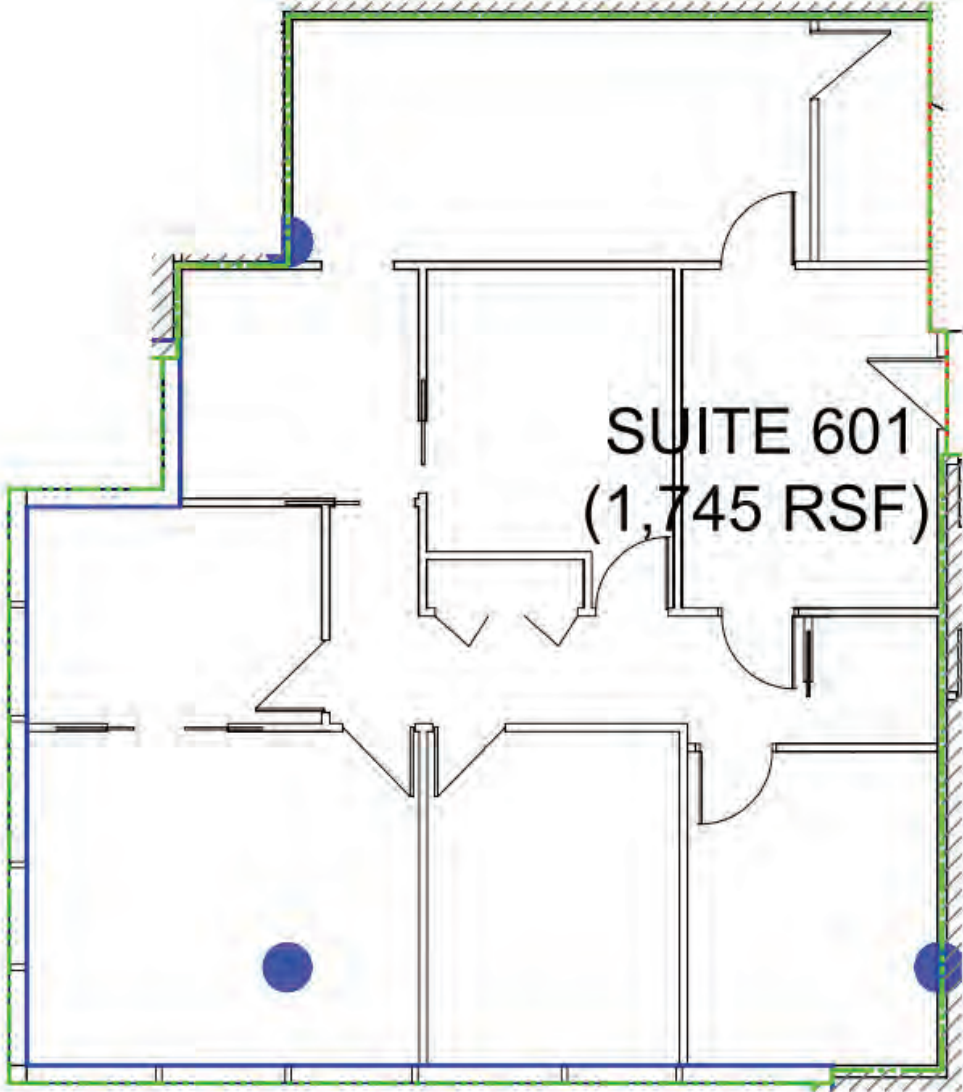
SUITE 420 | 960 RSF



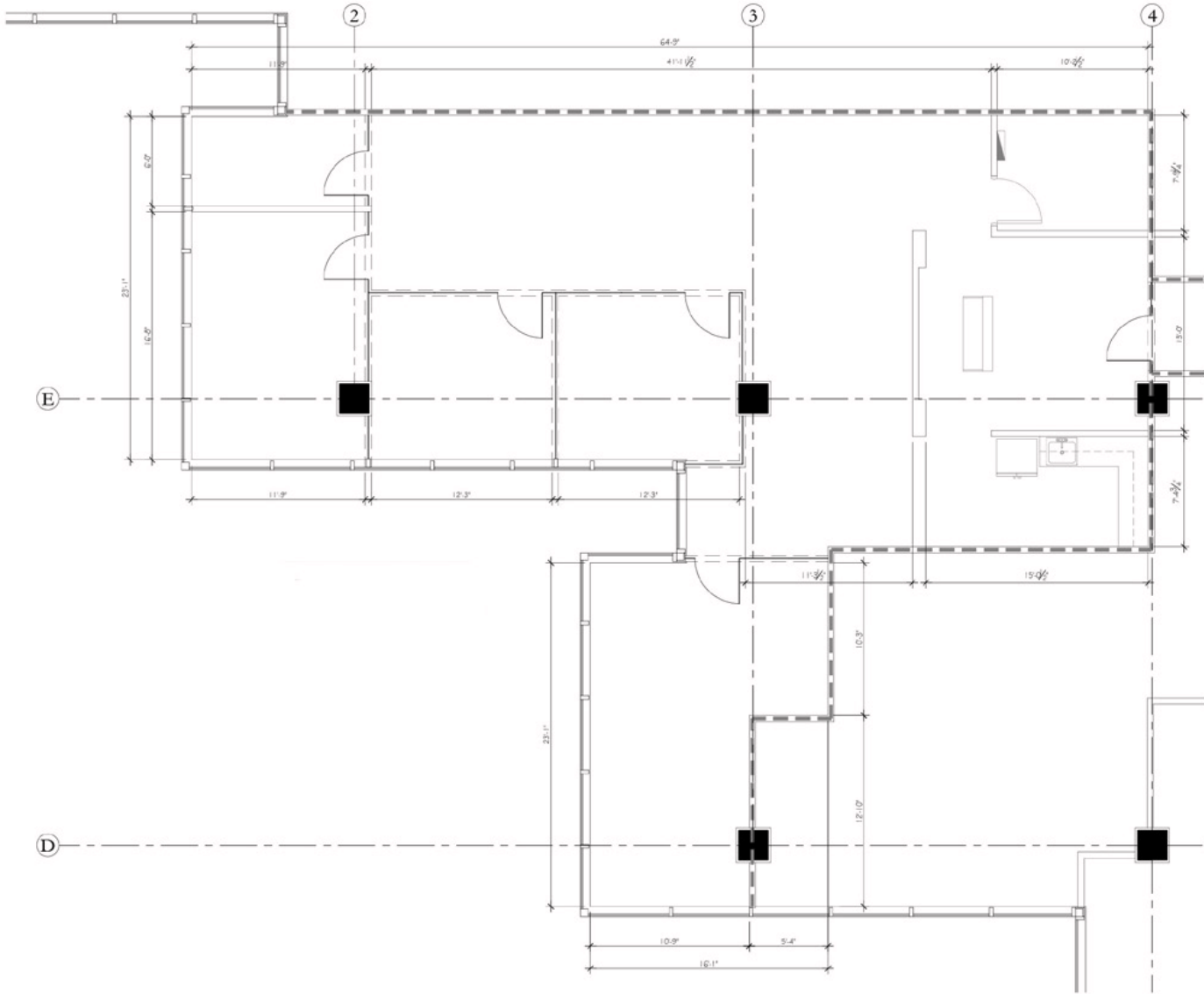
SUITE 425 | 2,736 RSF



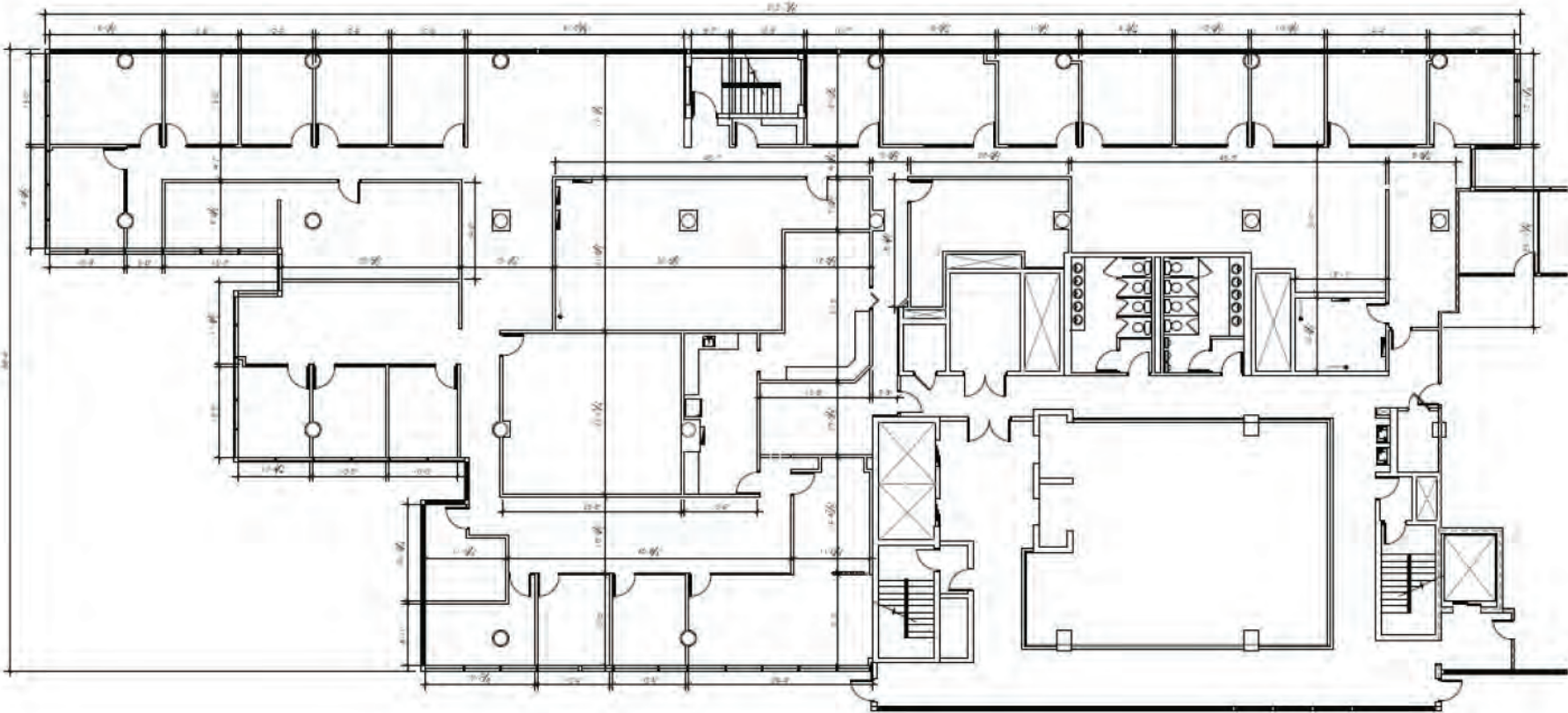
SUITE 601 | 1,745 RSF



SUITE 604 | 2,452 RSF



SUITE 900 | 13,303 RSF



SUITE 1000 | 4,370 RSF

