



210
N UNIVERSITY

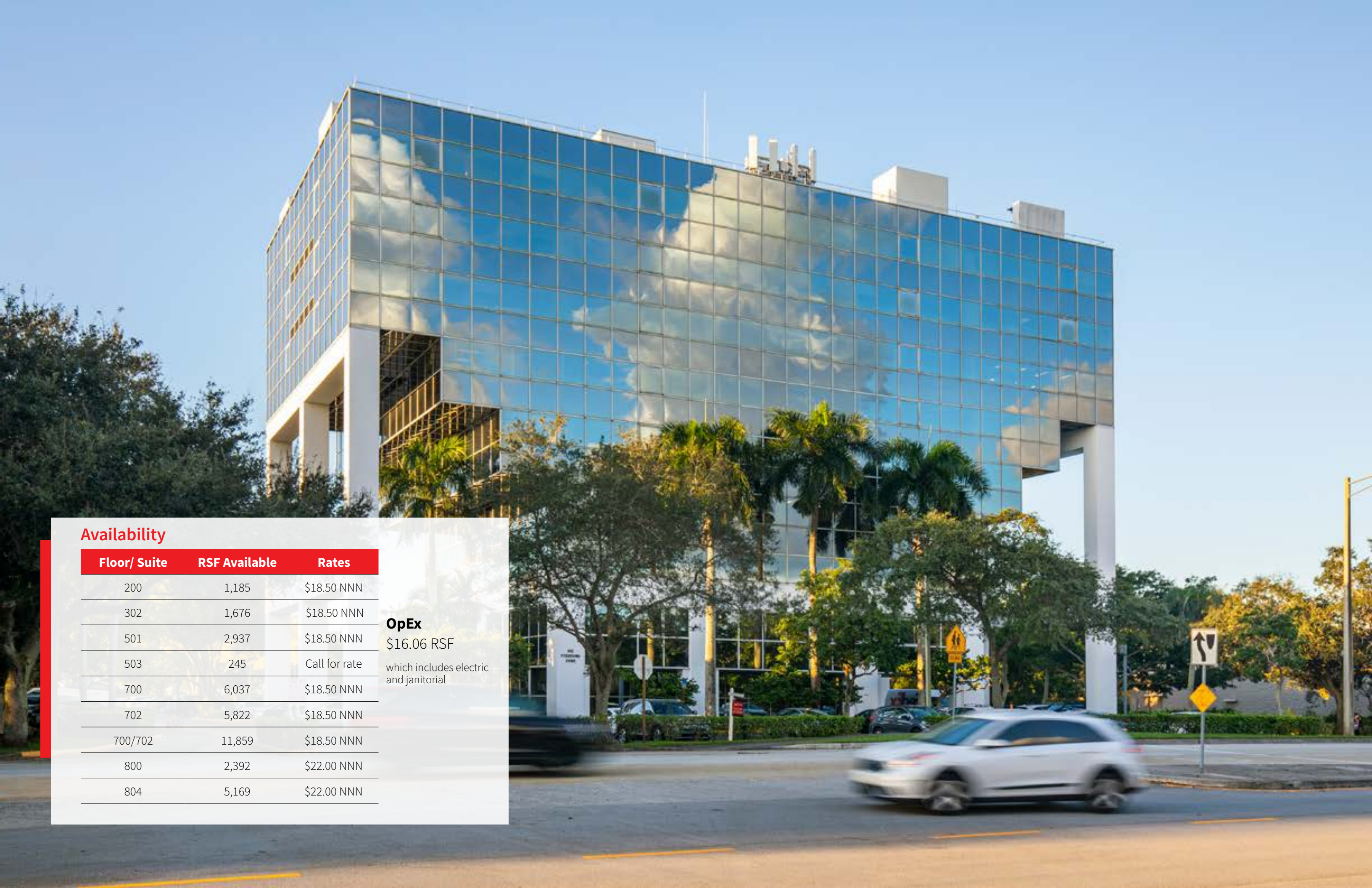


UndeniablyUnique

Coral Springs Executive Tower
210 N University Drive, Coral Springs, FL

Class A Office Space for Lease





Availability

Floor/ Suite	RSF Available	Rates
200	1,185	\$18.50 NNN
302	1,676	\$18.50 NNN
501	2,937	\$18.50 NNN
503	245	Call for rate
700	6,037	\$18.50 NNN
702	5,822	\$18.50 NNN
700/702	11,859	\$18.50 NNN
800	2,392	\$22.00 NNN
804	5,169	\$22.00 NNN

OpEx
\$16.06 RSF
which includes electric
and janitorial

The most recognizable asset with the best visibility

Iconic architectural **'upside-down'** design makes the Property the most recognizable office building in Coral Springs and recent cosmetic renovations combined with meticulous upkeep has kept 210 N University competing with the top-tier buildings in the submarket.



Highlights



Uninterrupted panoramic views from all floors



Advanced high-speed internet connections



On-site property management



24-hour controlled access



Flexible, open floor plans



4 per 1,000 parking ratio



Excellent natural light throughout



Fiber optic capabilities and back-up generator for extended power outages





Royal University Plaza and The Walk on University

Logos: JJ's, 4 RIVERS BBQ, NICK'S, Total Wine & More, BURGERFI

Maplewood Plaza

Logos: DUNKIN' DONUTS, T.J. MAXX, BURGER KING, Party City

Coral Springs Restaurant Corridor

Logos: CHIPOTLE MEXICAN GRILL, chili's, BONEFISH GRILL, Olive Garden, BJ's RESTAURANT BREWHOUSE, BENIHANA, Chick-fil-A, Panera BREAD, ZONA FRESCA, OUTBACK STEAKHOUSE, MILLER'S ALE-HOUSE, BIG DEER, Red Lobster

LA FITNESS

FRIDAYS

Ramblewood Square

Logos: Publix, Mens Warehouse, Wings Plus, UPS

DICK'S SPORTING GOODS

Coral Breeze Plaza

Logos: THE HOME DEPOT, WHOLE FOODS MARKET, Pollo Tropical, Sams CLUB, TACO BELL

BEST BUY

Arby's

Office DEPOT

Coral Square Mall

Logos: macy's, Bath & Body Works, JCPenney, OLD NAVY, KOHL'S, SEARS, EXPRESS

5 MIN TO
SAWGRASS EXPRESSWAY


210
N UNIVERSITY



Atlantic Blvd

University Drive

Riverside Drive

Unmatched access

- > Coral Springs Executive Tower's location offers proximity to over 250+ dining and shopping options located within 2 miles of the Property on University Drive, including: Coral Square Mall, Coral Breeze Plaza, and Royal University Plaza
- > Outstanding access to the educated workforce in surrounding communities and suburban Neighborhoods
- > Great location for C-Suite/top executives who live in western Broward County's most affluent neighborhoods



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Brady Titcomb

Executive Vice President

1+ 954 232 7931

brady.titcomb@jll.com



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Coral Springs Executive Tower

Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 200 | 1,185 R.S.F.



Leasing contact:

Brady Titcomb

Executive Vice President

1+ 954 232 7931

brady.titcomb@am.jll.com



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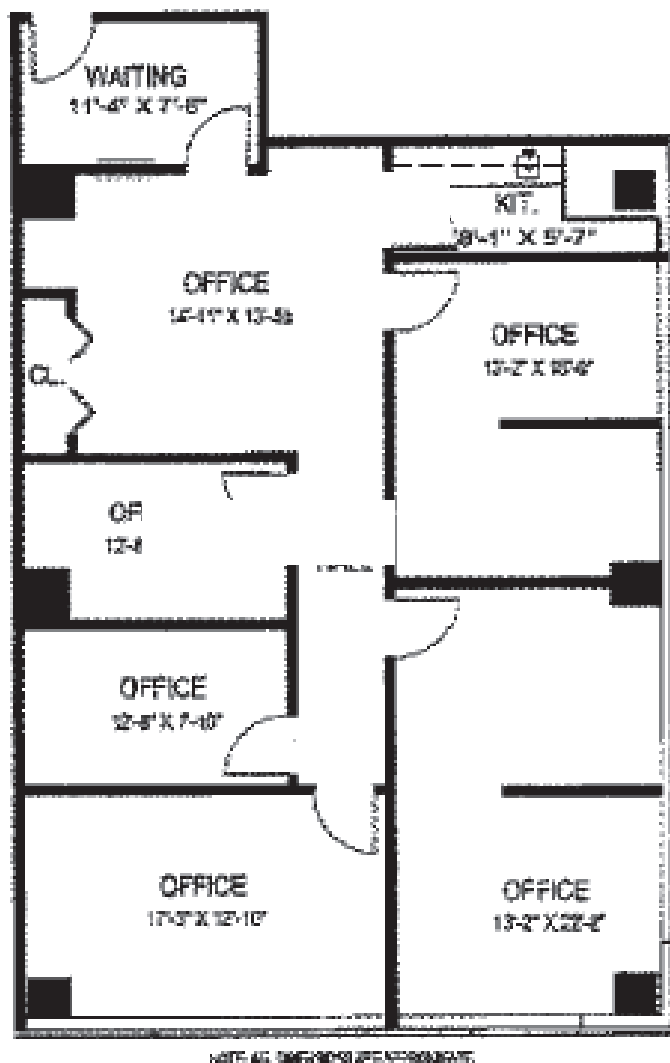
Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 302 | 1,676 R.S.F.



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Executive Vice President

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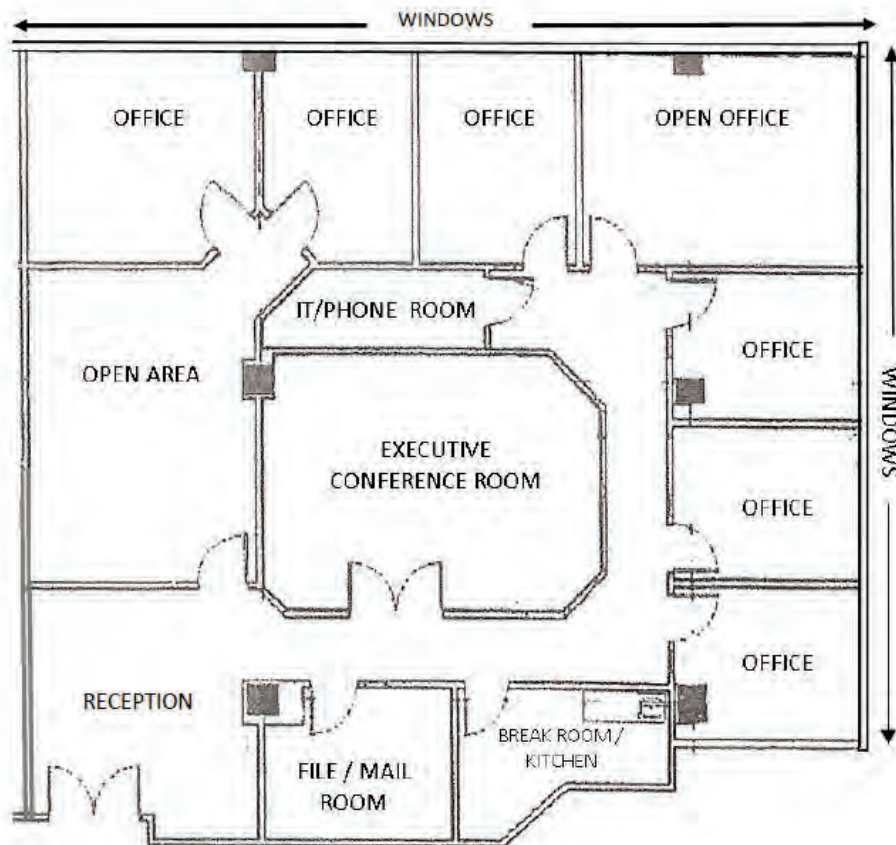
Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 501 | 2,937 R.S.F.



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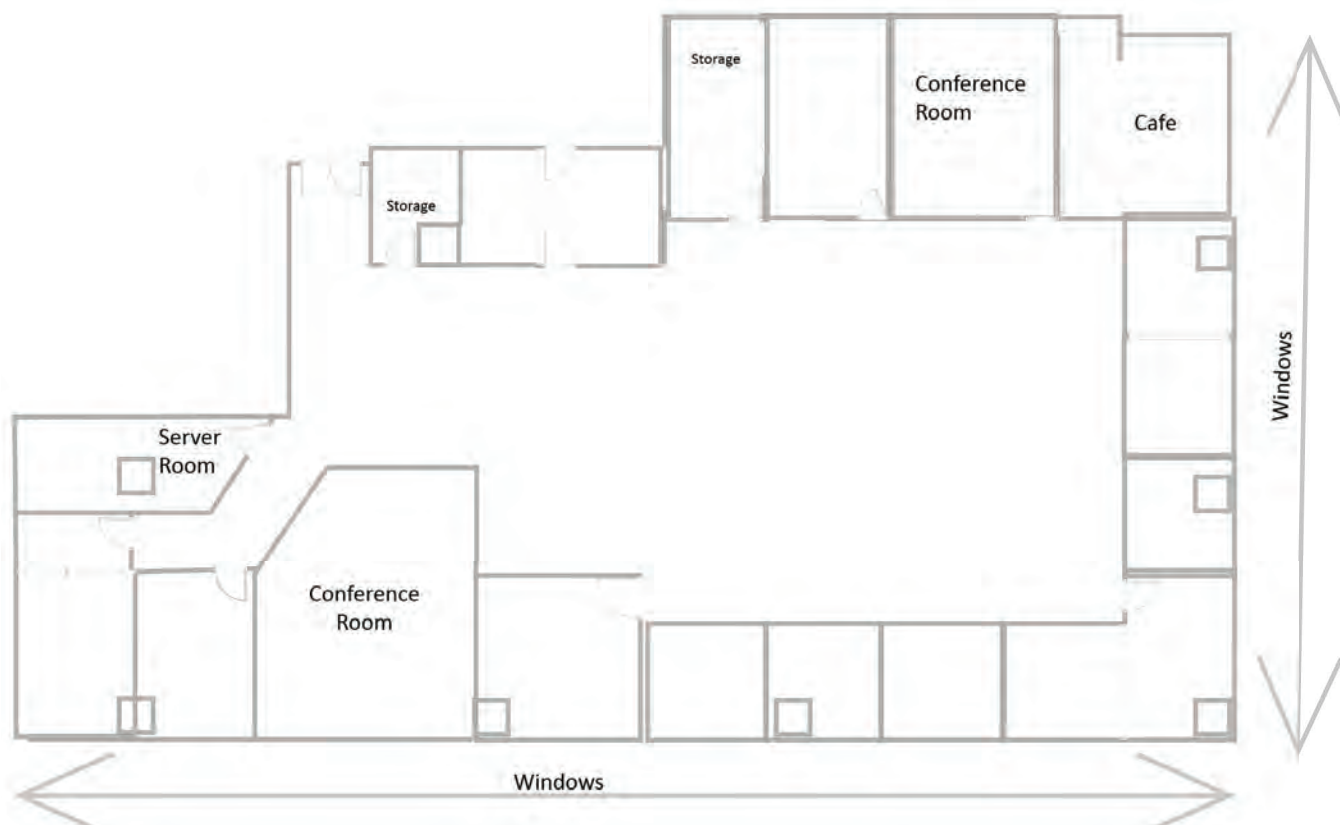
Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 700 | 6,037 R.S.F.



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Coral Springs Executive Tower

Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 702 | 5,822 r.s.f.



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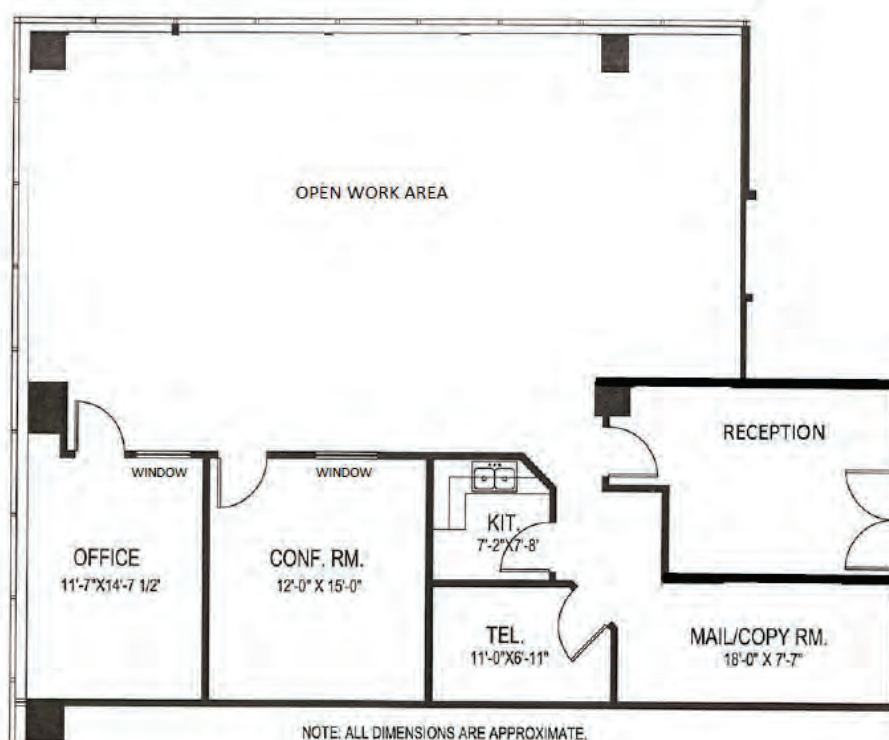
Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 800 | 2,392 R.S.F.



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Coral Springs Executive Tower

Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 804 | 5,169 S.F.



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