

Charter Place

OFFICE FOR LEASE

Office Rental Rate

Operating Expense

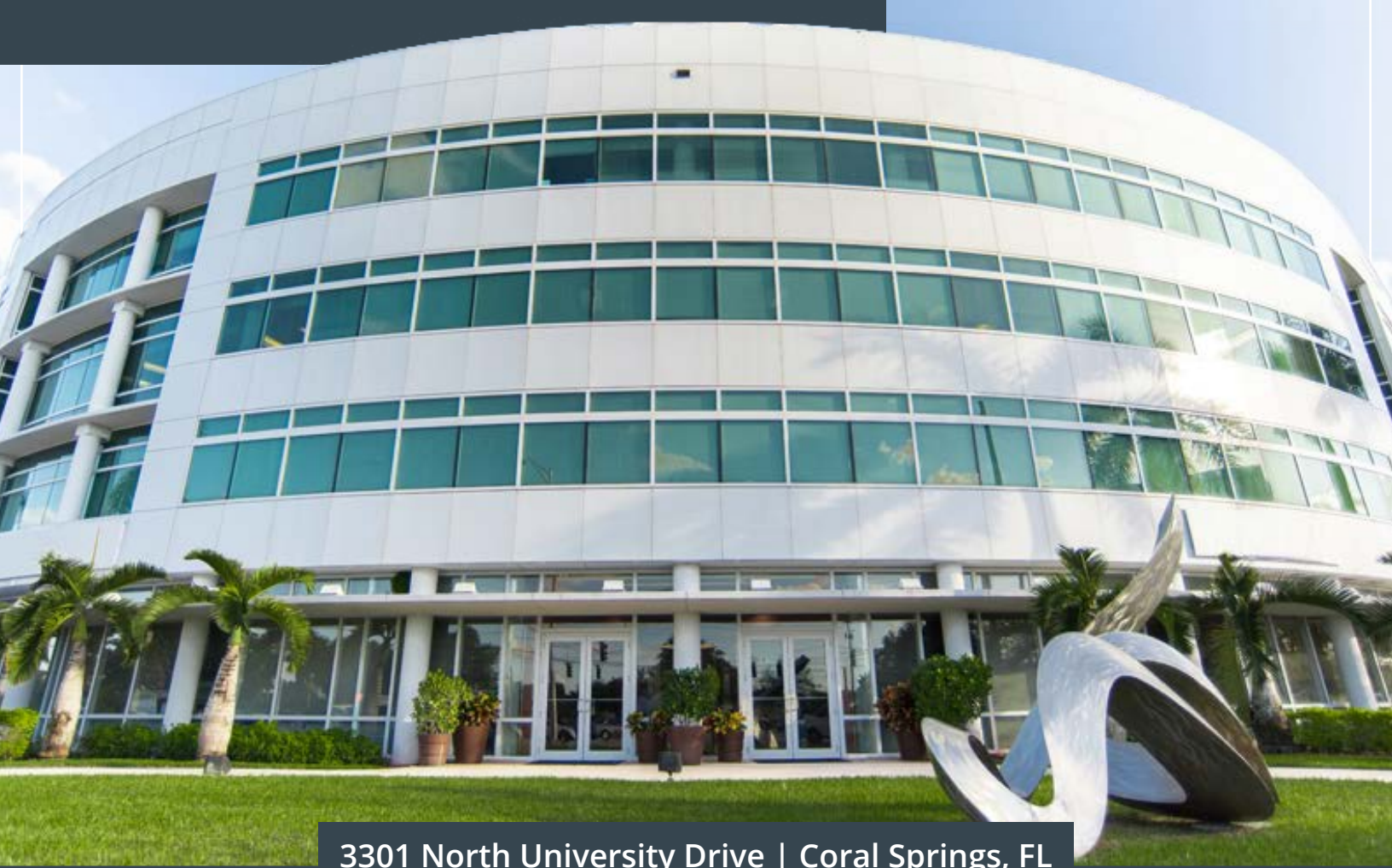
\$25.00 NNN psf \$18.77 psf

Retail Rental Rate

Operating Expense

\$25.00 NNN psf \$12.60 psf*

*Net of electric & janitorial



3301 North University Drive | Coral Springs, FL



Covered
Parking



High-Speed
Internet



Luxury
Finishes



Prime
Location



Class A
Office

And More →

Greg Martin

Principal, Managing Director

(954) 903-1815

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Justin Cope, SIOR

Principal

(954) 903-3701

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Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Premium Amenities for Your Workspace



Premier Office Space:

Four-story, 80,489-square-foot, Class A office building



High-End Finishes:

Elegant lobby, restrooms, & common areas



Prime Location:

Fronts University Drive & Sample Road



Convenience:

Onsite banking



Nearby Attractions:

Close to top restaurants & shopping in Coral Springs



Connectivity:

AT&T and FBL Fiber available



Safety Features:

Hurricane-resistant windows



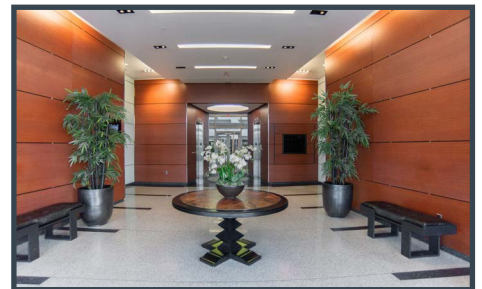
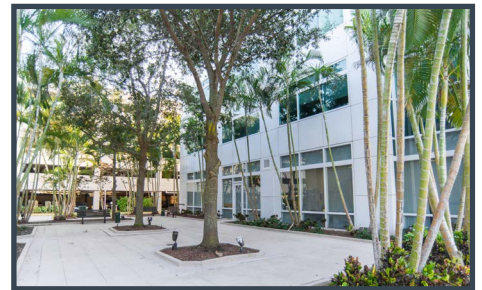
Easily Accessible:

Close to Sawgrass Expressway and Turnpike



Parking:

Free covered parking



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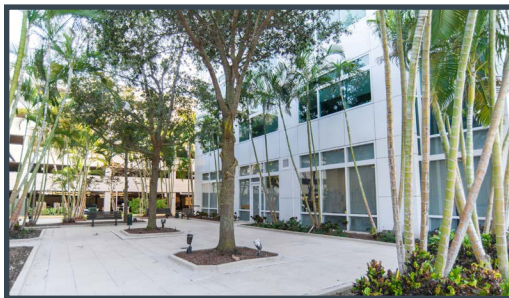
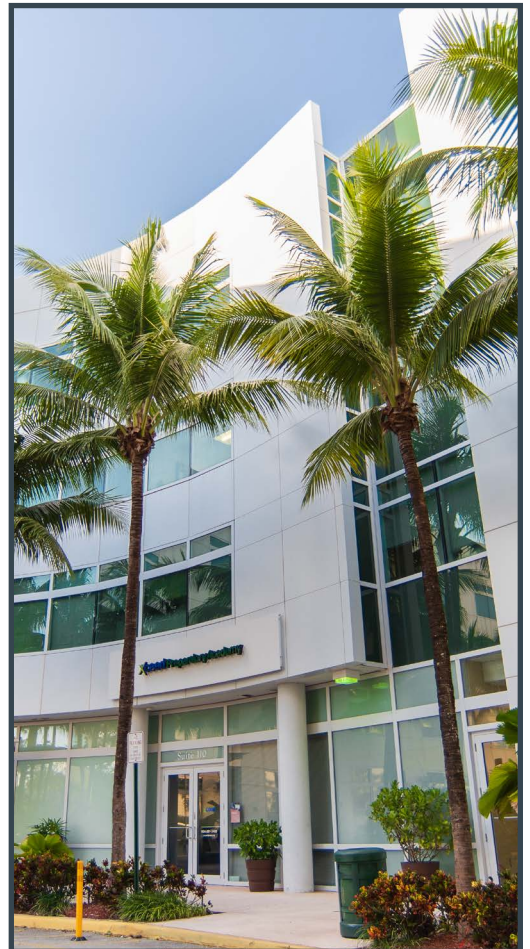
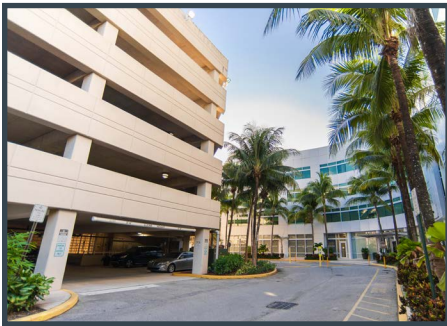
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Gallery



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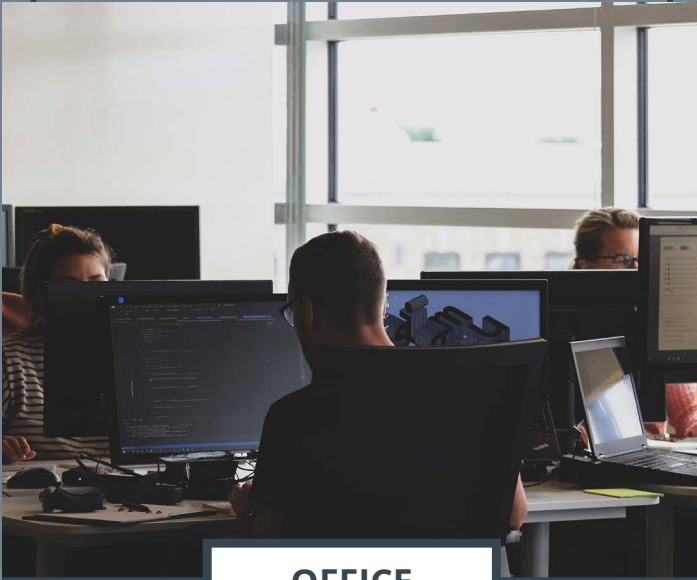
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Availability

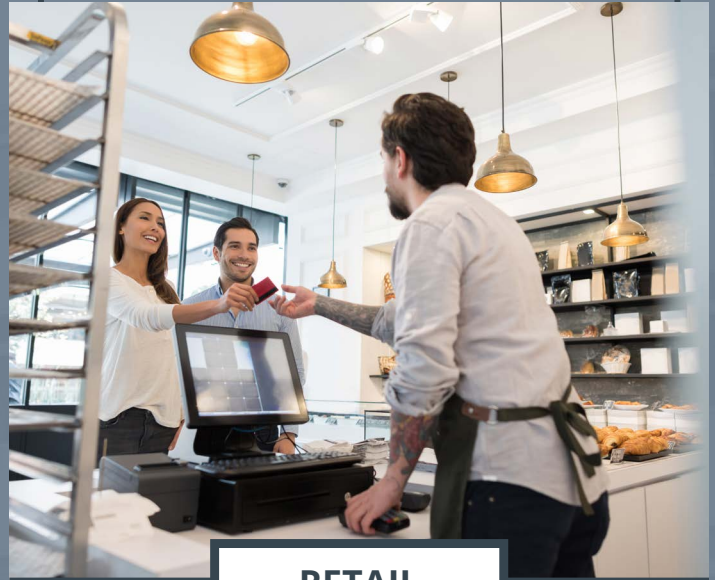


OFFICE

Suite 412
2,523 sf

Suite 415
2,249 sf

First generation space



RETAIL

Suite 3320
2,243 sf

First generation space

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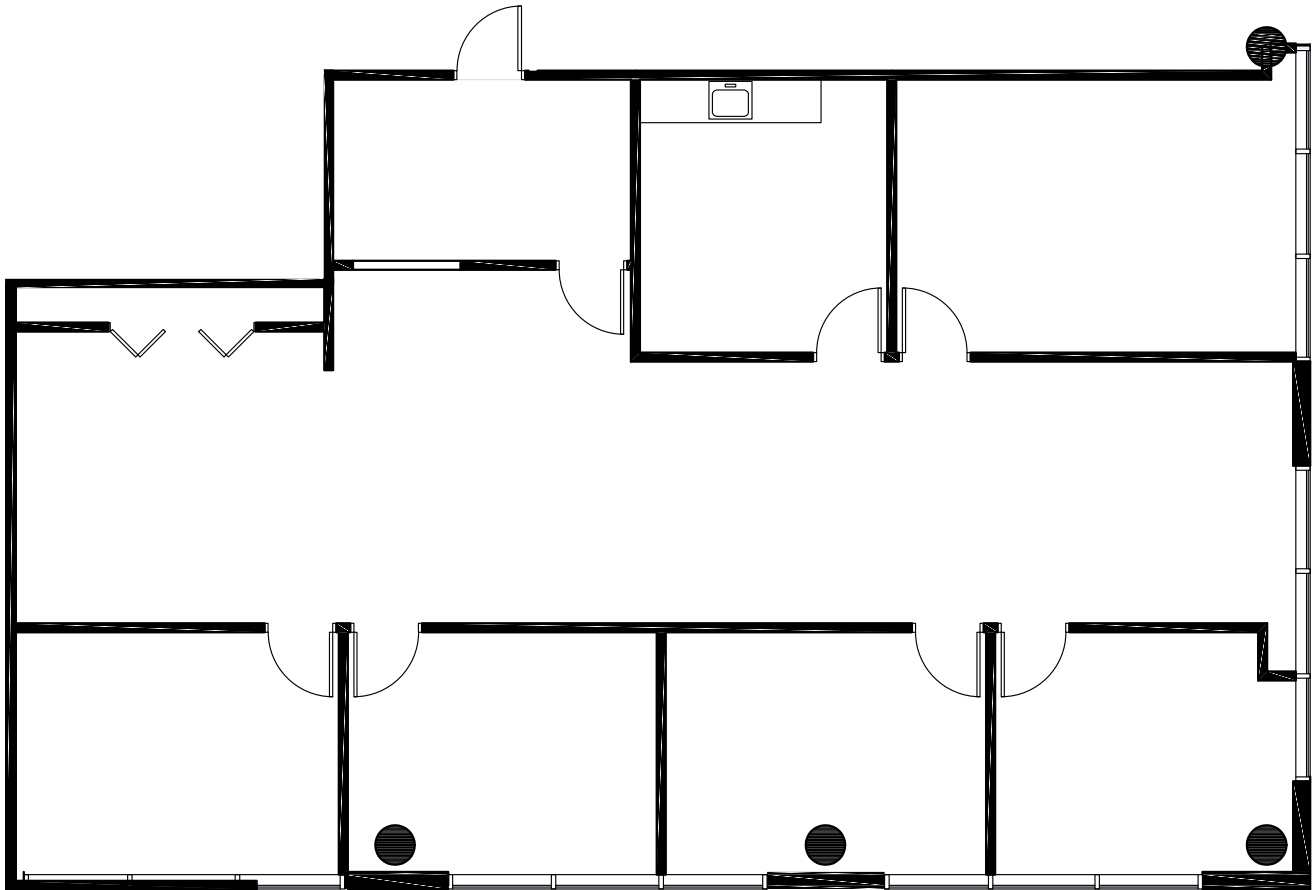
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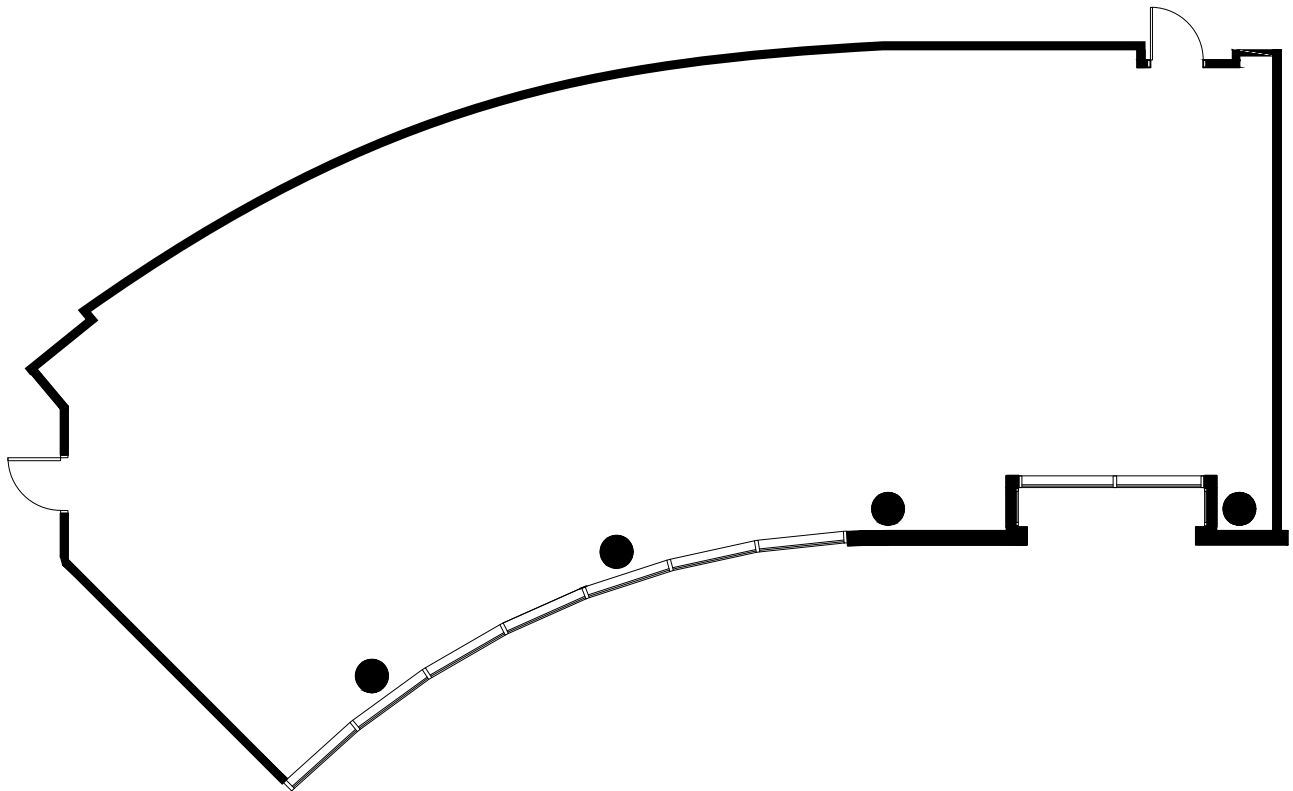
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**AVISON
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Property Location



Strategically Located for Convenience and Lifestyle

Financial

Bank of America
Wells Fargo
Chase
Citi

Restaurants

Starbucks
Tap 42
The Melting Pot
Miller's Ale House

Misc.

The Fresh Market
Publix
Trader Joe's
LA Fitness

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