

**ZERO  
CAM**

# CITY CENTER SUITES



**Available**

Suites • 201 • 203 • 304

**Below Market**

**Steven Paulsen**  
Founder & CEO



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Open Market CRE in compliance with all applicable fair housing and equal opportunity laws.

Section 1

# PROPERTY INFORMATION



**Steven Paulsen**  
Founder & CEO

**OPEN MARKET**  **CRE**

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City Center Suites



# Complete Highlights



## PROPERTY HIGHLIGHTS

- BELOW MARKET PRICING | Full Service Gross Leases
- Free Rent Negotiable | Inquire w/Broker
- Broker Protected Offering - Inquire With Leasing Broker
- Entire Penthouse Medical Office Suite Available
- 864-3,000 Square Feet Available
- Tenant Improvement Allowance Negotiable
- Walkable to Newly Developing Coral Springs Downtown District
- Coral Springs Multiple Winner of Governors Sterling Award For Excellence
- Strong Market Demographics
- +/-500 Walkable Feet to Newly Constructed Coral Springs City Hall
- +/- 1,000 Walkable Feet to Broward Health Coral Springs Hospital
- +/- 1,500 Walkable Feet to N. University Dr. & W. Sample Road Intersection
- +/- 3,500 Feet to The Walk of Coral Springs
- 28,500 Daily Traffic Count Per FDOT
- 2.6 Miles to Sawgrass Expressway West (West Coral Springs)
- 2.1 Miles to Sawgrass Expressway North (Parkland)
- B-2 Zoning - Medical Parking Requirement 1 Per 300 Square Feet

**Steven Paulsen**

Founder & CEO



## Property Description

### PROPERTY DESCRIPTION

The City Center Suites property is zoned B-2 and per zoning compliance letter, allows for Medical Use and Professional Offices. Mixed Use Zoning borders the property and will bring an influx of new residents to the City Center of Coral Springs.

Medical Use and Professional Offices are allowed in the building. Medical Use would need to be complimentary to current Med Spa and General Practitioner services already offered. There is an elevator available for access to this prime Penthouse Suite.

Tenant Improvements and allowances are possibly available via negotiation of tenant credit worthiness and lease term being offered. Brokers are protected and commissions being offered to cooperating brokers. Long term lease is available.

### LOCATION DESCRIPTION

The City of Coral Springs is located in the NW area of Broward County Florida of Southeast Florida bordering the City of Parkland to the North and the City of Tamarac to the South. NW Broward County is known for a high quality of life amongst the local residents and recognized as a multiple Governors Sterling Award for Performance Excellence. Additionally, they are the recipient of the International City-County Managers Association's Marketplace Innovation Award. Coral Springs serves as a national role model for cities similar in size.

Coral Springs is widely known for its meticulously planned development. The City was designed with a focus on green spaces, parks, and an abundance of trees. The City is known per the reputation as a "City in the Country" and consistently ranks as one of the best places to live in Florida. The City of Coral Springs it notable for its contribution to education, arts, sports, recreation, community events and amenities.

The Downtown Area of Coral Springs is recent news as the City initiative for high walkability and added retail with residential density allowances are reshaping and creating a City Center. Growth will only continue in the years to come as future planned developments include but are not limited to Cornerstone Plaza and City Village. These massive development projects are reshaping the City to a true urban competitor to any South Florida City based on population size.

The City Center Professional Office leasing opportunity is perfectly positioned due to immediate area growth prospective in addition to proximity to the Broward Health Coral Springs Hospital. This leasing opportunity is right in the middle of one of the highest demographic markets in all of South Florida.



**Steven Paulsen**

Founder & CEO





## LEASE INFORMATION

Lease Type:	Full Service Gross	Lease Term:	Negotiable
Total Space:	850 - 3,000 SF	Lease Rate:	\$1,995.00 - \$7,995.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
City Center 304	Available	850 - 3,000 SF	Full Service Gross	\$7,995 per month	BELOW MARKET   Full Service Gross Lease, NO additional CAM Expenses. Penthouse Office Suite. Parking Requirement for Medical is Met per 3rd Party Vendor. Elevator Services Upper Floors. Free Rent Negotiable, Broker Protected. Smaller Office Requirements Can Be Made Available.
City Center 203	Available	2,230 SF	Full Service Gross	\$4,995 per month	BELOW MARKET   Full Service Gross Lease, NO additional CAM Expenses. Parking Requirement for Medical is Met per 3rd Party Vendor. Suite has crown moldings, new flooring, and new kitchenette at lease inception. Free Rent Negotiable, Broker Protected.
City Center 201	Available	864 SF	Full Service Gross	\$1,995 per month	BELOW MARKET   Full Service Gross Lease, NO additional CAM Expenses. Fully remodeled Suite with Glass Partitions for Office Space. Beautiful space for your new business. Medical Office requirements Met per 3rd Party Vendor. Free Rent Negotiable, Broker Protected.

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Founder & CEO



Section 2

# FLOOR PLANS



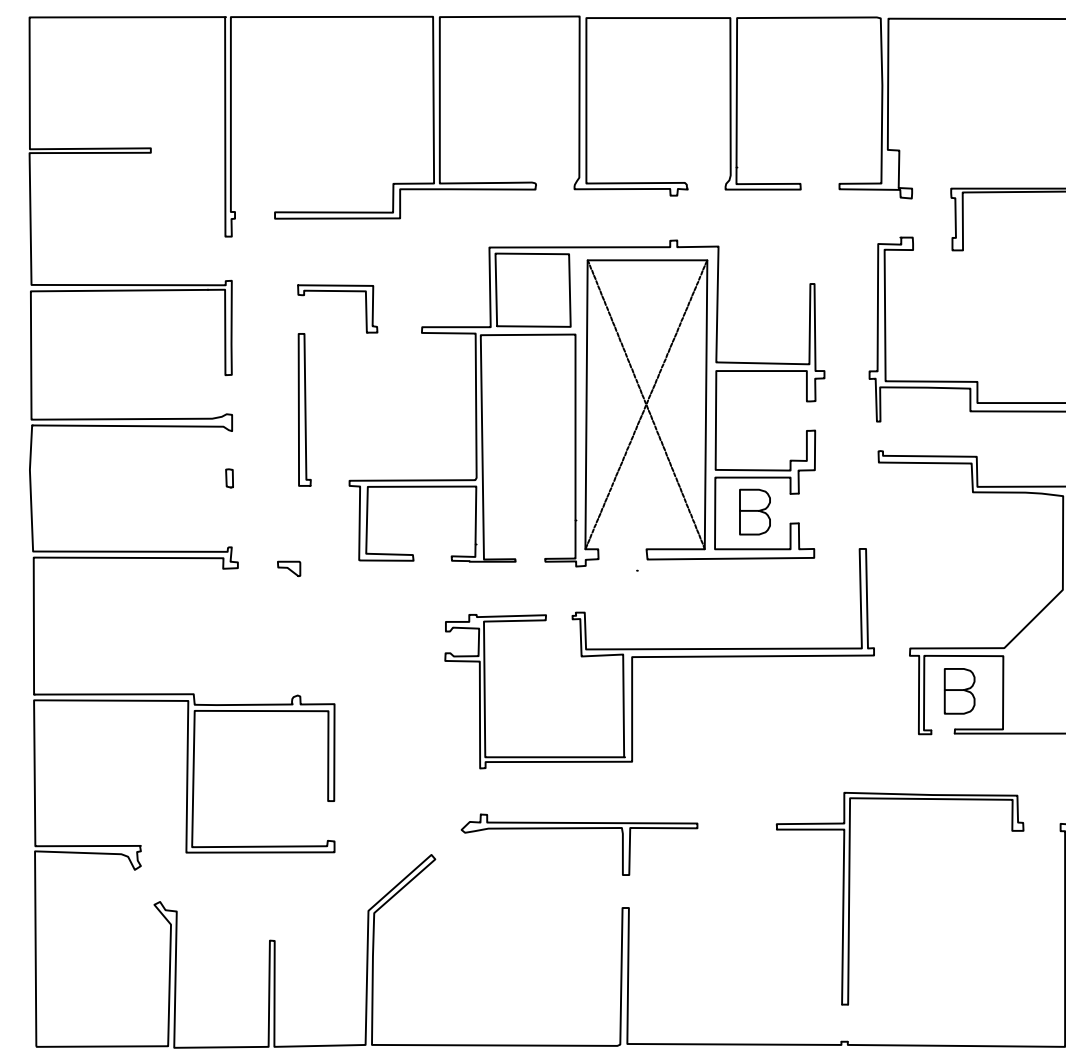
# BUILDING INTERIOR SKETCH

## THIRD FLOOR

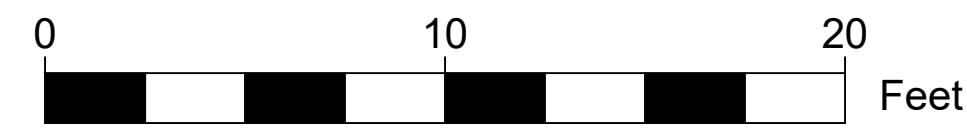


THIRD FLOOR AREA

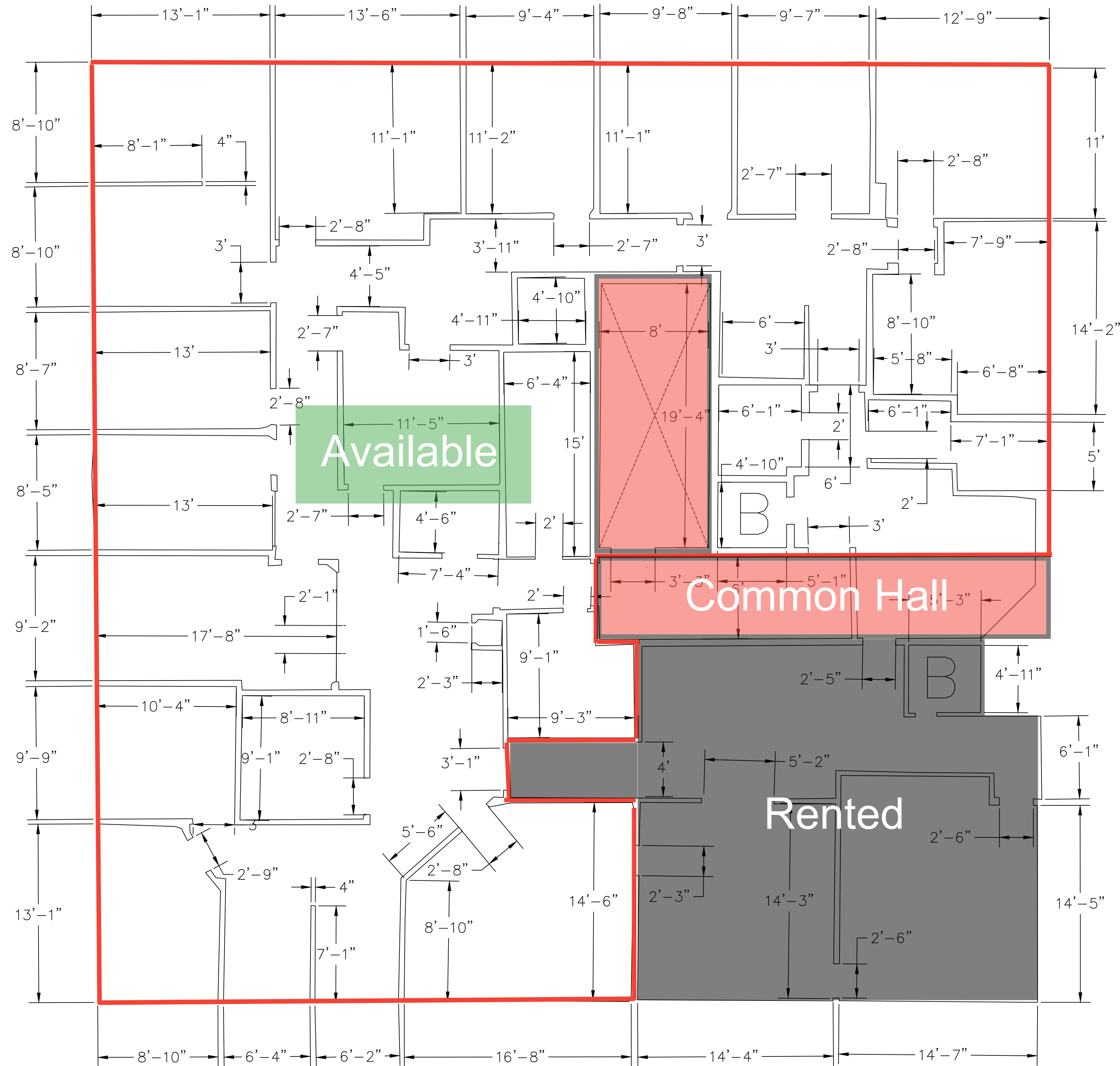
SUITE 301: 4,315 LEASABLE SQF



SUITE 301



2.5" : 1'



REVISIONS		PROJECT NUMBER: 24-049	DRAFT DATE: 02/2/24
NO.	DESCRIPTION		

PROJECT MANAGER: DANIEL BIDOT	PROJECT NUMBER: 24-049
DRAFTED BY: OMAR BOWRA	LAST FIELD DATE: 10/21/2022
QC'D BY: MICHAEL LAVELLA	
PMI CREW: CHRIS HARRIS	

**BUILDING INTERIOR SKETCH**  
9660 SAMPLE ROAD, CORAL SPRINGS  
FLORIDA, 33065

V-103  
THIRD  
FLOOR

REVISION #0  
SHEET 3 OF 4

# BUILDING INTERIOR SKETCH

## SECOND FLOOR

PRECISION MEASUREMENTS, INC.  
 Virginia Beach, Virginia  
 6750 N. ANDREWS AVE. SUITE 2022  
 FORT LAUDERDALE, FLORIDA 33309  
 TEL: (954) [REDACTED]

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER:	24-049	DRAFT DATE:
		02/2/24

PROJECT MANAGER:	DANIEL BIDOT
DRAFTED BY:	OMAR BOWRA
QC'D BY:	MICHAEL LAVELLA
PMI CREW:	CHRIS HARRIS
LAST FIELD DATE:	10/21/2022

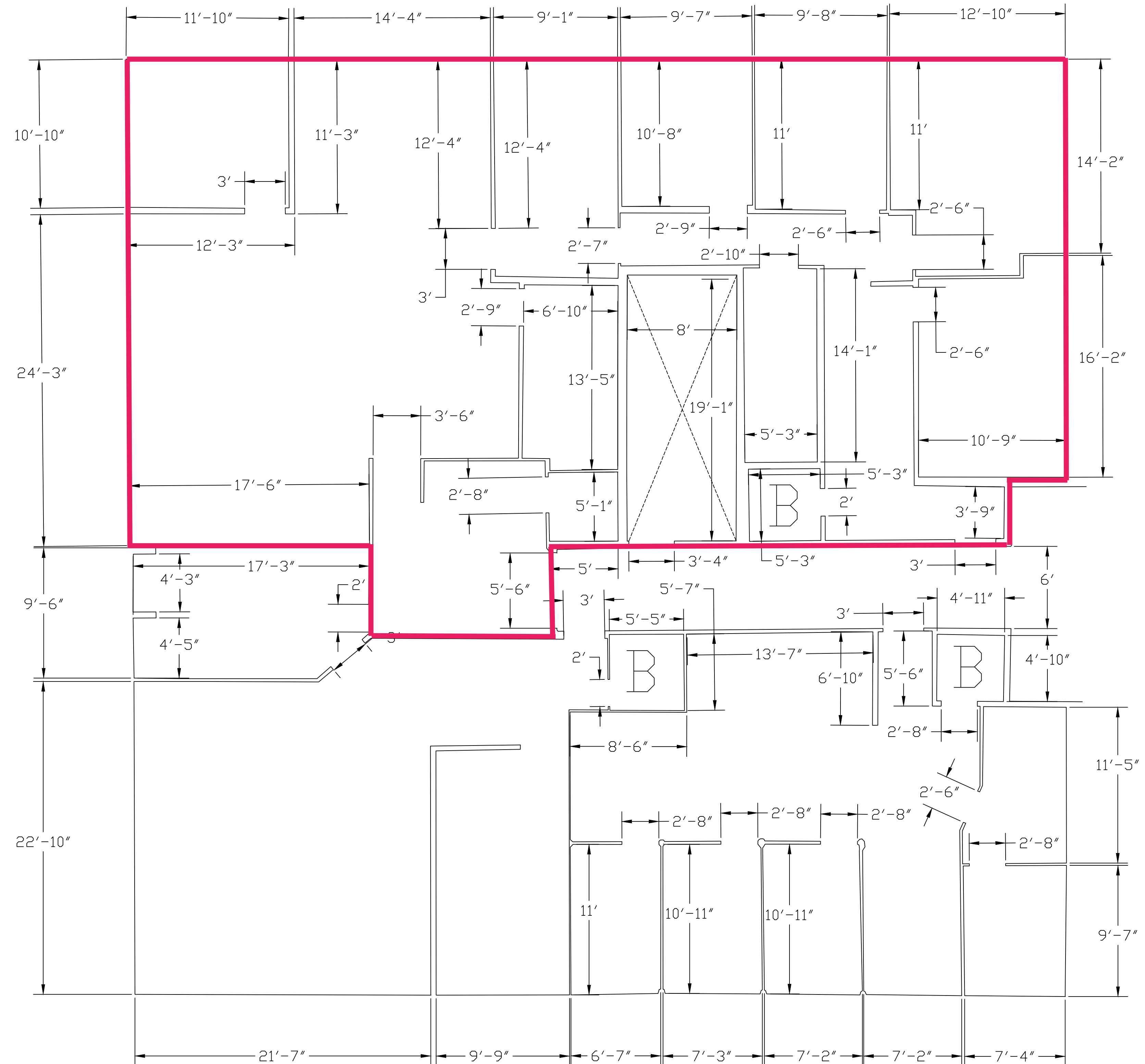
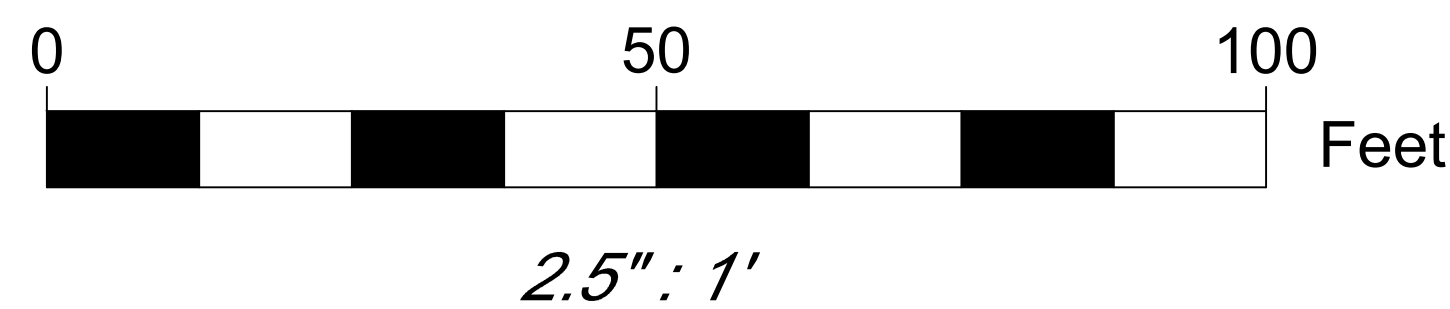
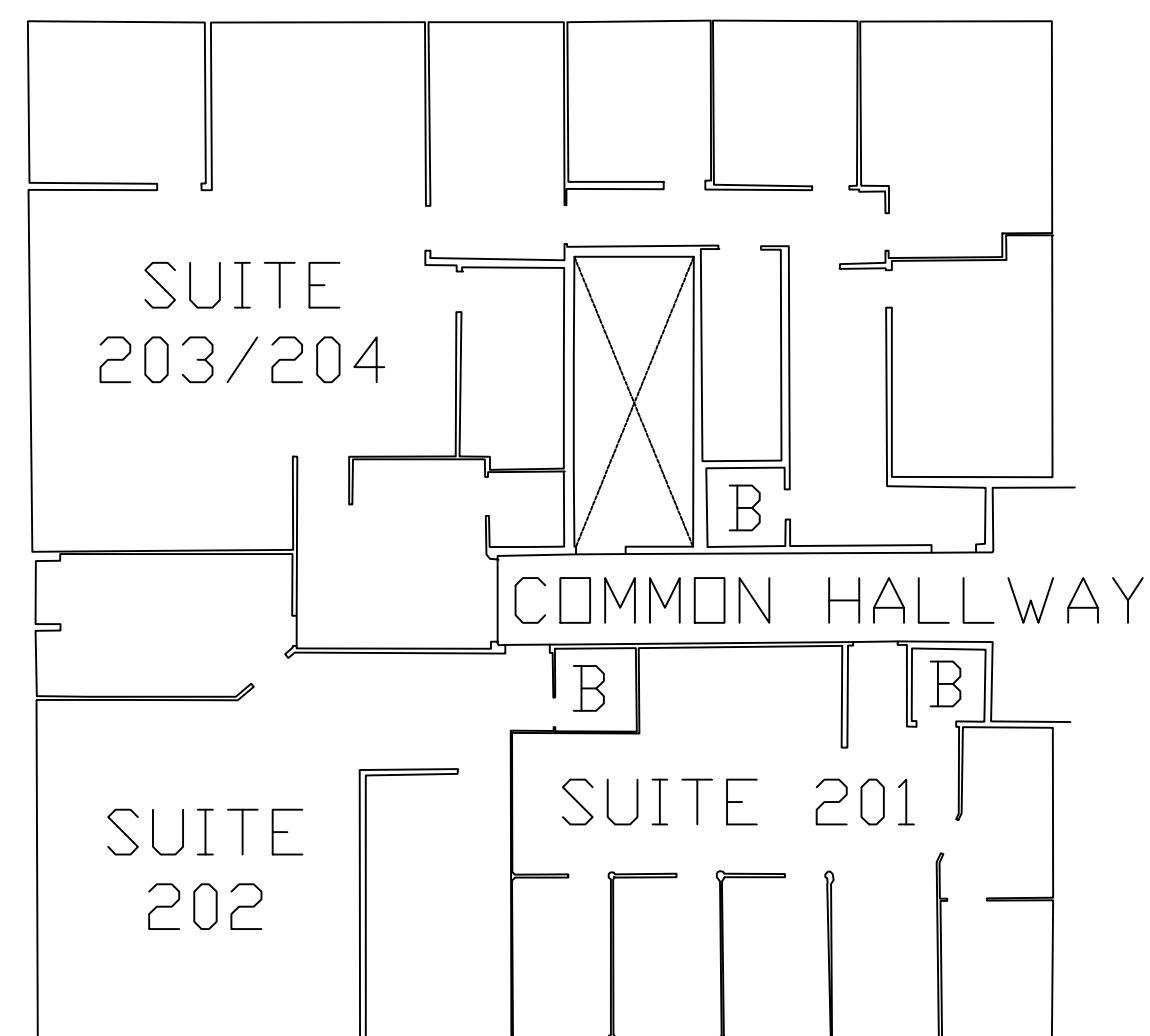
**BUILDING INTERIOR SKETCH**  
 9660 SAMPLE ROAD, CORAL SPRINGS  
 FLORIDA, 33065

V-102  
 SECOND FLOOR

REVISION #0  
 SHEET 3 OF 4

SECOND FLOOR AREA

SUITE 201: 864 SQF NET LEASABLE  
 SUITE 202: 972 SQF NET LEASABLE  
 SUITE 203-204: 2,230 SQF NET LEASABLE



# BUILDING INTERIOR SKETCH

## SECOND FLOOR

**PRECISION MEASUREMENTS, INC.**  
 Virginia Beach, Virginia  
 6750 N. ANDREWS AVE. SUITE 2022  
 FORT LAUDERDALE, FLORIDA 33309  
 TEL: (954) 388-1111

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER:	24-049	DRAFT DATE:
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PROJECT MANAGER:	DANIEL BIDOT
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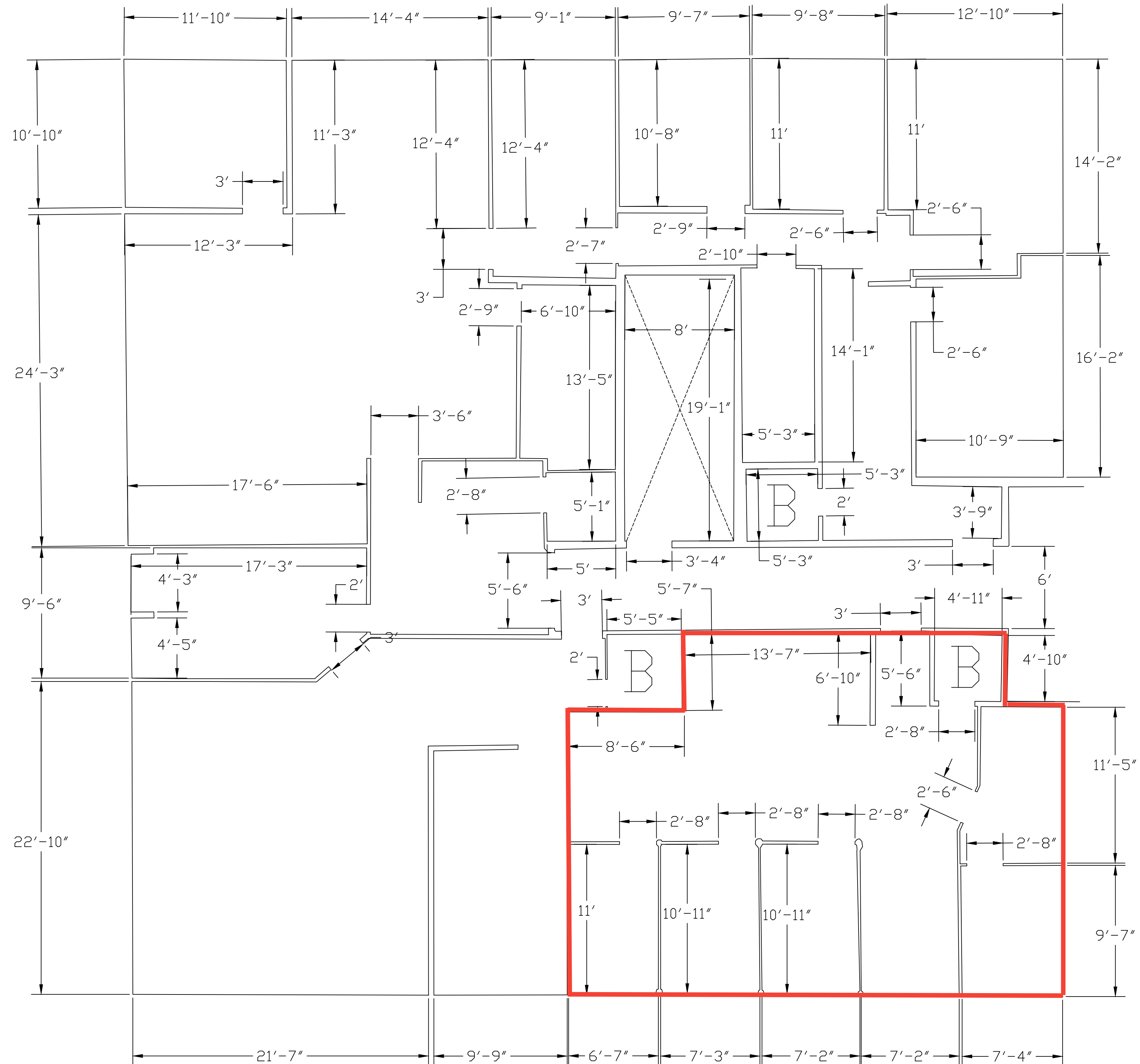
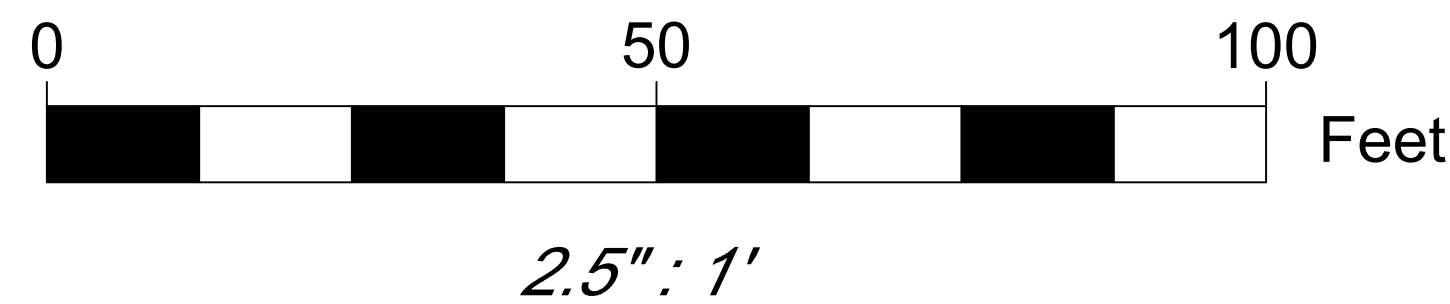
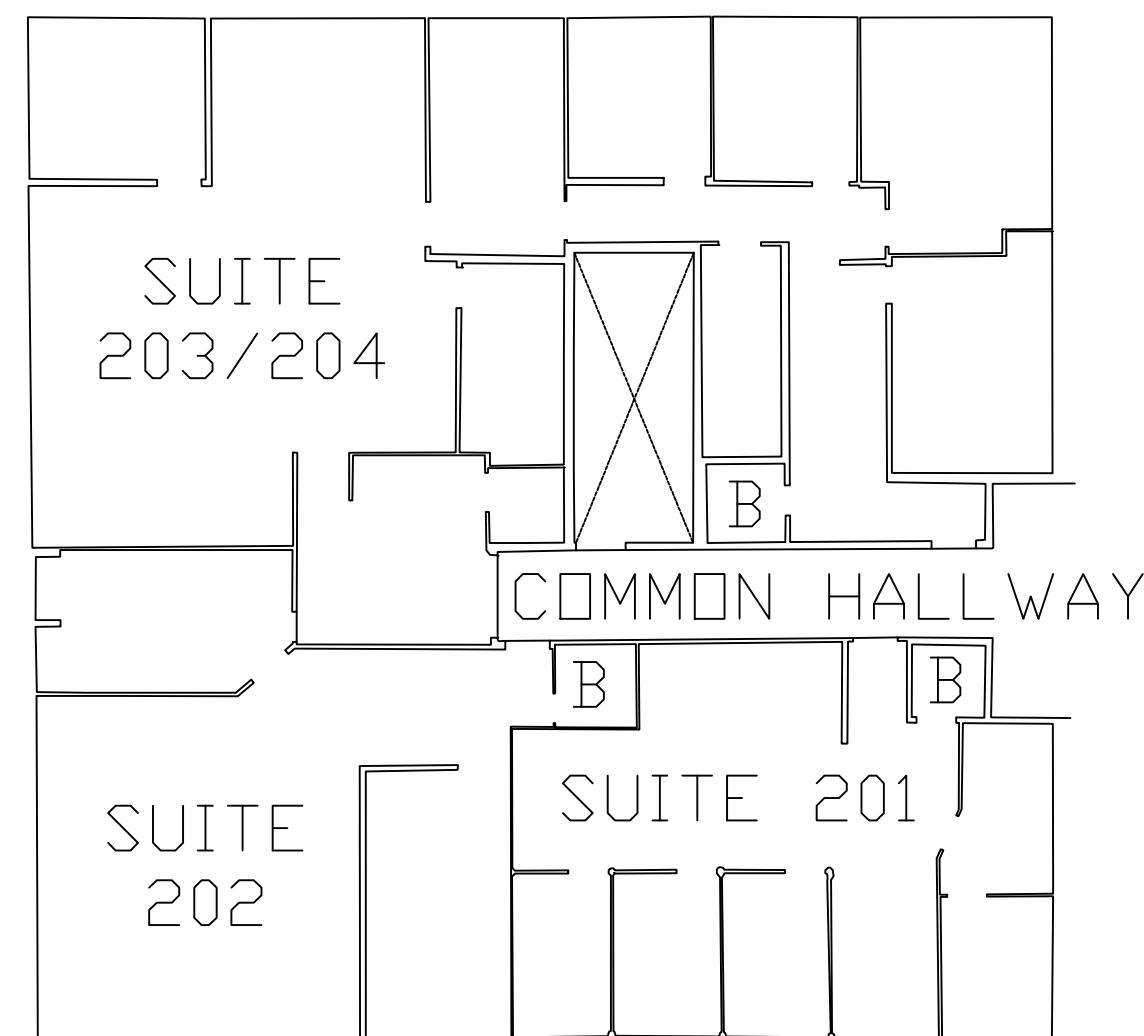
**BUILDING INTERIOR SKETCH**  
 9660 SAMPLE ROAD, CORAL SPRINGS  
 FLORIDA, 33065

V-102  
 SECOND FLOOR

REVISION #0  
 SHEET 3 OF 4

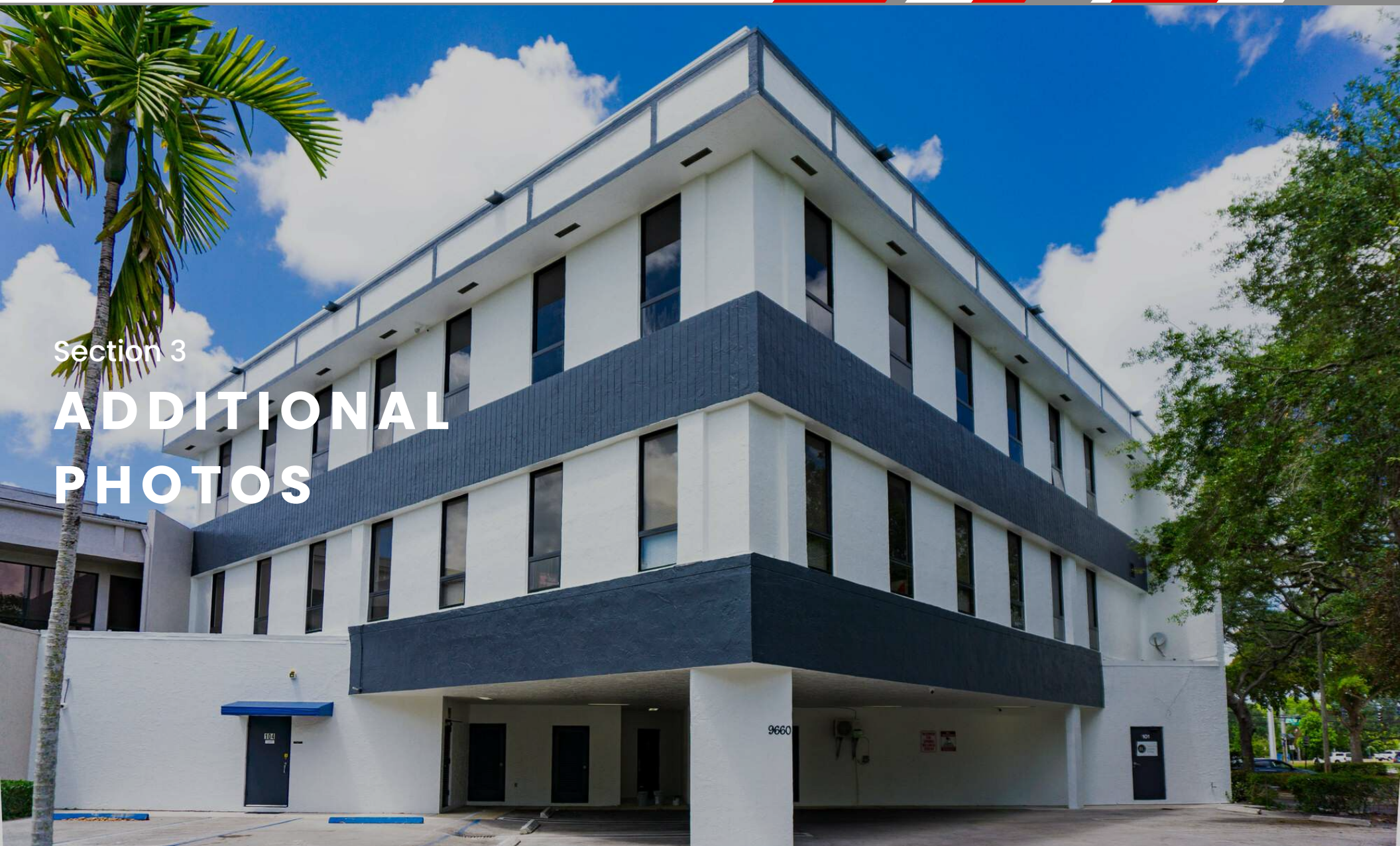
### SECOND FLOOR AREA

SUITE 201: 864 SQF NET LEASABLE  
 SUITE 202: 972 SQF NET LEASABLE  
 SUITE 203-204: 2,230 SQF NET LEASABLE



Section 3

# ADDITIONAL PHOTOS



**Steven Paulsen**  
Founder & CEO

**CITY CENTER SUITES**  
**Suite 203/204**



**Steven Paulsen**  
Founder & CEO



Suite 201



Suite 201 | Full Service Gross Lease | \$1,995 Monthly | 864 Rentable Sq Ft



Suite 201 | Full Service Gross Lease | \$1,995 Monthly | 864 Rentable Sq Ft



Suite 201 | Full Service Gross Lease | \$1,995 Monthly | 864 Rentable Sq Ft

**Steven Paulsen**

Founder & CEO



**CITY CENTER SUITES**  
**Additional Parking**



**Steven Paulsen**  
Founder & CEO



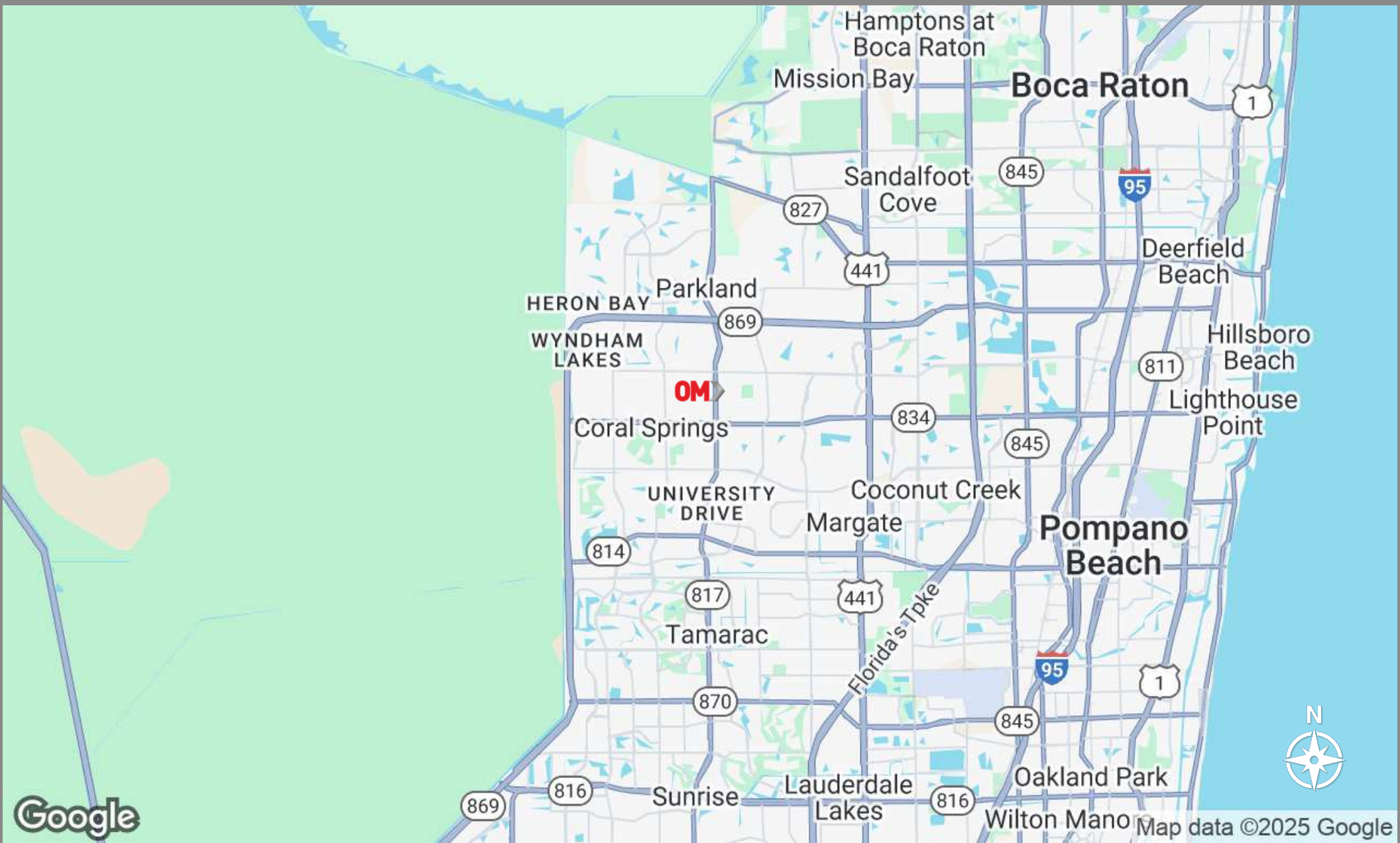
Section 4

# LOCATION INFORMATION



**Steven Paulsen**  
Founder & CEO

# Regional Map

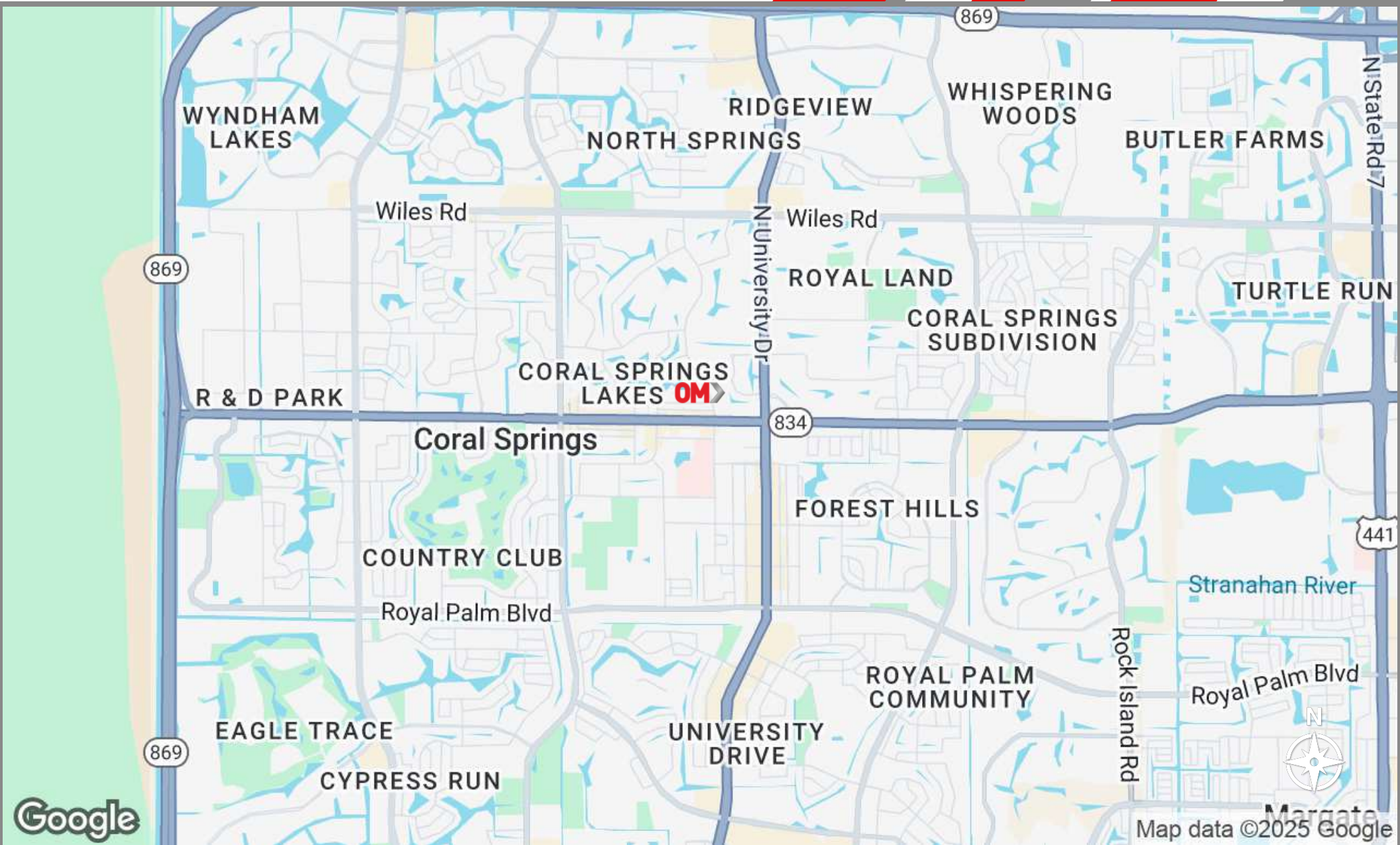


**Steven Paulsen**

Founder & CEO



# Location Map

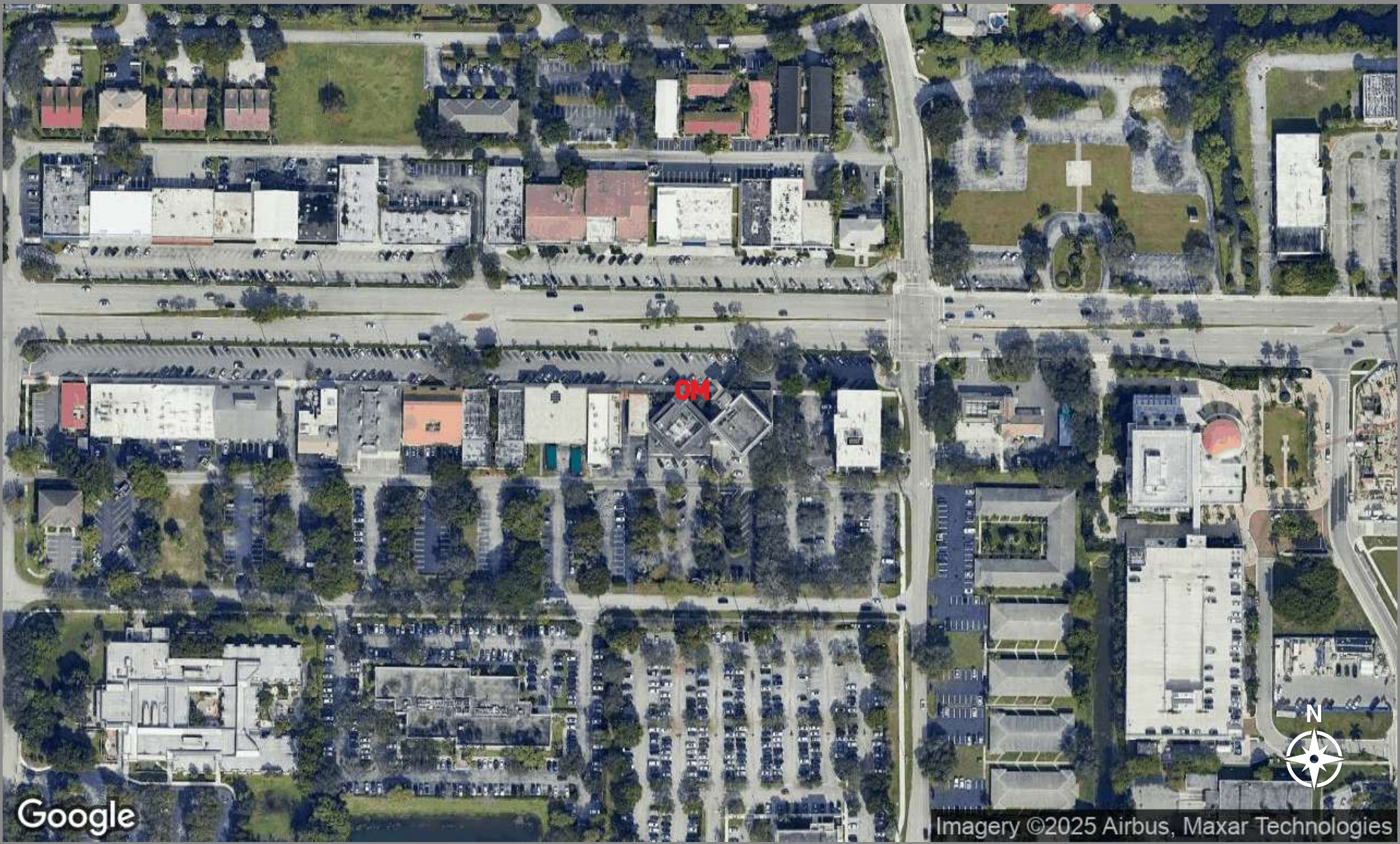


**Steven Paulsen**

Founder & CEO



# Aerial Map



Google

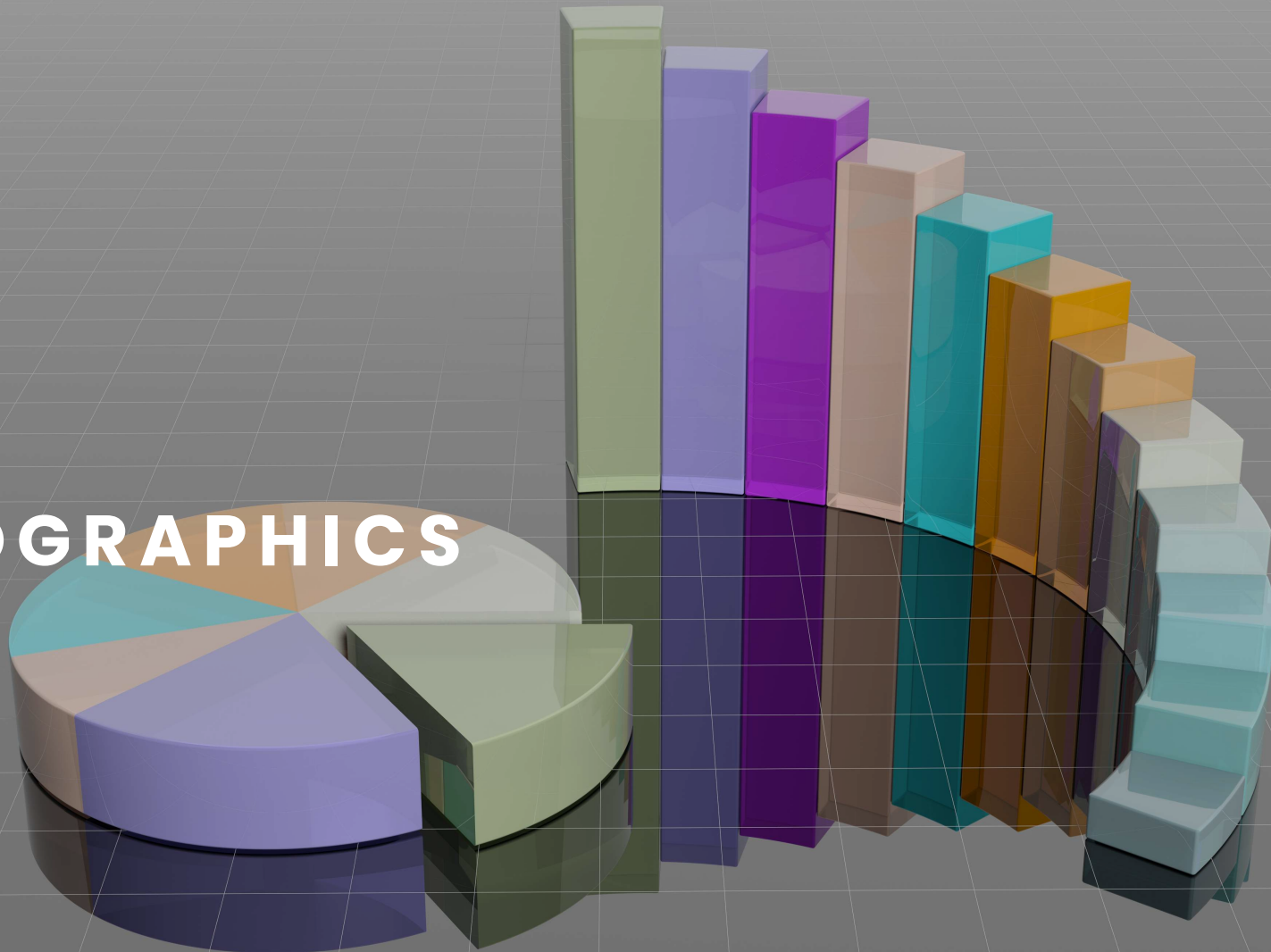
Imagery ©2025 Airbus, Maxar Technologies

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Founder & CEO



Section 5

# DEMOGRAPHICS



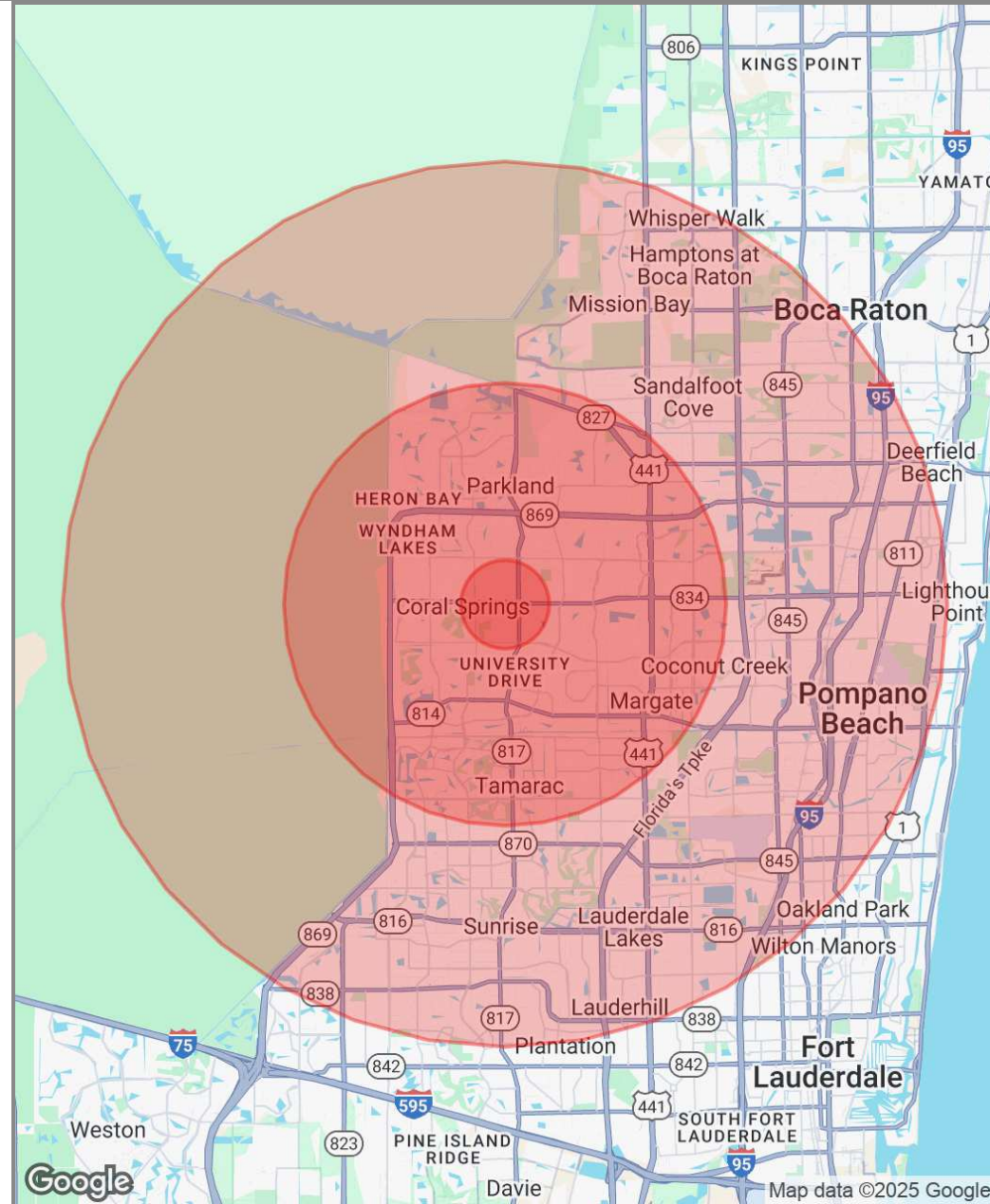
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,573	327,025	978,893
Average Age	39.5	40.8	41.6
Average Age (Male)	36.6	39.1	40.0
Average Age (Female)	44.2	42.4	43.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,554	128,109	414,011
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$73,192	\$84,939	\$70,238
Average House Value	\$262,520	\$293,692	\$250,427

2020 American Community Survey (ACS)



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Founder & CEO



Section 6

# ADVISOR BIOS

**Steven Paulsen**

Founder & CEO



**STEVEN PAULSEN**

Founder & CEO

steven.paulsen@openmarketcre.com

Direct: **954.859.5003** | Cell: **561.929.4098**

FL #BK3053136

## PROFESSIONAL BACKGROUND

Steven Paulsen is the Broker of Record for Open Market CRE and Commercial Real Estate Veteran of 20 years. His vision for opening markets to all participants is the driving force behind development of the platform for the firm. Collaboration is an often-overused term in the broader commercial real estate space. Mister Paulsen has witnessed this firsthand having spent time at the nation's largest private equity investment sales firms. It is a guiding principle for the firm that the current CRE model is ripe for disruption and the Open Market CRE is different by engaging the largest possible buyer pool of any firm through absolute collaboration.

Leading teams and educating newer to the business investment sales associates is certainly a passion for Steven Paulsen. He is known in the industry as being highly skilled with technical abilities beyond most that will assist clients in achieving their portfolio goals. Servicing private equity investment clients is foundational to everything that Open Market CRE does. Whether the client is moving into tax advantaged opportunities or moving out of commercial real estate altogether, the Open Market CRE platform is the key to client success.


In his time away from the business, Steven Paulsen spends time either on the sandbars in the beautiful waters of South Florida or you might find him in the NC mountains hiking and taking in the nature's finest offerings. He is an avid believer that taking time with family is paramount to a happy, healthy lifestyle.

"Commercial Real Estate is ripe for disruption, Open Market CRE is here to be the disruptors".

When it comes to maximizing value for our Investment Sales clients', the Firm's guiding principle is that the Open Market should always decide the outcome. The traditional CRE brokerage model is too focused on selling their own listings thereby leaving money on the table for their clients'. We are here to change that model executing on the highest level of collaboration in the industry.

9660 W Sample Rd, Coral Springs, FL  
33065

# CITY CENTER SUITES

 SPRINGS WELLNESS  
CENTER

Alka Singh, MD  
Raja Singh, MD

9  
6  
6  
0

**Steven Paulsen**  
Founder & CEO