

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:
UNIVERSITY PLACE
AT CITY CENTER

Colliers



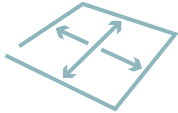
NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

PROPERTY HIGHLIGHTS

- › **Prime Location:** At the prominent intersection of University Drive and Sample Road, with easy access to major highways such as Sawgrass Expressway, Atlantic Boulevard, & I-95.
- › **Competitive Pricing:** Rents starting at \$28.00; OPEX \$15.51 is full-service including electric, daily janitorial services, security, and onsite management and maintenance.
- › **Contemporary Design:** Modern lobby and high-end finishes create a stylish, professional environment.
- › **Flexible Floor Plans:** Customizable office suites to fit your business needs, ready for immediate occupancy.
- › **State-of-the-Art HVAC & Fresh Air System:** Promoting a healthy and comfortable workspace with optimal air quality.
- › **On-Site Retail & Dining:** Popular retail shops and diverse restaurants for added convenience and networking opportunities.
- › **Ample Parking & Signage:** Executive garage and surface parking, with prominent signage options for larger tenants.



AVAILABILITY



Full Floor
Option

SUITE	SIZE	TYPE	AVAILABLE	STARTING PRICE PSF	OPEX
104	1,299 SF	Retail	Now	\$30.00 NNN	\$15.51
106	3,681 SF	Retail	Now	\$30.00 NNN	\$15.51
109	1,575 SF	Retail	Now	\$30.00 NNN	\$15.51
402	932 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
406	4,322 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
425	2,699 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
500/502	28,858 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
625	4,771 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
700	4,116 SF	Office	Now	\$30.00 NNN	\$15.51
718	566 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
1000	3,937 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
1030	1,050 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51



High Speed
Elevators



Conference
Center



Modern Concept
Lobby



On-site
Restaurants



Expansive
Views

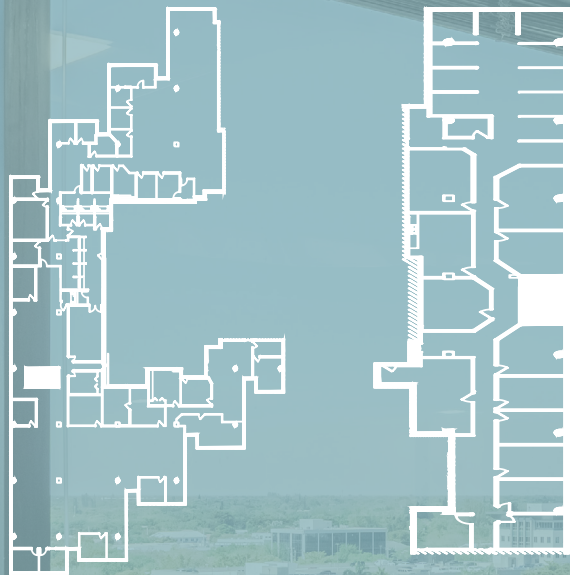


10 Story
Atrium



Flexible
Floor Plans

FLOOR PLANS



Suite 500/502: 28,858SF



Suite 625: 4,771 SF



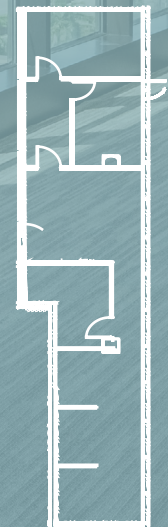
Suite 700: 4,048 SF



Suite 718: 563 SF



Suite 1000: 4,370 SF



Suite 1030: 1,050 SF



RENOVATED LOBBY



10 STORY ATRIUM



MODERN FINISHES



BUSINESS CENTER



HIGH SPEED ELEVATORS

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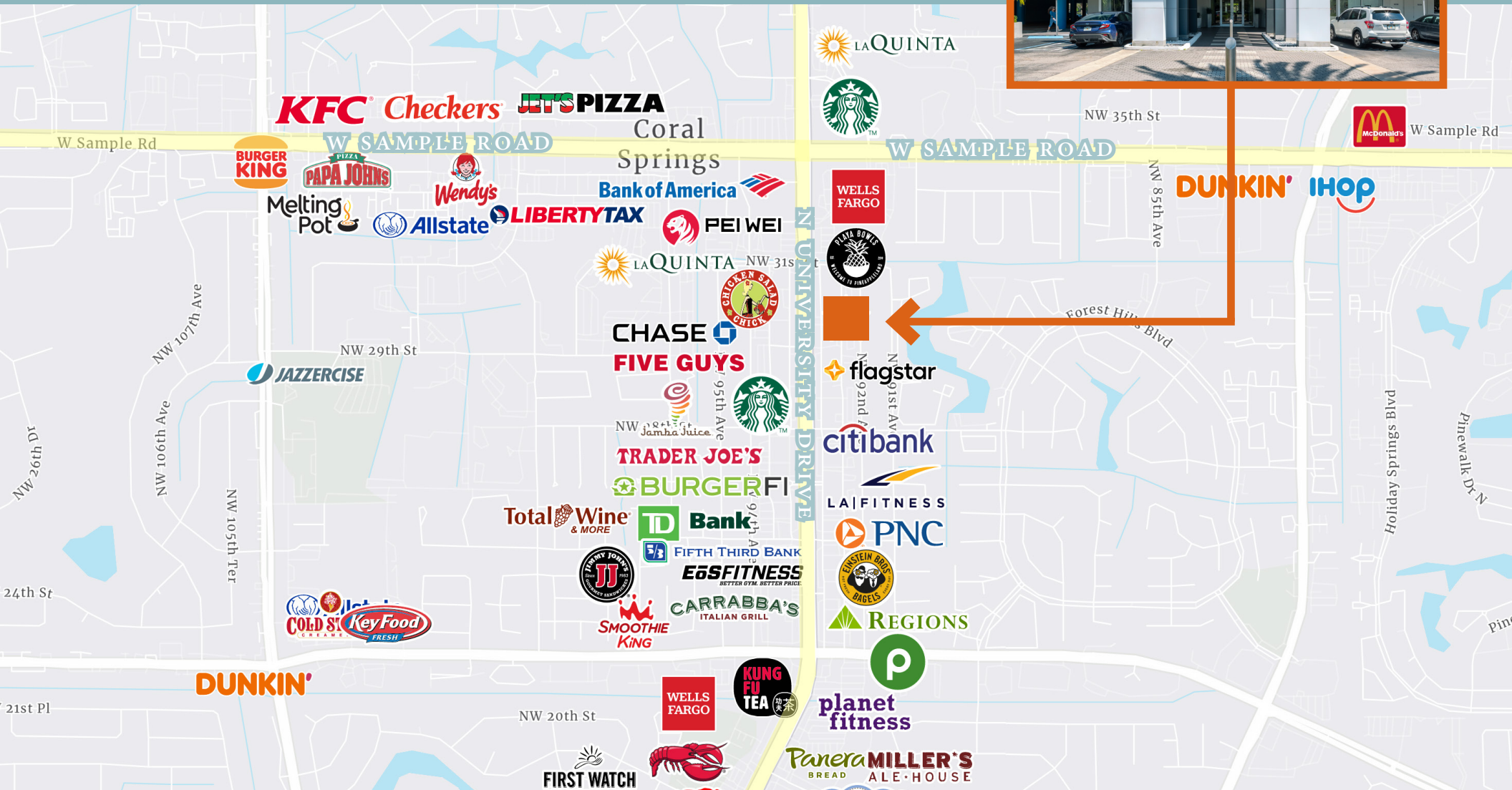
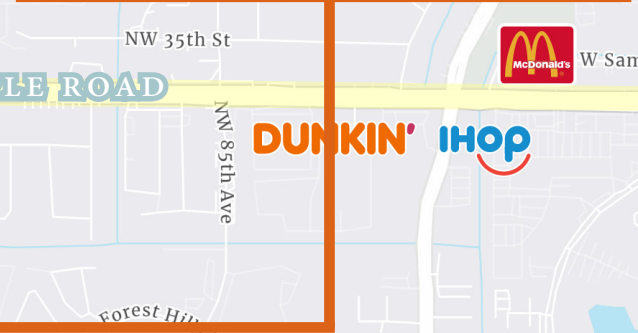
ON-SITE RETAIL & RESTAURANTS

- › Tap 42
- › Centennial Bank
- › Tax Leaf
- › Playa Bowls
- › Embarcadero 41
- › Downtown Espresso
- › I Heart Mac & Cheese
- › Impression Imaging



YOUR PREMIER CORAL SPRINGS HUB FOR ALL THINGS BUSINESS & ENTERTAINMENT

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CONTACT US

DARCIE LUNSFORD
+1 954 261 3820
[darcie.lunsford@colliers.](mailto:darcie.lunsford@colliers)

CAROLINE FLEISCHER
+1 954 483 7116
caroline.fleischer@colliers.com

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