



# Innovation Park

BY STONEROCK









# THE BUILDINGS

## Bringing Innovation Forward

Innovation Park is a financial, medical, and technology hub conveniently located at the heart of Coral Springs. Recently renovated, tenants enjoy the beautifully upgraded buildings attentive management, and 24/7 secured access as well as a prime location, only steps away from the Walk at University, one of the area's most popular retail and dining destinations.

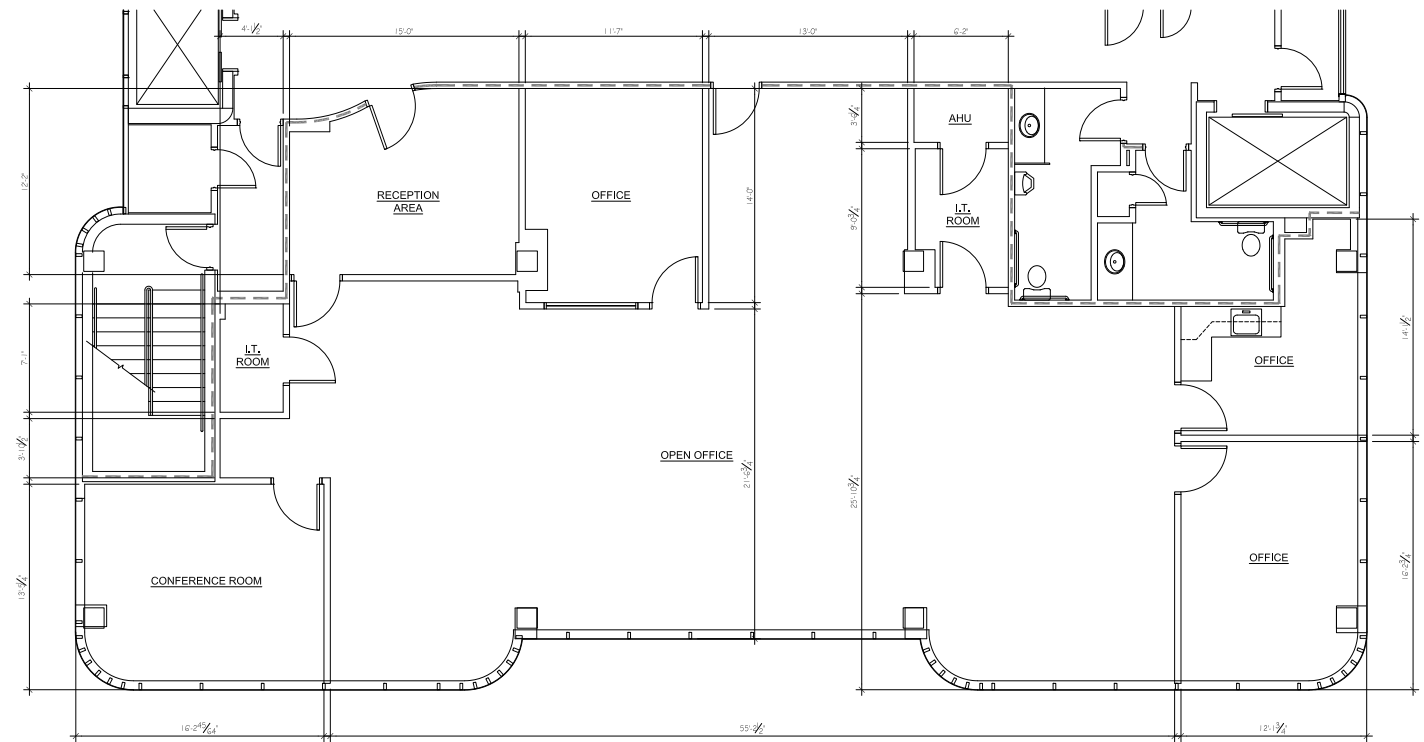






# CUSTOMIZED SPACES

Design a space that will drive your company forward, and we'll bring it to reality or opt for the convenience of a ready, spec suite.



# BUILT FOR PERFORMANCE

Reduce distractions and improve focus as you step into our beautifully renovated spaces. Let your new office provide a sense of pride and accomplishment and boost morale and motivation among employees. Our attentive in-place management team ensures that nothing stands in the way of your business growth.





# A DYNAMIC HUB. A NEW FRONTIER.

Improve the quality of your everyday life with building features that add comfort, convenience and security.



7



Custom TI  
Packages



New Data/  
Technology  
Center



Abundant  
Parking



Modern  
Spaces



24/7 Secured  
Access



Full Time  
Maintenance



Fitness  
Center

# DESIGNED FOR THE FUTURE

Outfitted with the latest in innovative tech and environmental offerings, our buildings are configured to meet changing needs with energy-efficient systems and materials that reduce the environmental impact of the facility and technology infrastructure that is capable of supporting a wide range of applications.

01 Smart Access Control



02 Full Time Day Porter



03 Parking Garage & Overhead Parking  
\*For Select Tenants



04 Separate Electric Metering



05 New HVAC System



06 New LED Lighting



07 Touchless Elevator Call Integration



08 Modern Elevator Mechanics



09 Dual Access Elevator System



10 Handicap Ramp Access To Both Buildings



11 Backup Power



12 Future-Proof IT Infrastructure





# SITUATE YOURSELF FOR SUCCESS

## RETAILERS

- Barnes & Noble
- Macy's
- Whole Foods Market
- Best Buy
- Bed Bath & Beyond
- Szirio Jewelry Designs
- Old Navy
- Foot Locker

## RESTAURANTS

- Phat Boy Sushi & Kitchen
- BurgerFi
- Starbucks
- Jamba Juice
- Too Jay's Deli
- La Fontana Italian Pizzeria
- Tap 42
- Runyon's
- Incontro Italian Cuisine Steakhouse
- NYY Steak

## ATTRACTIONS

- Coral Springs Museum of Art
- Seminole Casino Coconut Creek
- Woodmont Country Club
- Tall Cypress Natural Area
- Coral Springs Center for the Arts
- Butterfly World

## MAJOR AREA EMPLOYERS

- Trivida Health
- Ultimate Software
- Nova Southeastern University
- American Express
- Spirit Airlines
- Kaplan Higher Education
- Citrix System
- DHL Express
- JM Family Enterprises
- AutoNation
- Morgan Stanley (tenant)

## LIFESTYLE & BUSINESS SERVICES

- TD Bank
- City Eye Care
- King's Pharmacy
- Optimum Dentistry
- Venetian Nail Spa
- European Wax Center
- Main Street Barbershop
- LA Fitness



# AVAILABLE FLOOR PLANS

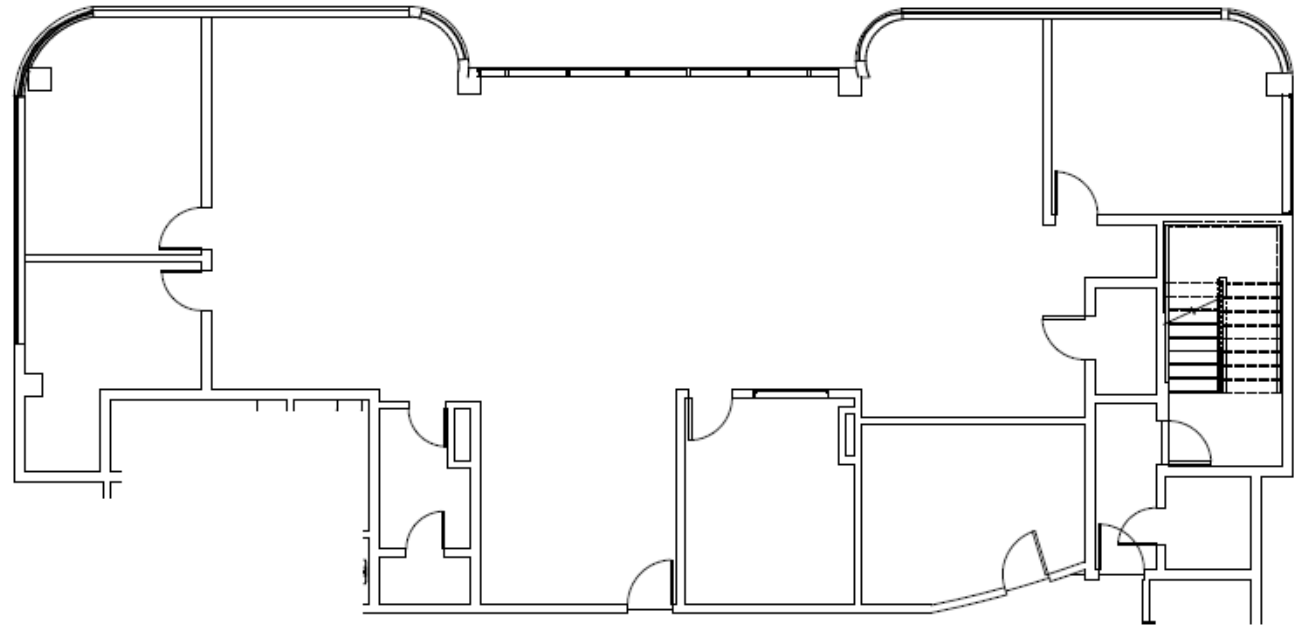




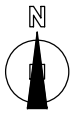
# SUITE #320

3,168 SQ. FT

3rd Floor



① Suite 320 Without Dimension  
1/4" = 1'-0"



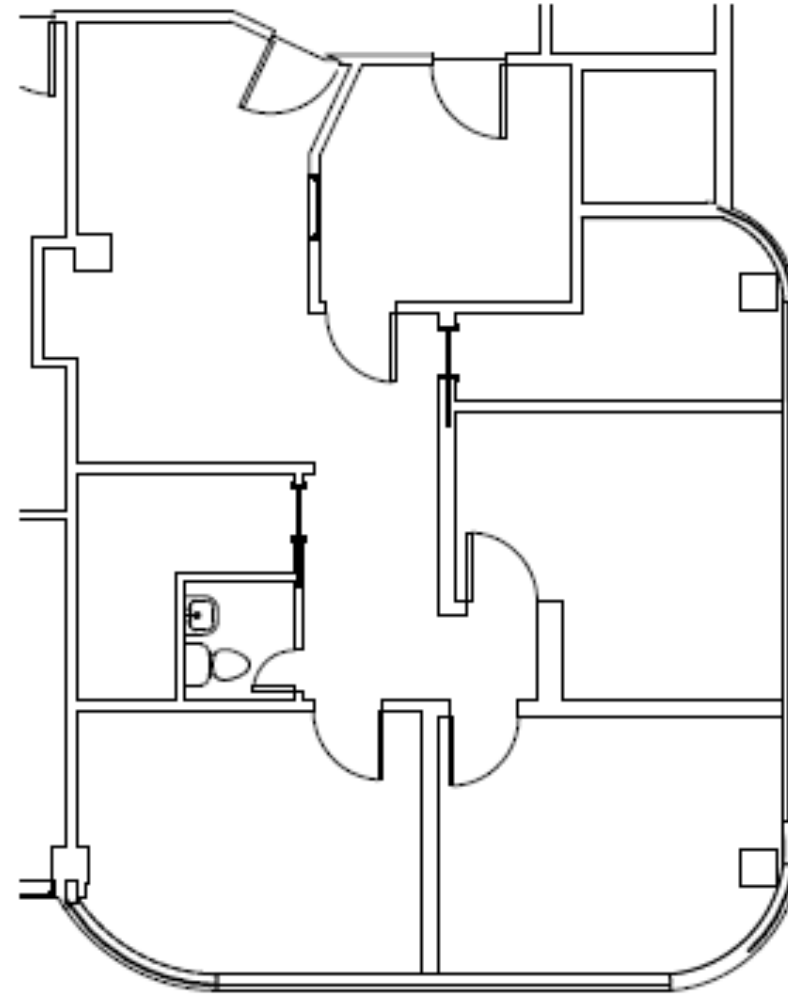
2855



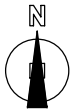
# SUITE #500

1,290 SQ. FT

5th Floor



① Suite 500 Without Dimension  
1/4" = 1'-0"



## 2855

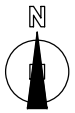
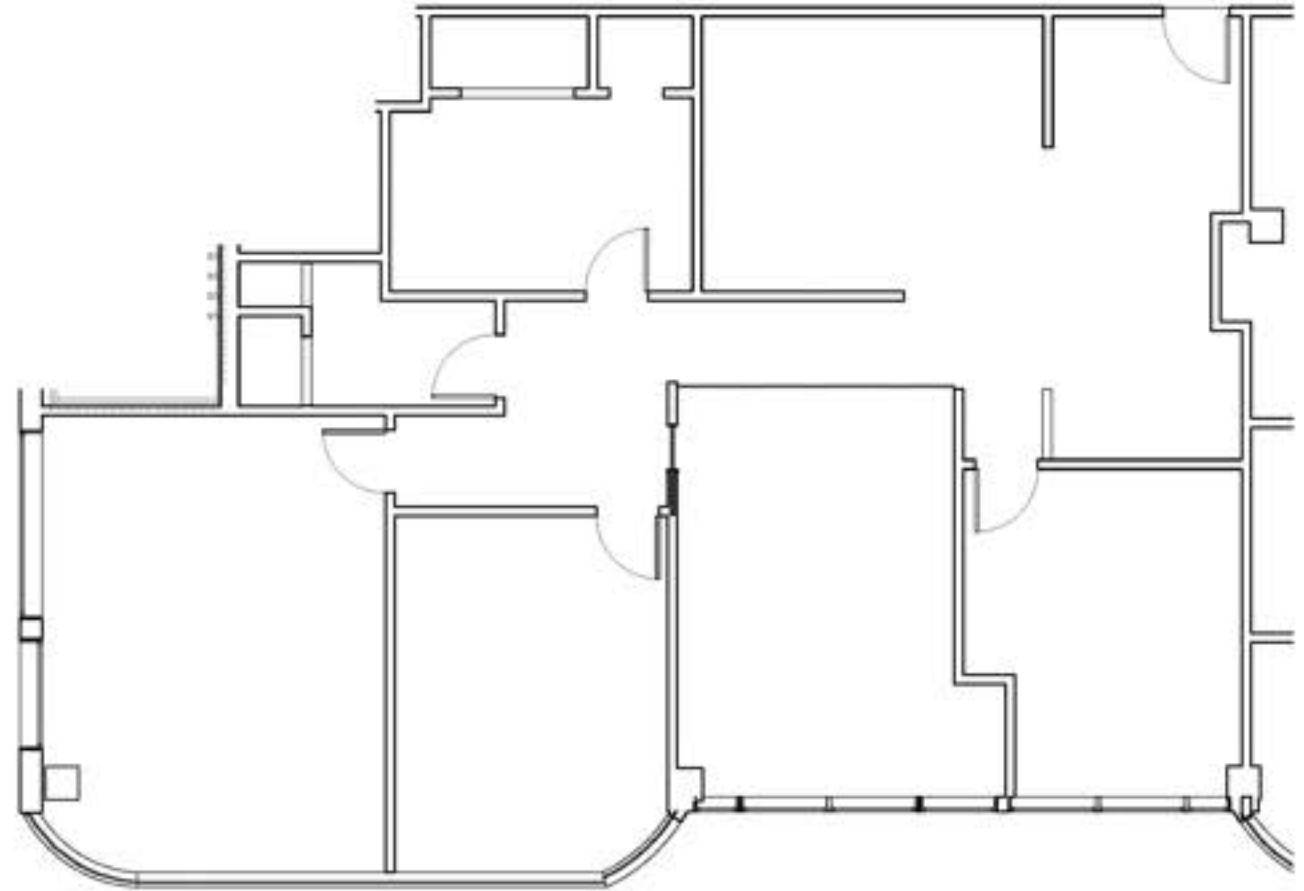




# SUITE #510

2,128 SQ. FT

5th Floor



2855



# THE MANAGEMENT

The Innovation Park office buildings are owned by Stonerock Capital Partners and proudly managed by Stonerock Management.

Stonerock Management delivers an impeccable tenant experience by maintaining every corner of the building and continuously offering an enhanced environment where you can recharge and reenergize as you work.

With Stonerock at your side, you have the confidence knowing that your management team is reliable, professional, and always available to help.







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