



4-Story, 80,489-sf,
class A office building



Free covered
parking



Building fronts
University Drive
& Sample Road



High-end finishes
throughout lobby,
restrooms, & other
common areas



Close proximity to the
finest restaurants &
shopping in Coral Springs



Onsite banking



Hurricane-resistant
windows



AT&T and FBL
Fiber available

Rental rate

Office

\$22.00 NNN psf

Retail

\$25.00 NNN psf

OPEX rate

Office

\$17.13 psf

Retail

\$12.68 psf *

* Net of electric & janitorial

Get in touch:

Greg Martin

Principal, Managing Director -
Fort Lauderdale & Boca Raton

954 903 1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

954 903 3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

954 903 3703

lisa.blumer@avisonyoung.com

Availability

Office

- Suite 300: 13,318 sf
- Suite 412: 2,523 sf
- Suite 415: 2,399 sf
First generation space
- Suite 450: 5,050 sf

[View suite video](#)

Retail

- Suite 3320: 2,243 sf



Get in touch:

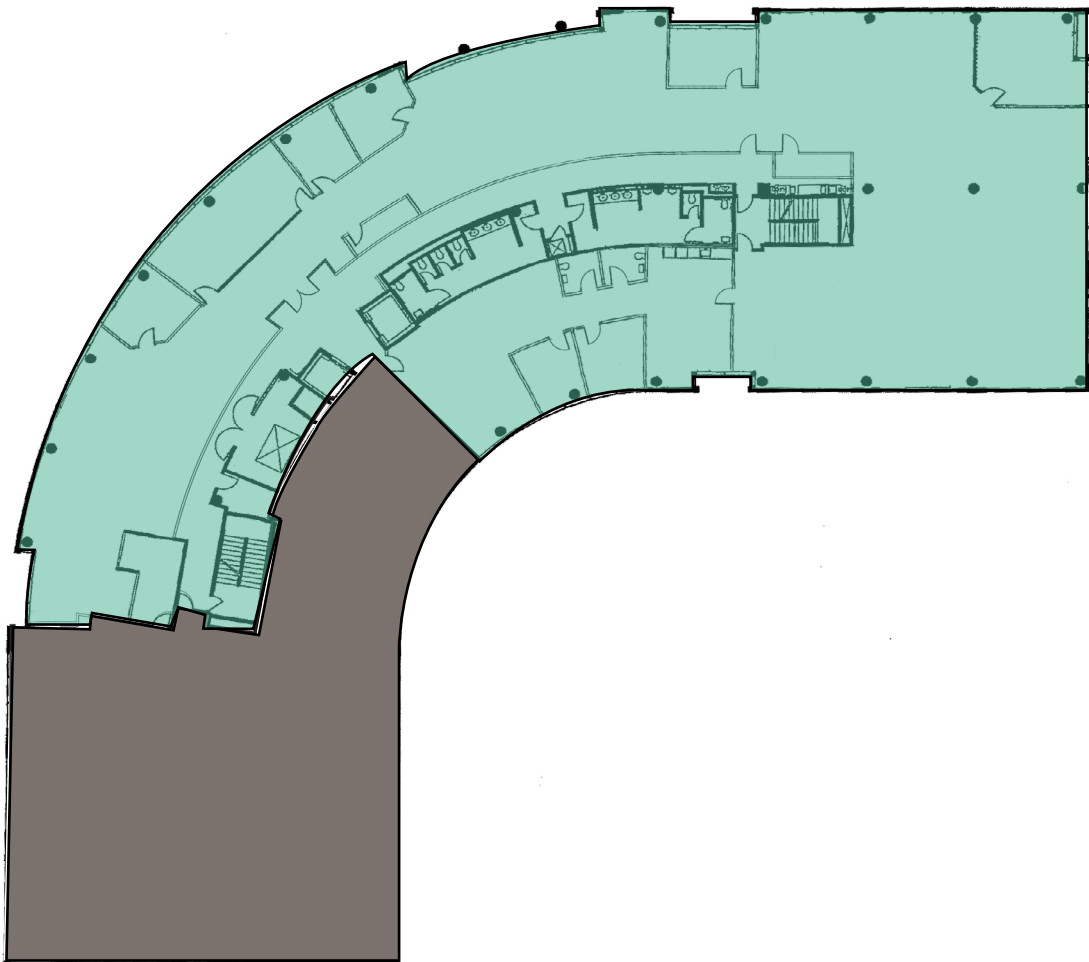
Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Suite 300 - 13,318 sf
Office

View suite video



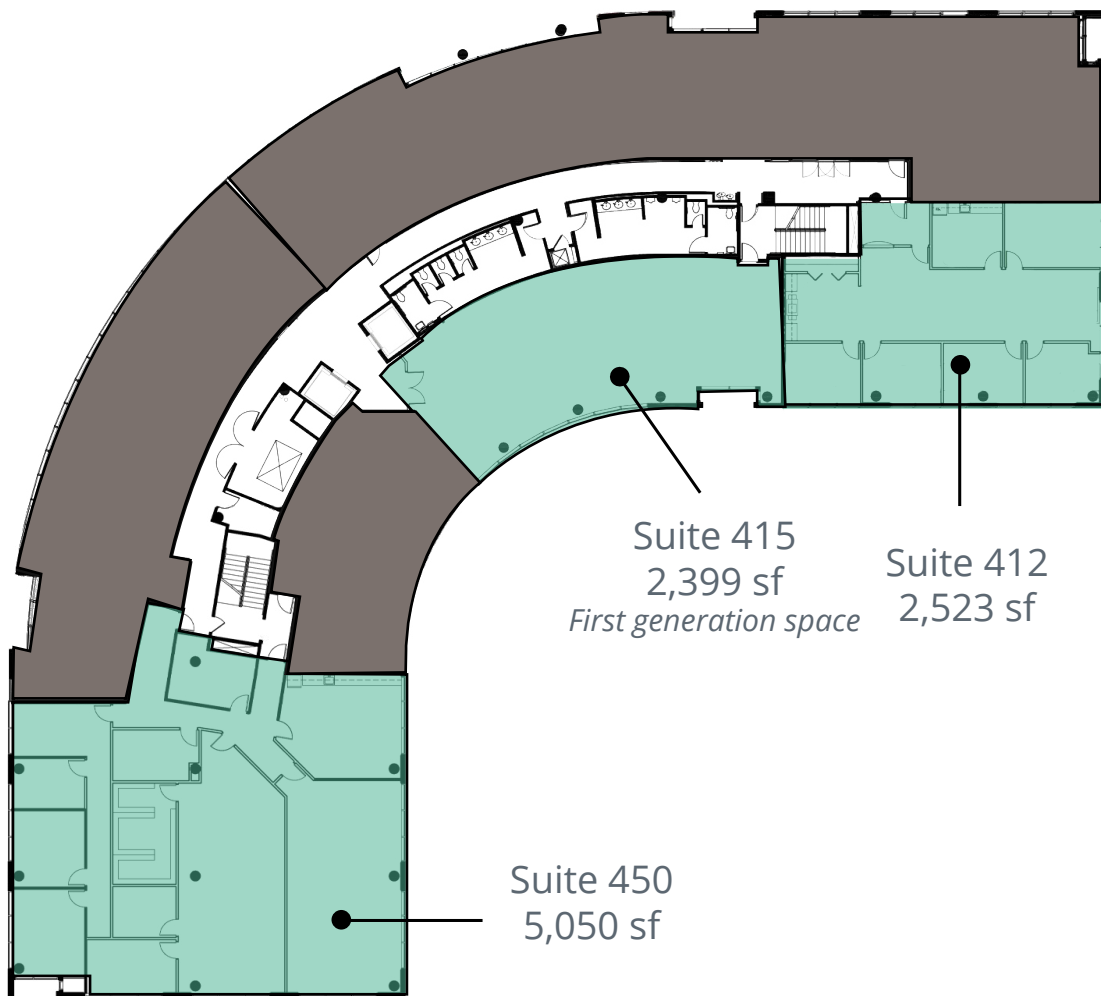
**Get in
touch:**

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Fourth Floor - Availabilites



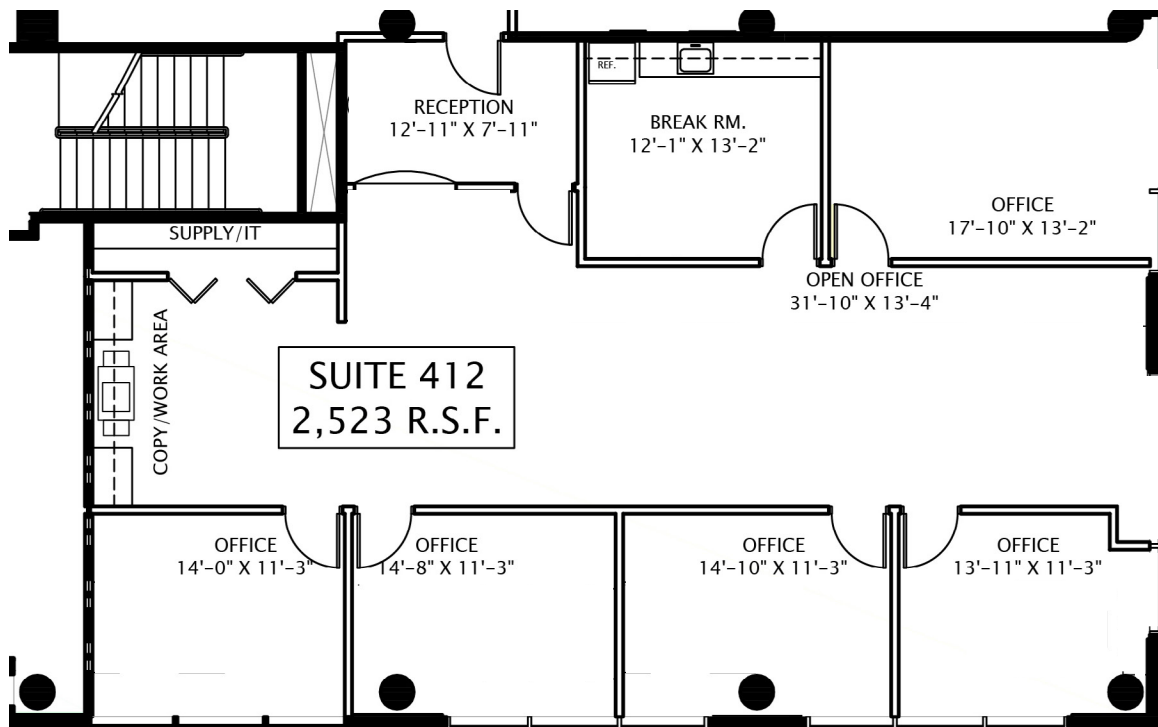
Get in touch:

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Suite 412 - 2,523 sf
Office



**Get in
touch:**

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

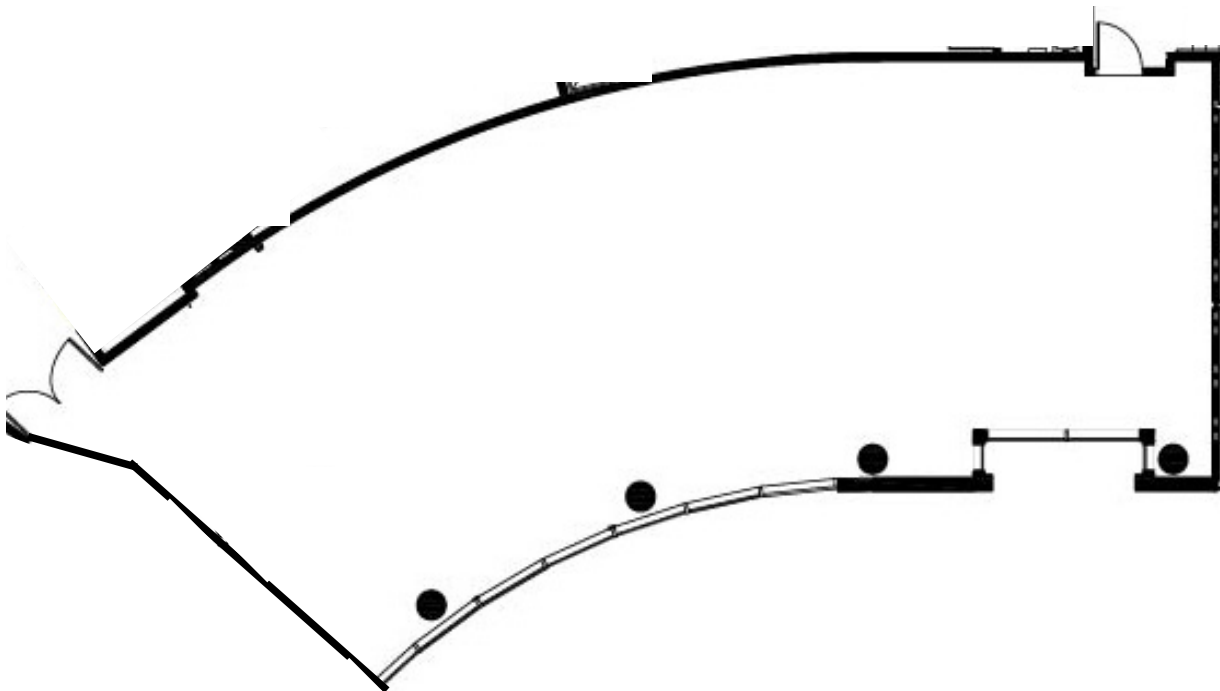
Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Suite 415 - 2,399 sf

Office

First Generation Space



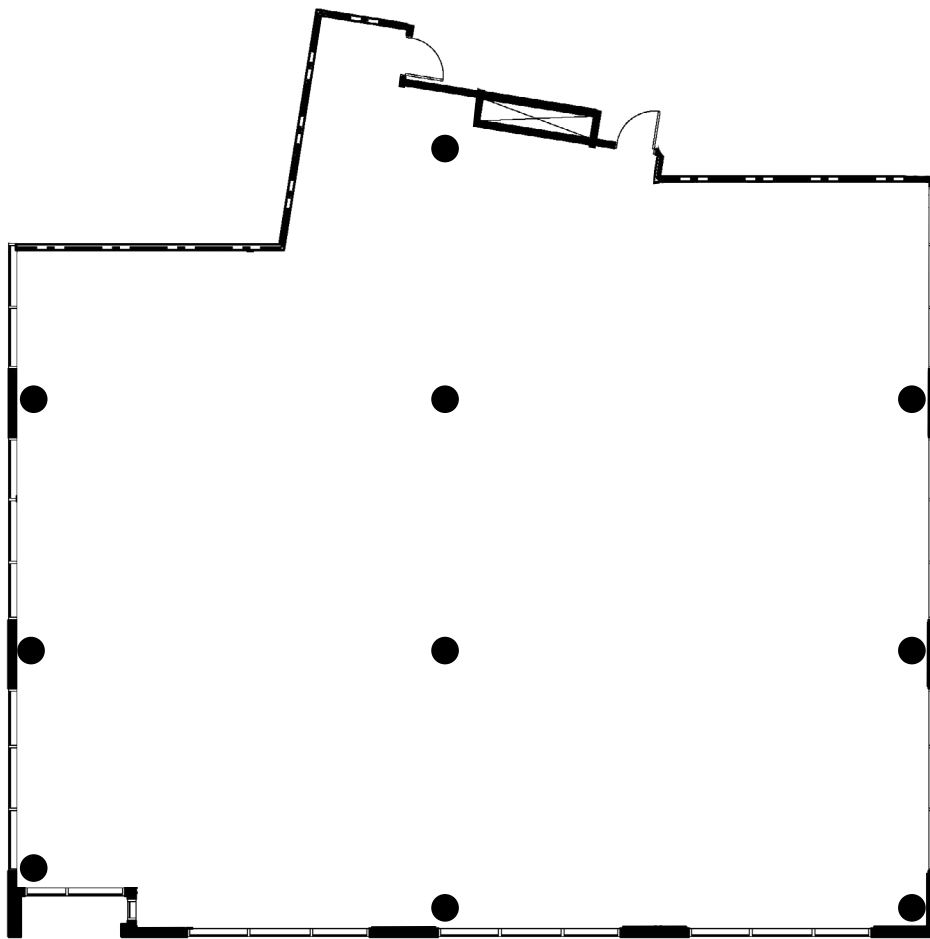
**Get in
touch:**

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Suite 450 - 5,050 sf
Office



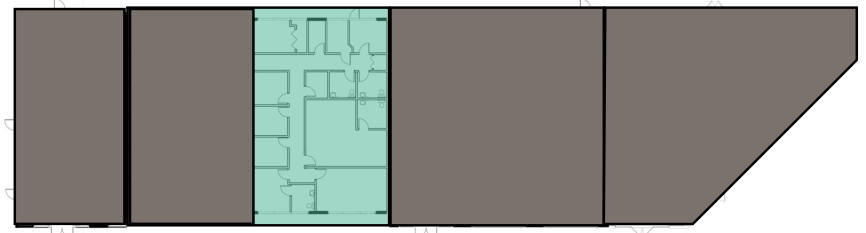
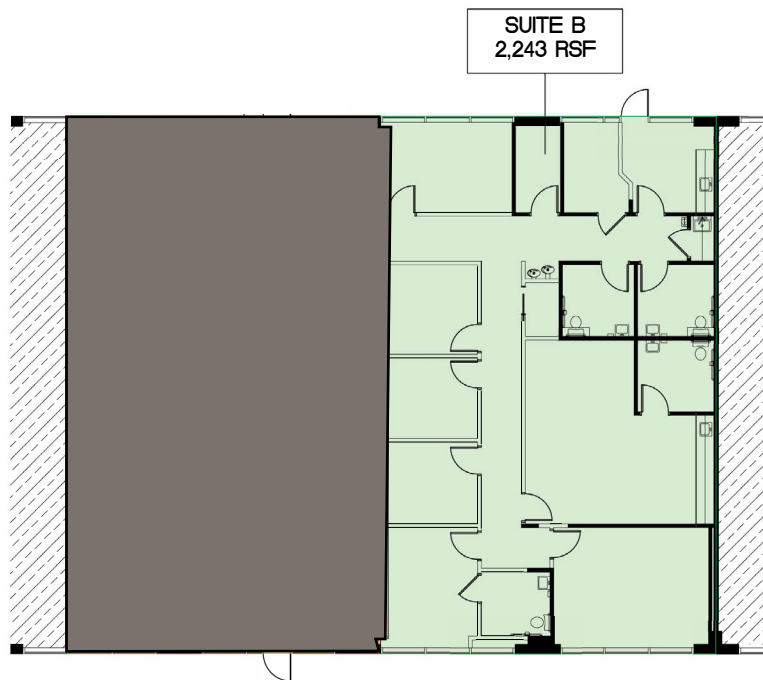
**Get in
touch:**

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Suite 3320 - 2,243 sf
Retail



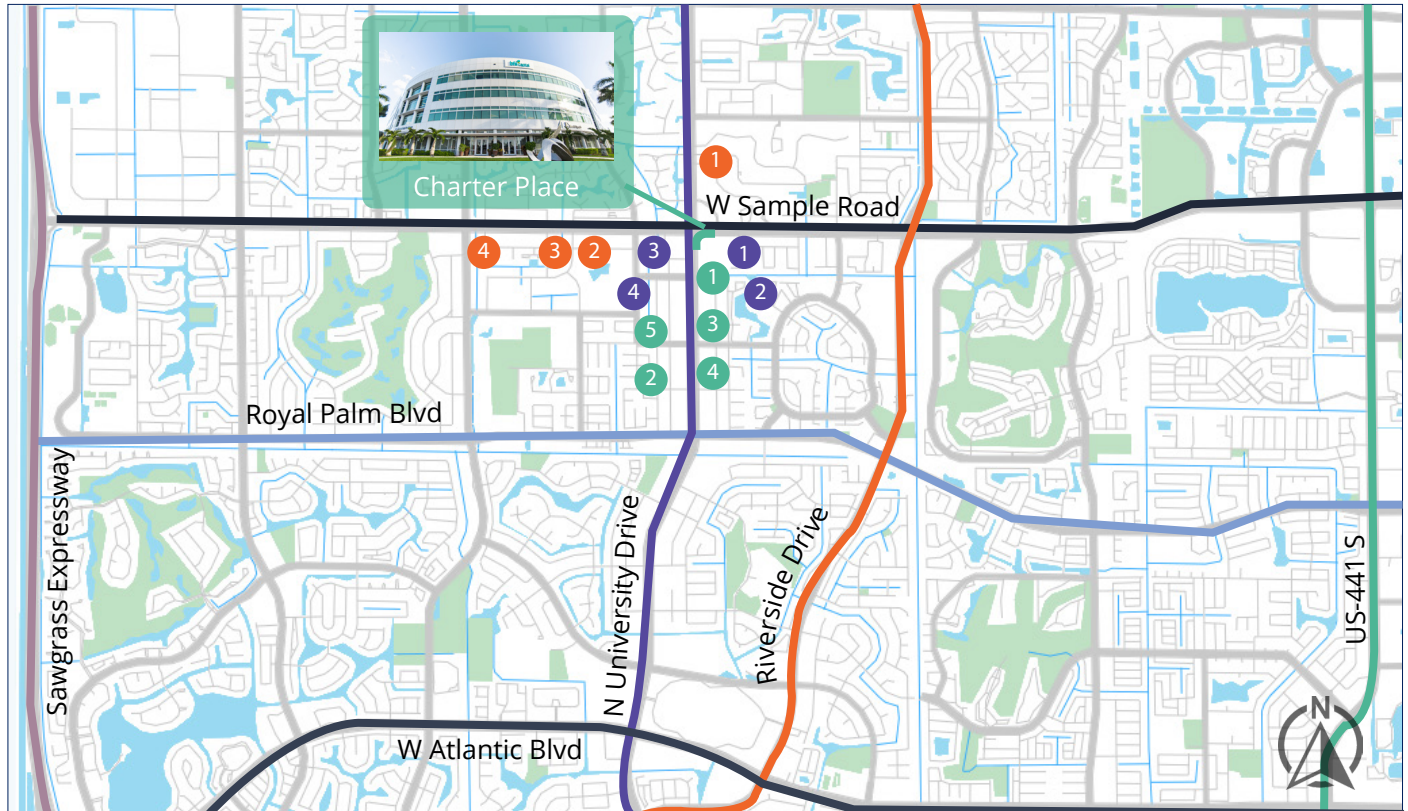
**Get in
touch:**

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

Property Location



Financial

- 1 Wells Fargo
- 2 Bank of America
- 3 AmTrust
- 4 Citibank
- 5 Chase

Restaurants

- 1 Starbucks
- 2 Red Ginger
- 3 Runyon's
- 4 The Melting Pot

Misc.

- 1 Coral Springs Charter School
- 2 Broward County Library
- 3 Coral Springs City Hall
- 4 USPS

Get in touch:

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com