

Class A  
Medical Space  
**FOR LEASE**



1725 N UNIVERSITY DRIVE, CORAL SPRINGS, FL 33071

Remedy   
**CBRE**



# Coral Springs Medical Center Overview

Coral Springs Medical Center is a class A three-story, 50,000 SF multi-tenant medical office building located along University Drive in the highly sought-after Coral Springs submarket. The property provides convenient access to major roadways, including Sawgrass Expressway, Florida’s Turnpike, I-95 and I-595, with close proximity to Parkland, Boca Raton, Pompano, Weston, Fort Lauderdale, Miami and greater South Florida.

- 1.5 miles from Broward Health Coral Springs
- 3.0 miles from HCA Florida Woodmont Hospital
- 1 mile from popular retail and dining options at both The Walk at University and Coral Square.



Proximity to major roadways allows great access to patients and the South Florida Healthcare labor market



## Property Highlights

Premier, full-service medical office building, conveniently located in central Coral Springs.



Ample parking ratio of 4.50:1,000 for doctors and staff, with a covered drop-off area for patients and visitors



Existing full-floor 14,911 SF surgery center available for lease



Additional 8,000 - 9,000 SF of built-out medical and professional space available for lease



Supported by the strong institutional ownership of Remedy Medical Properties, your trusted healthcare real estate partner



Building signage available



### 2025 DEMOGRAPHICS

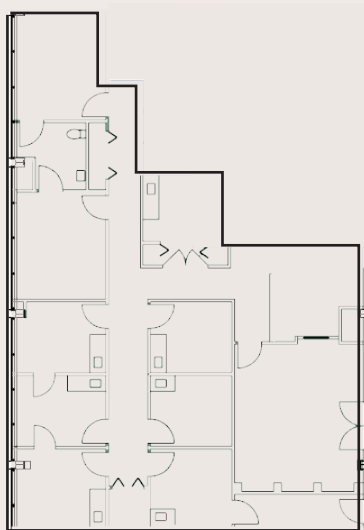
	3 Miles	5 Miles	10 Miles
POPULATION	183,352	372,127	1,087,754
MEDIAN AGE	40.7	41.7	42.1
HOUSEHOLDS	66,014	139,731	425,320
AVERAGE HOUSEHOLD INCOME	\$101,862	\$101,692	\$101,003



AVAILABLE  
FLOOR PLANS

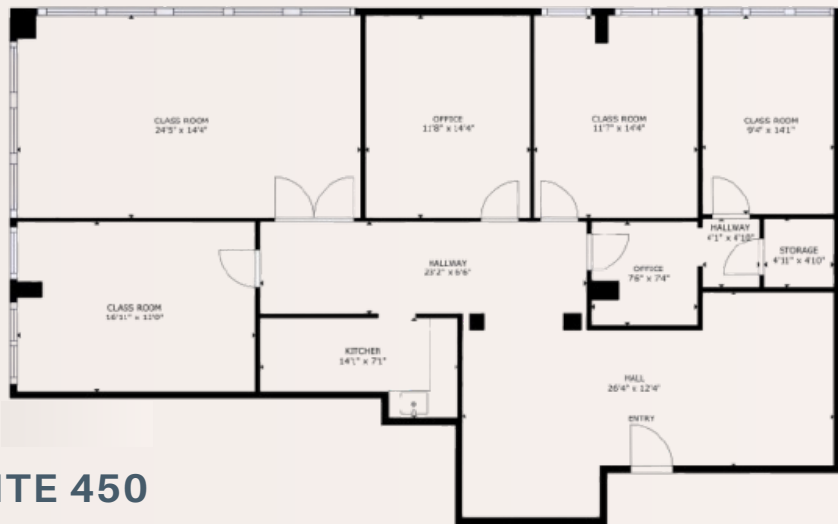


SUITE 325



SUITE 300

SUITE 200



SUITE 450

Availabilities		RSF
SUITE 200	± 14,911 SF	Surgical Center
SUITE 300	± 2,633 SF	Fully built-out medical office space; move-in ready
SUITE 325	± 5,583 SF	Fully built out medical office, including 12 exam rooms and lab areas.
SUITE 450	± 2,340 SF	Non-clinical space, ideally suited for administrative offices.

Virtual Tour



SUITE 200 FLOOR PLAN  
14,911 SF



Full build-out for  
ambulatory surgical center



Heavy power and existing gas lines



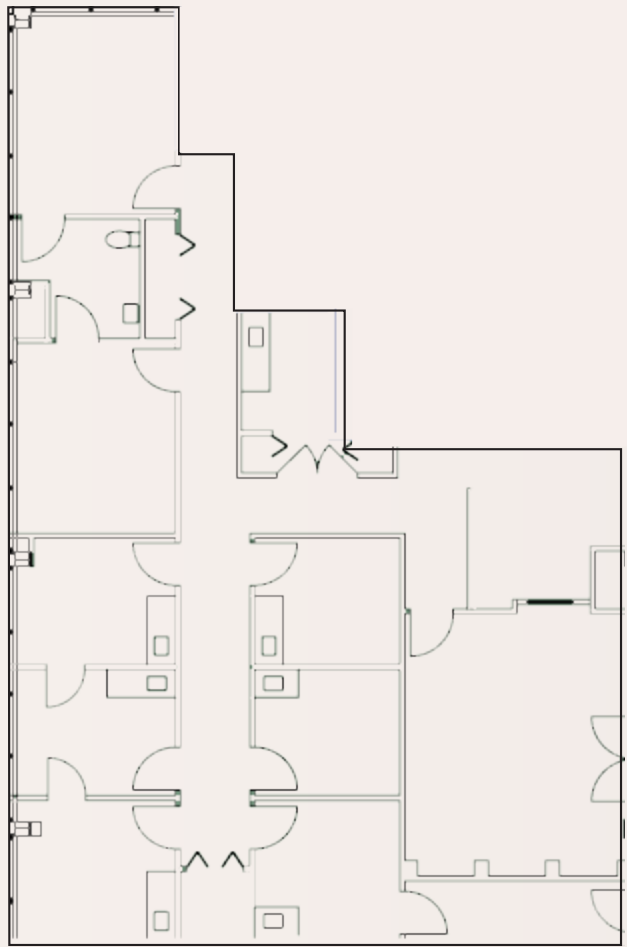
Multiple operating rooms



Efficient layout of surgical, clinical  
and administrative spaces







# SUITE 300 FLOOR PLAN

2,633 SF

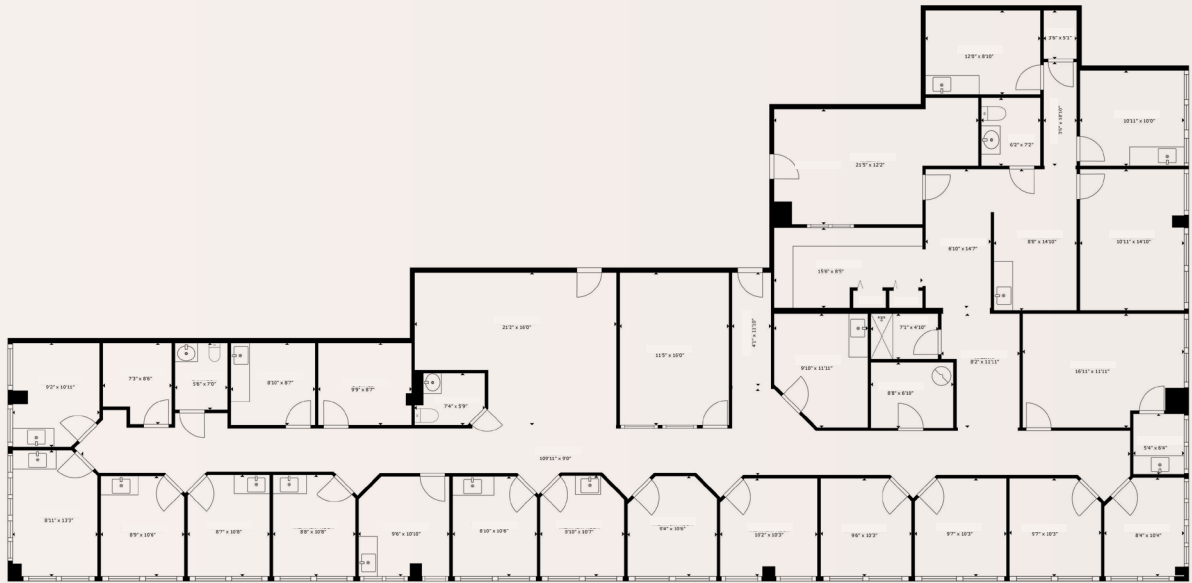
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Move-in ready traditional clinical space
- 

Efficient design with seperate staff entrance
- 


Upgraded finishes throughout
- 


Direct elevator exposure




# SUITE 325 FLOOR PLAN

5,583 SF

- 

Move-in ready traditional clinical space
- 

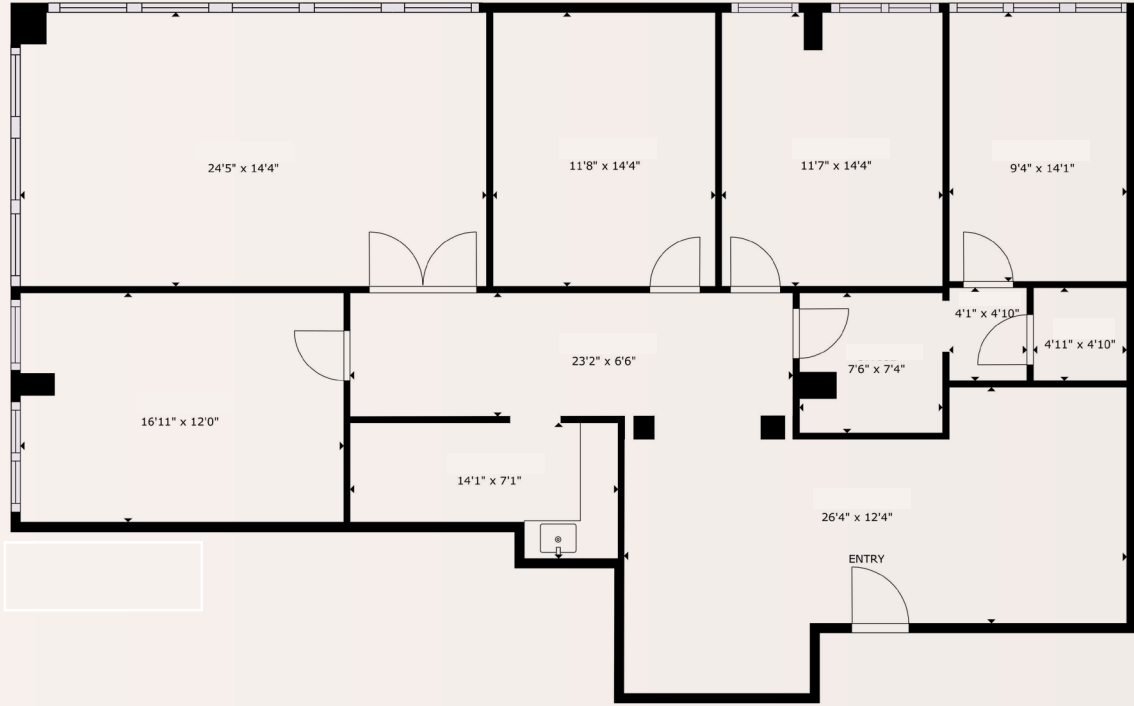
Efficient design with separate entrances for reception and check-out/exit
- 

Multiple sinked exam rooms along window line
- 

ADA bathrooms throughout











## SUITE 450 FLOOR PLAN

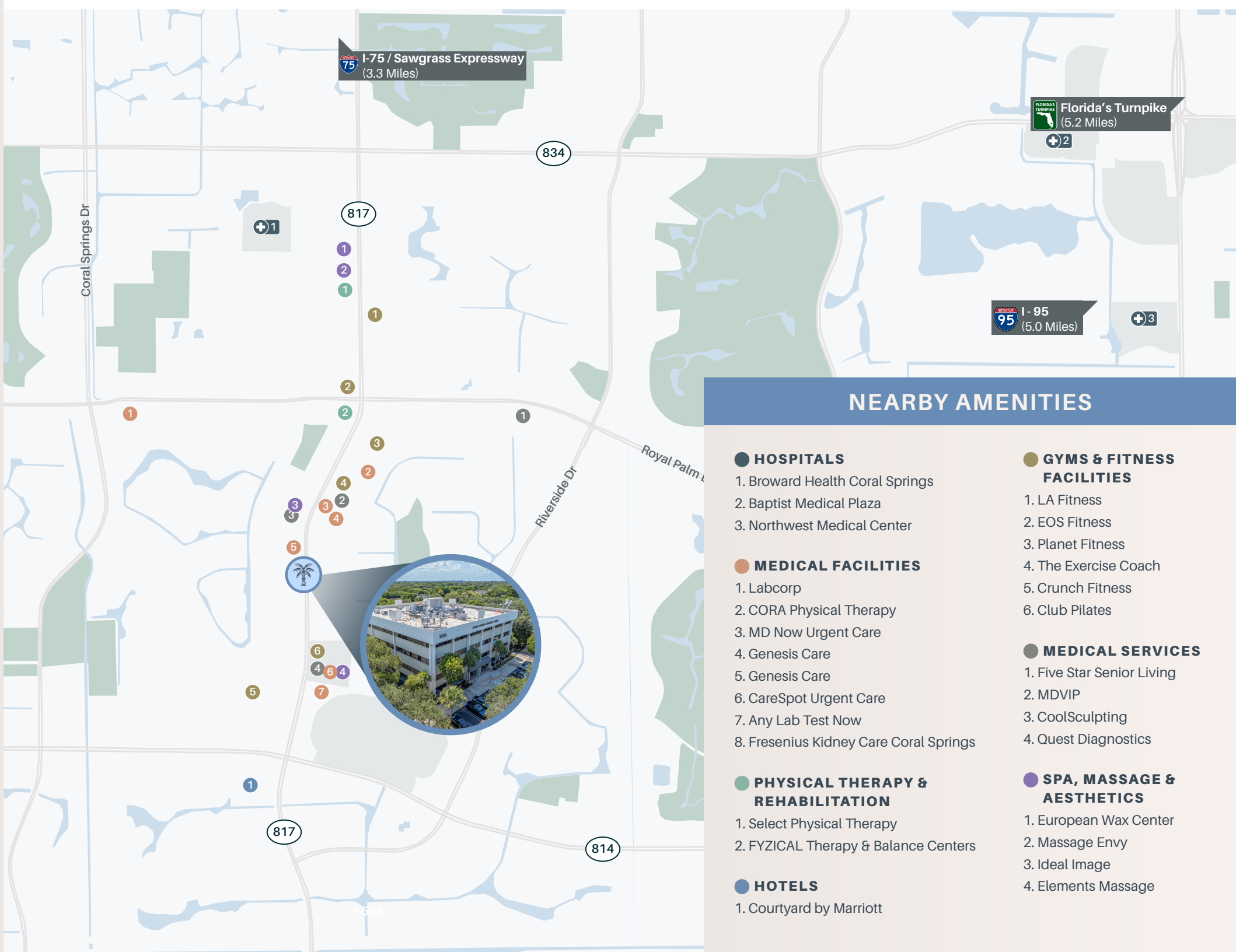
2,340 SF

 Ideal space for executives and/or doctors

 Large board room

 High-end finishes with exceptionally high ceilings

 Perfect complement to Suite 200, or standalone space for non-clinical users

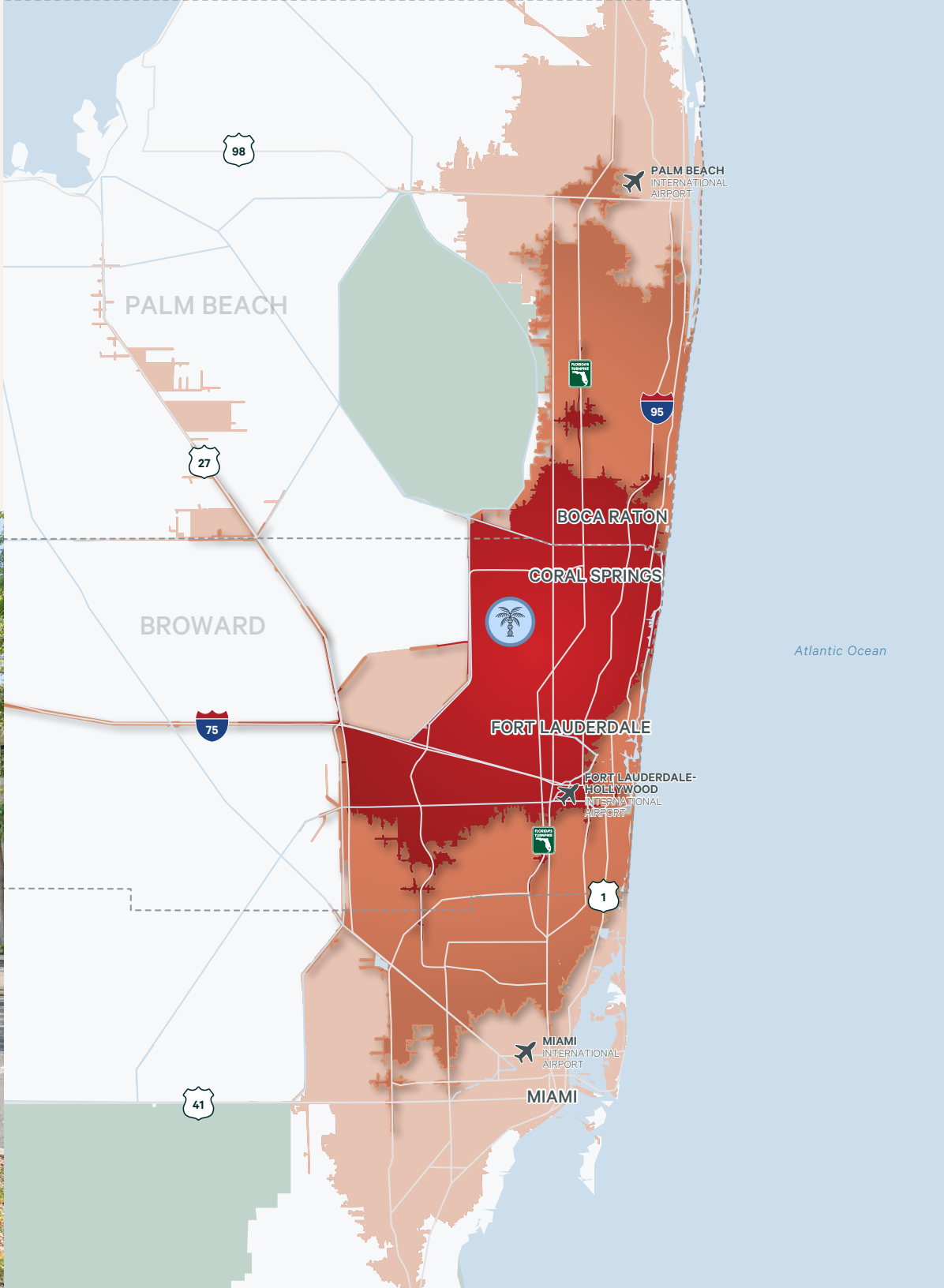




# Every Need Just a Drive Away

## DRIVE TIMES

● 30 MINUTES ● 45 MINUTES ● 60 MINUTES



**CBRE** | South Florida Healthcare

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