

The Esplanade // For Lease

901 - 1001 North University Drive, Coral Springs, FL 33071

N University Drive traffic count about 88,000 +/- vehicles per day



Lease Rate:



\$35 psf, NNN;
\$17 psf, EST CAM



Population:
3 Mile: 181,666



Average Household Income:
3 Mile: \$116,000

- Prime location on major University Drive with strong visibility and access
- Surrounded by dense residential communities with high household income
- Anchored mix of medical, retail and professional tenants
- Large bays available offering strong repositioning potential
- Strong traffic, daytime population and built-in demand for service retail

| UNIT | TENANT |
|---------|---|
| 901 | Tijuana Taxi Co |
| 919 | All Cellular SFL |
| 921 | SABA and BEB |
| 923 | VSS Coral Springs |
| 925 | Mazzei DDS PA |
| 927 | Artbag Creations Inc |
| 929 | Serious Sanji Dumplings |
| 933 | Central Palm Beach Physicians & Urgent Care |
| 935 | Goyo Silver Inc |
| 939 | Available Space: 5,238 sf |
| 945 | Mattress Firm |
| 949 | Vino Suites Coral Springs |
| 953 | The Soul Massage |
| 955 | WT Lab |
| 959 | Available Space: 1,200 sf |
| 967 | Coral Springs Surgi Center |
| 983 | Neurospine Institute |
| 985 | Available Space: 3,262 sf |
| 987 | Sage Dental Management |
| 993 | Available Space: 1,440 sf |
| 997-999 | MIS of South Florida Inc |
| 1001 | Nhan V Dang |



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