



Property Highlights

- Good visibility on University Drive
- Parking ratio: 4/1,000 sf
- Convenient access to Florida's Turnpike and I-95
- Located minutes from restaurants, shopping, and more

Rental Rate

- \$15.00 psf NNN

Operating Expenses

- \$12.29*
- * Net of electric

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

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Principal
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justin.cope@avisonyoung.com

Lisa Blumer
Vice President
954 903 3703
lisa.blumer@avisonyoung.com

500 W Cypress Creek Rd
Suite 350
Fort Lauderdale, FL 33309



Availability

- Suite 202: 1,180 sf
- Suite 404: 2,613 sf *
- * First Generation Space
- Suite 406: 753 sf

[View Suite Video](#)

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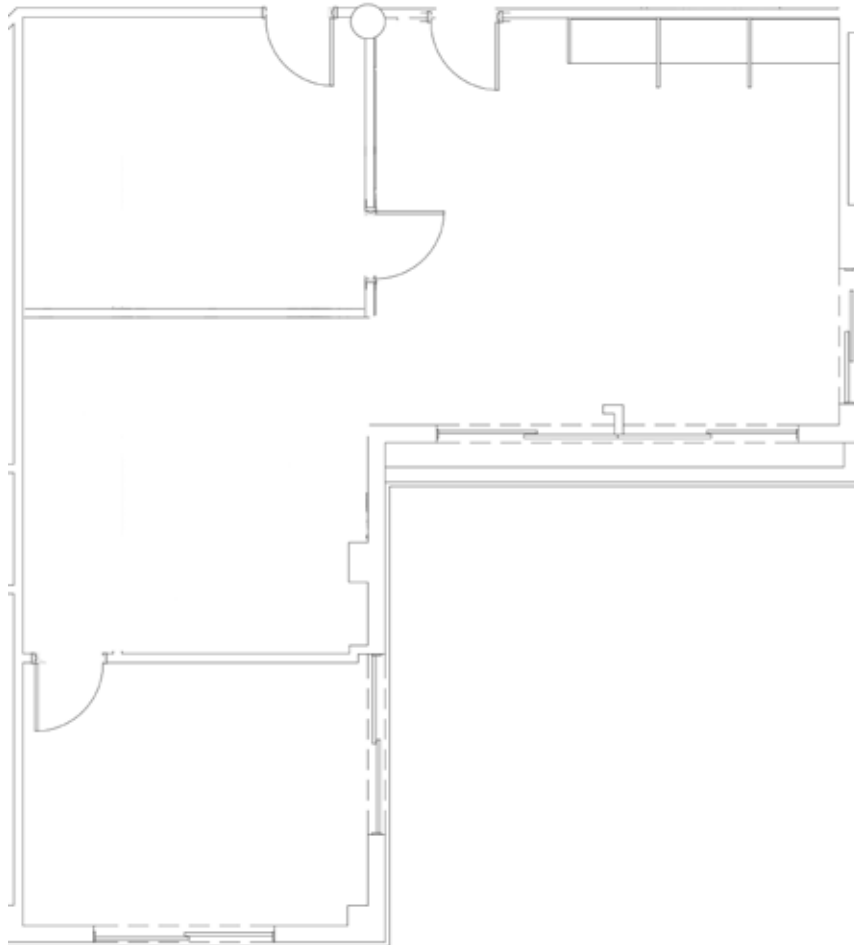
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Suite 202 - 1,180 sf

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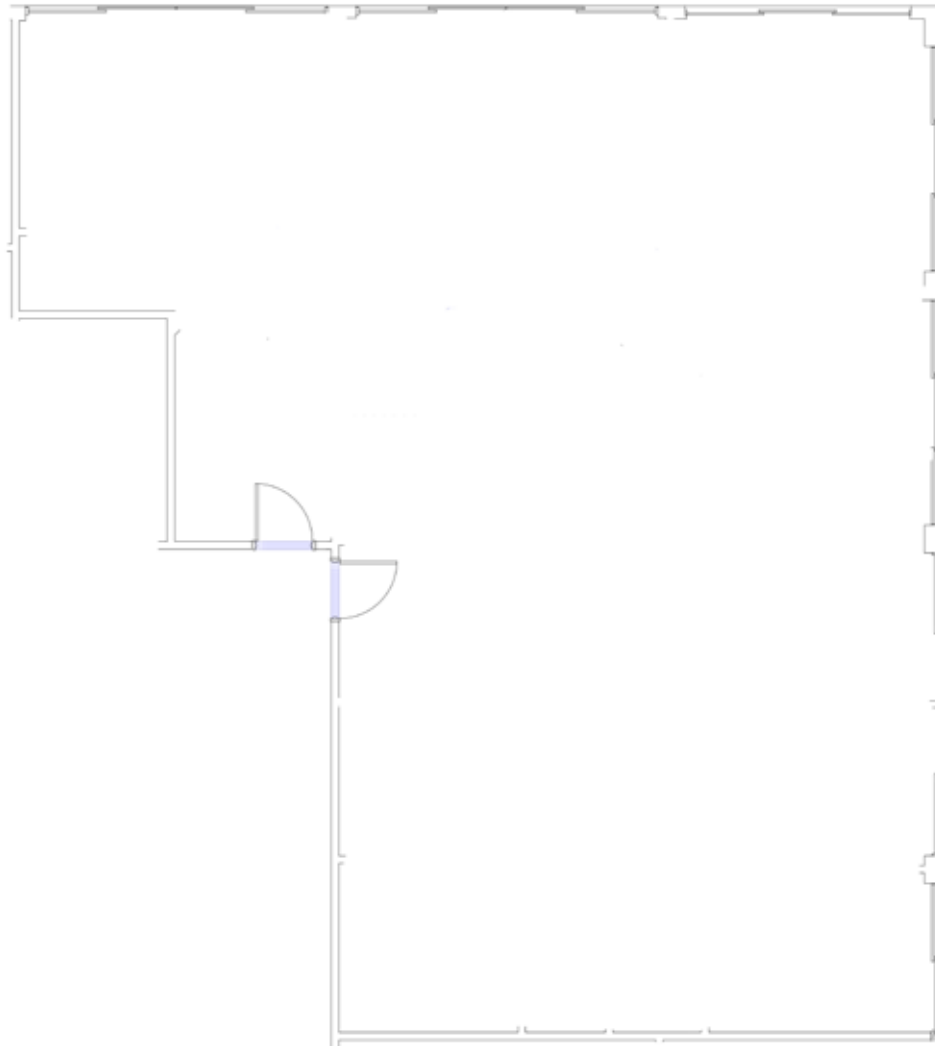
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Suite 404 - 2,613 sf
First Generation Space



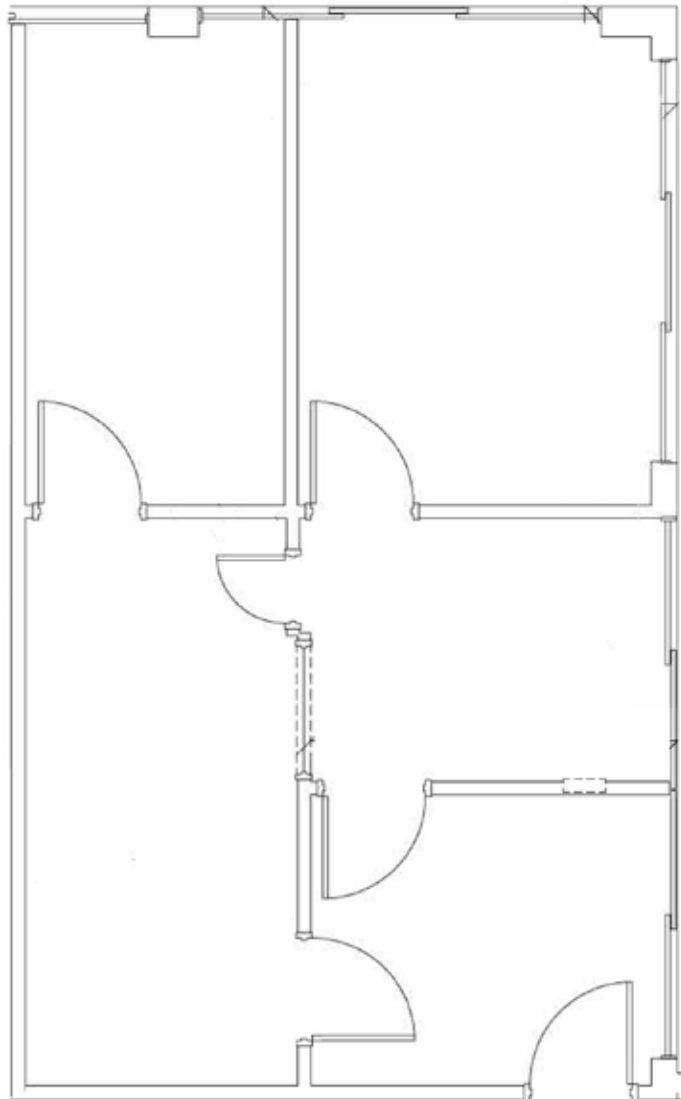
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Property Location



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

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