

Charter Place

OFFICE FOR LEASE

Office Rental Rate

Operating Expense

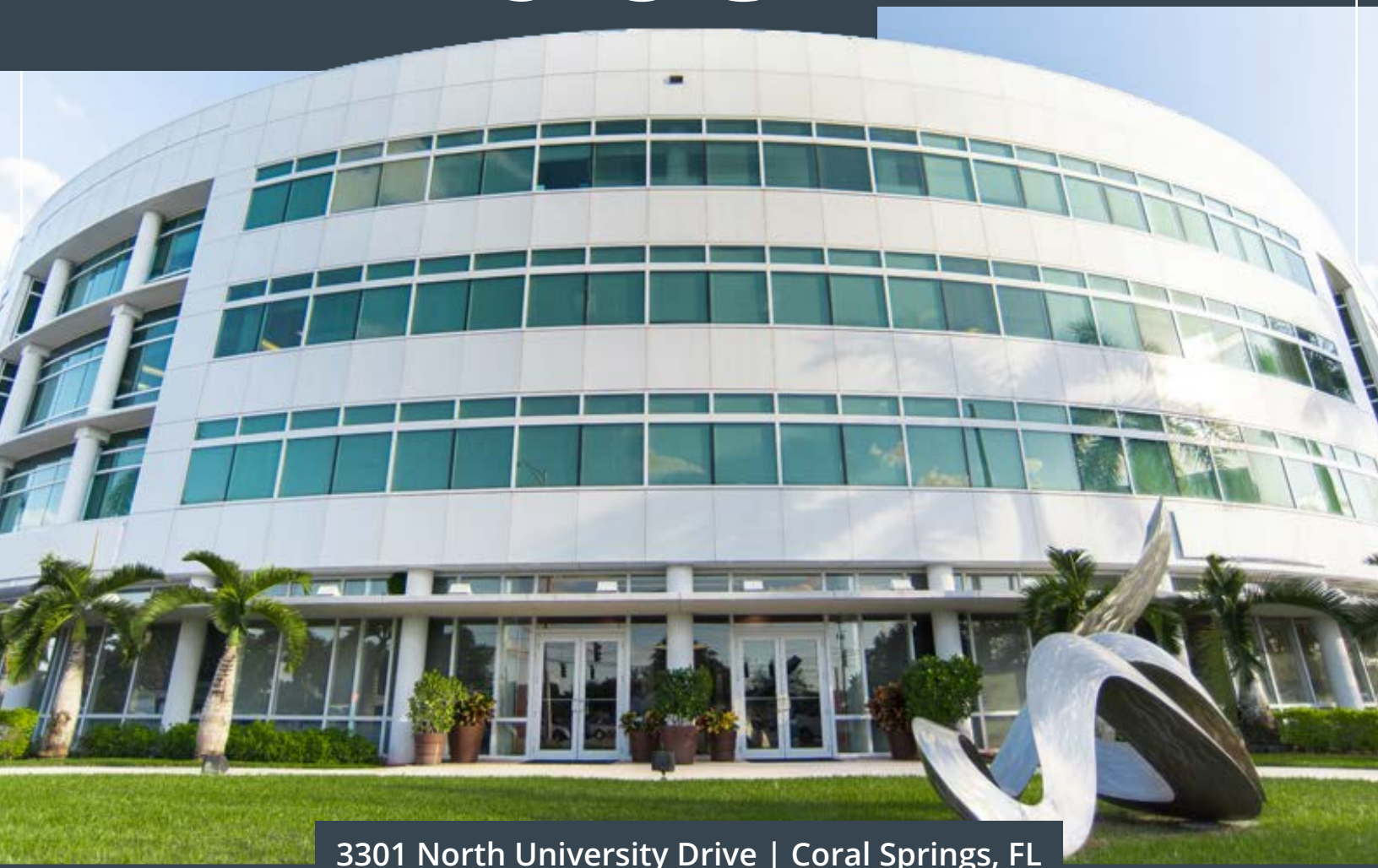
\$30.00 NNN psf \$19.59 psf

Retail Rental Rate

Operating Expense

\$30.00 NNN psf \$13.90 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

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

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



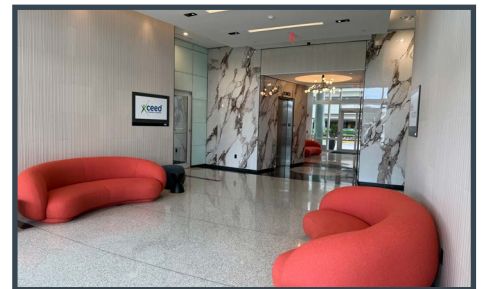
Easily Accessible:

Close to Sawgrass Expressway and Turnpike



Parking:

Free covered parking



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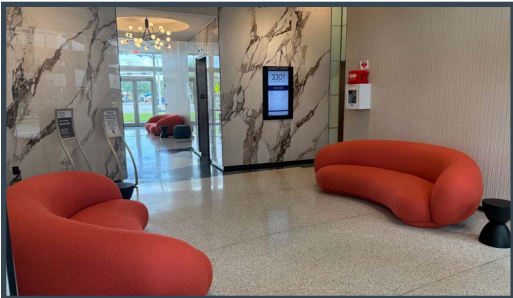
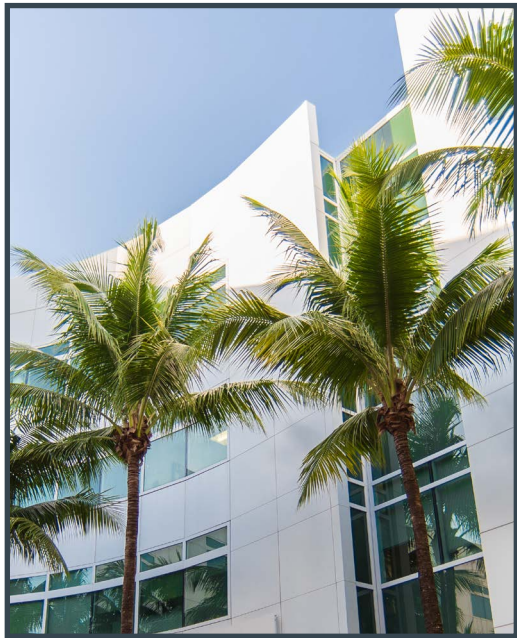
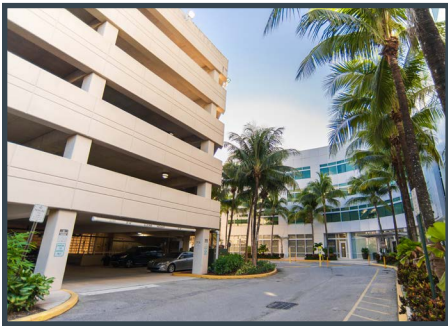
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**AVISON
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Gallery



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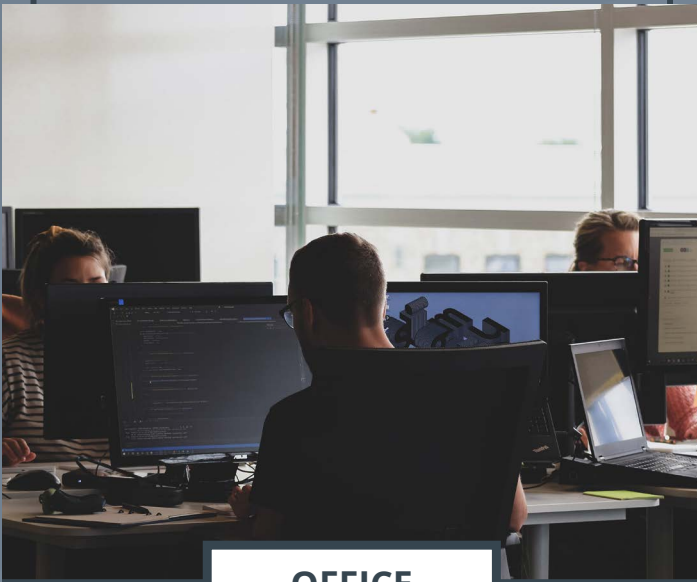
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Availability

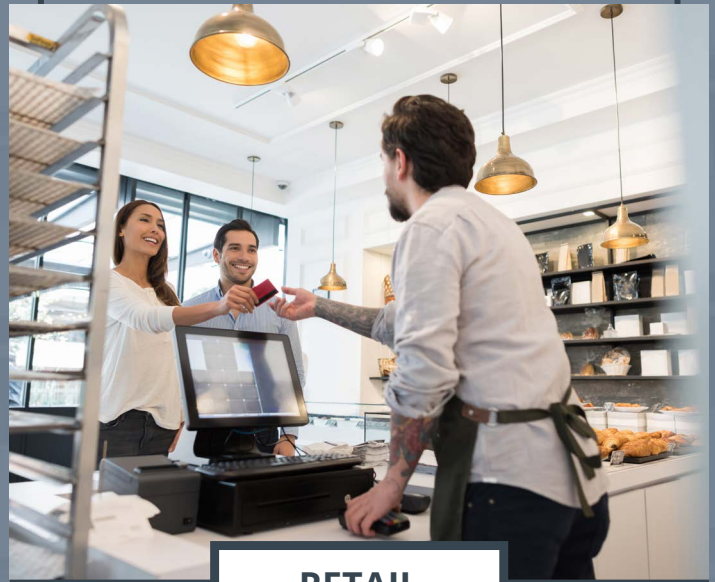


OFFICE

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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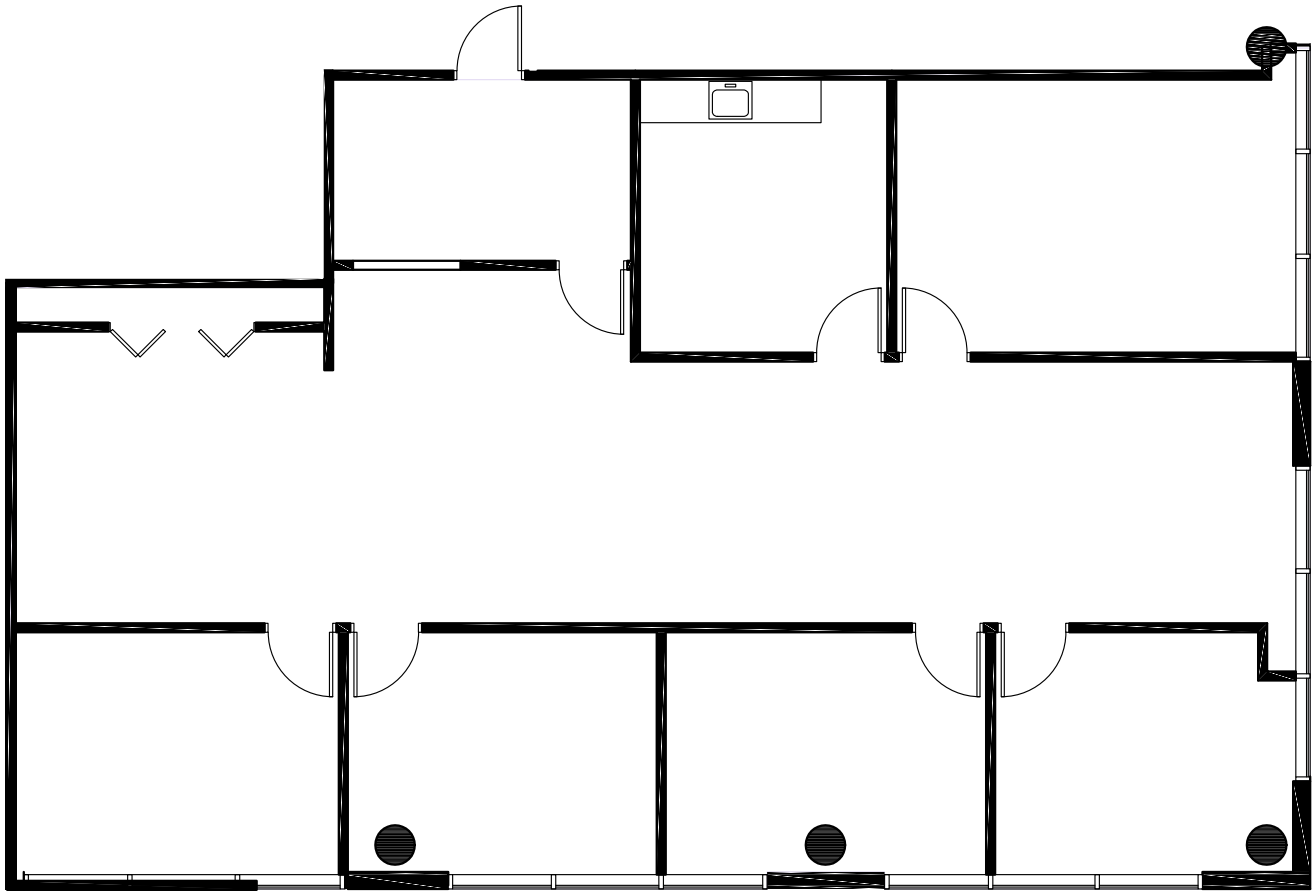
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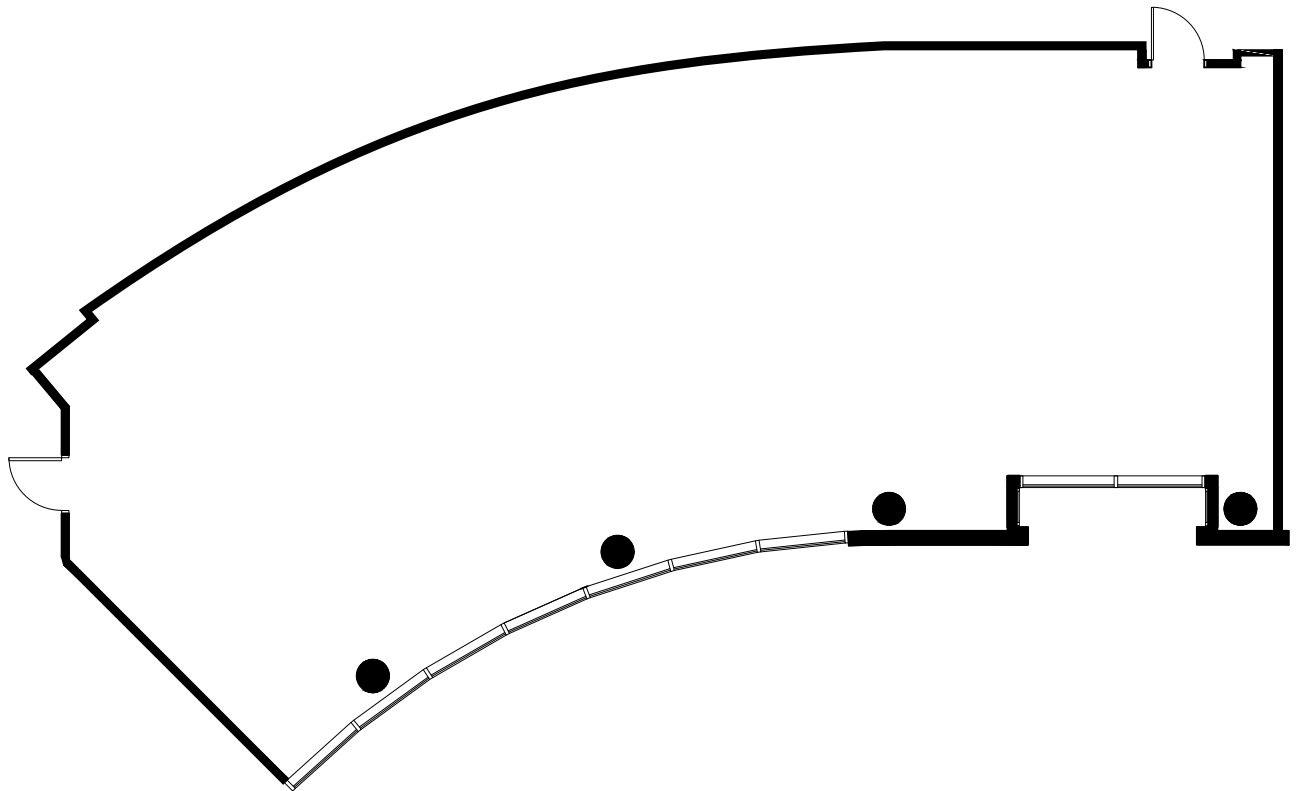
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**AVISON
YOUNG**

Property Location

869

441



Coral Springs The Melting Pot FONDUE RESTAURANT

Bank of America



Charter Place

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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