



**LUXURY OFFICE SPACE
FOR LEASE**

1704-1726 N. UNIVERSITY DRIVE
CORAL SPRINGS, FL 33071



PROPERTY DESCRIPTION

Property Overview:

Prime Coral Springs Office Space on University Drive

A fully remodeled, turnkey office opportunity in the heart of Coral Springs, FL. Featuring a versatile 2,800 sq. ft. layout designed for collaboration and growth, this space is ideal for a real estate office, call center, or investment firm. Located on the 3rd floor with sweeping views of University Drive, the property combines functionality, modern finishes, and efficiency—all at just \$35/SF including common areas. Situated near popular national chains like Chipotle, Chili's, Big Bear Brewing Company, and Gyroville, the location also offers convenience for employees

Key Features:

- 2 conference room
- 2 private offices
- Open center space for cubicles/desks
- Full kitchen + 2 bathrooms
- 2 storage closets
- Fully remodeled with electric remote blinds
- 3rd floor views overlooking University Drive

Convenience: Ample parking, easy access to major highways, and located in a professional office plaza.

Ideal For:

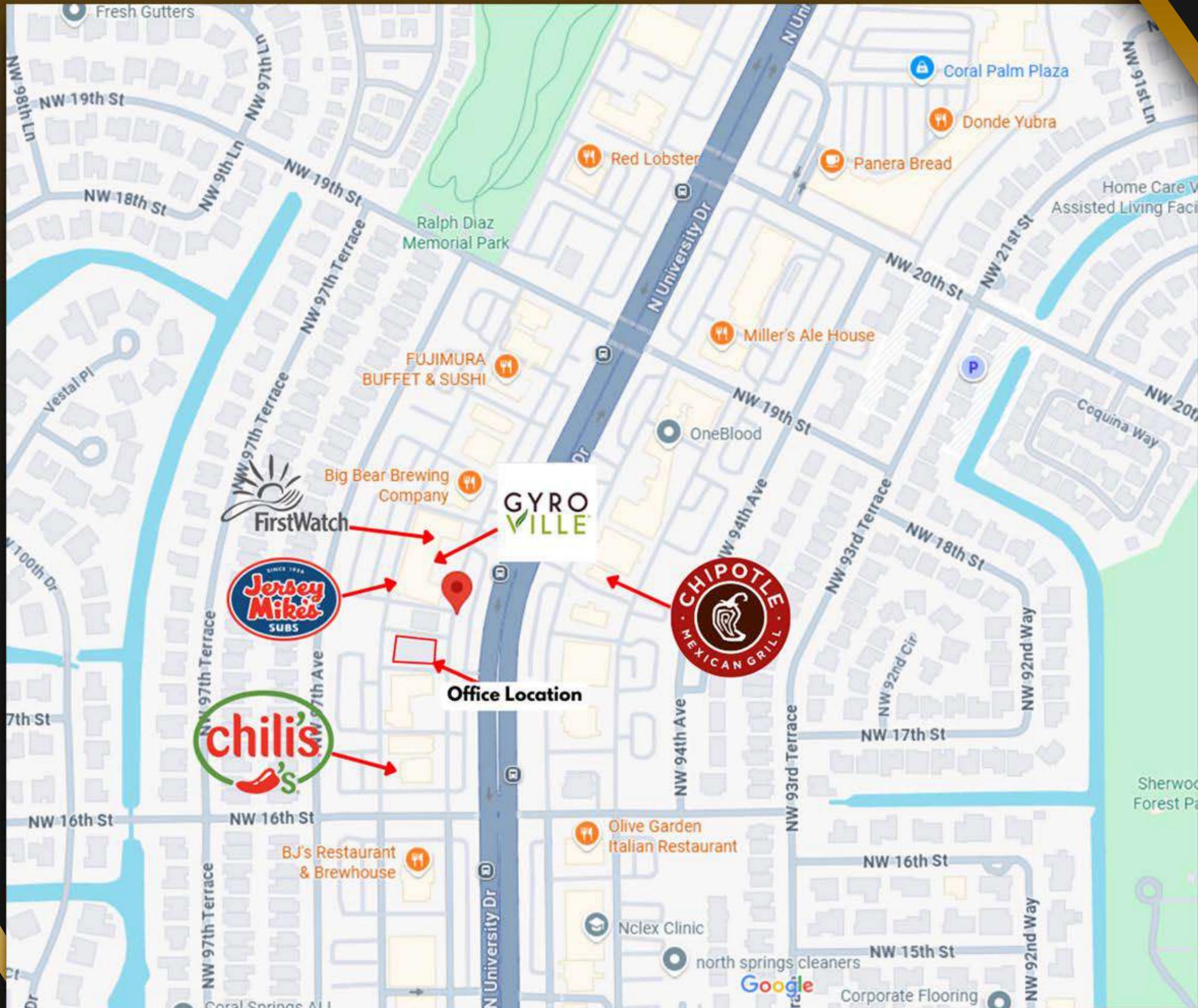
- Real estate brokerages
- Call center operations
- Investment or financial offices
- Growing businesses needing modern space

A modern office lobby with large windows and black leather seating. The floor is polished and reflective. The text is overlaid on a dark, curved graphic element.

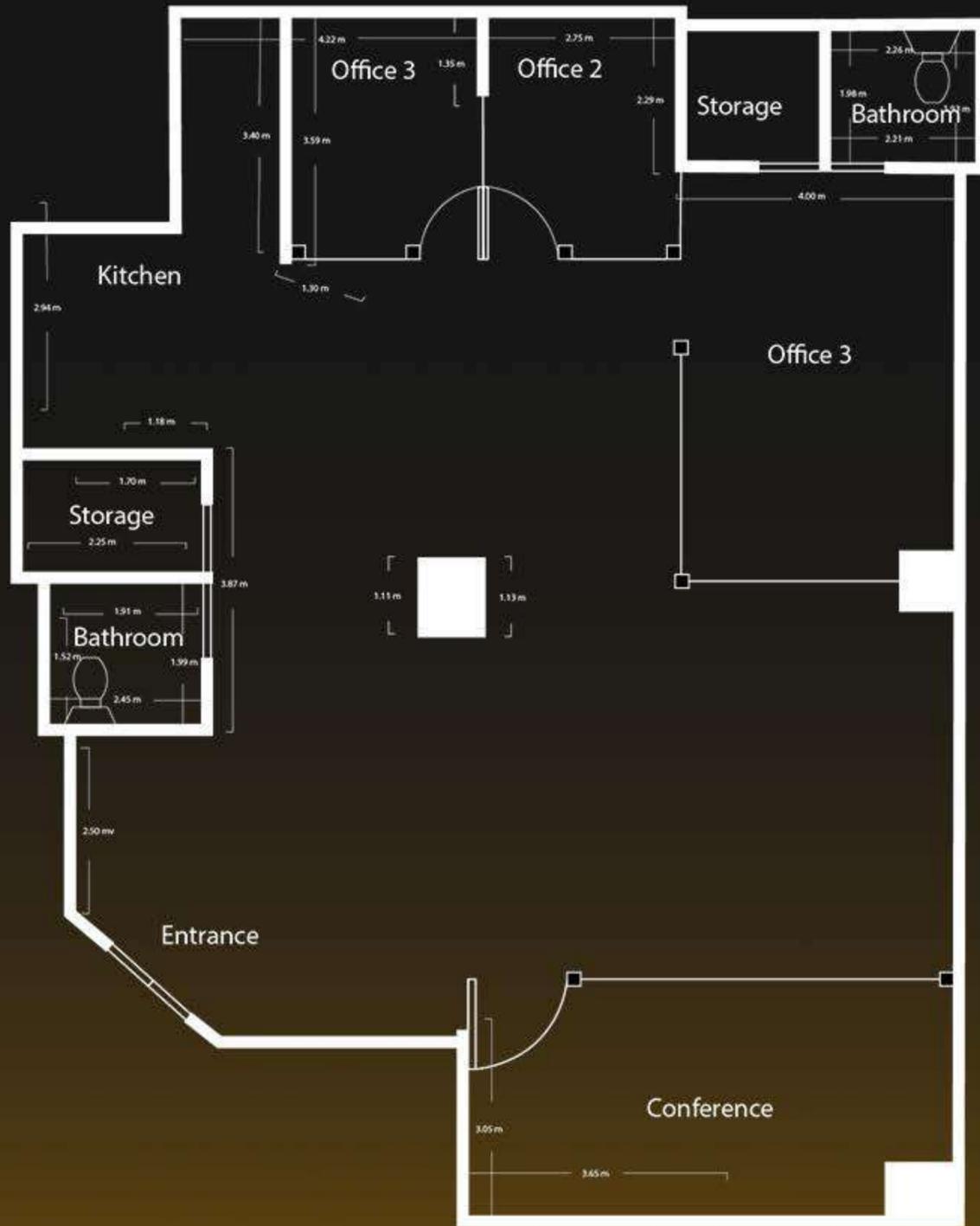
LEASE INFORMATION

- *NEW LEASE*
 - *At \$ 35/sft Base rent +*
 - *Proportionate rate of RE taxes*
 - *Term: 5yr + 5 yr or longer term if desired*
 - *Available: NOW.*
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**AVAILABLE FOR
NOVEMBER OCCUPANCY**



FLOOR PLAN







Price
— CAPITAL GROUP —

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