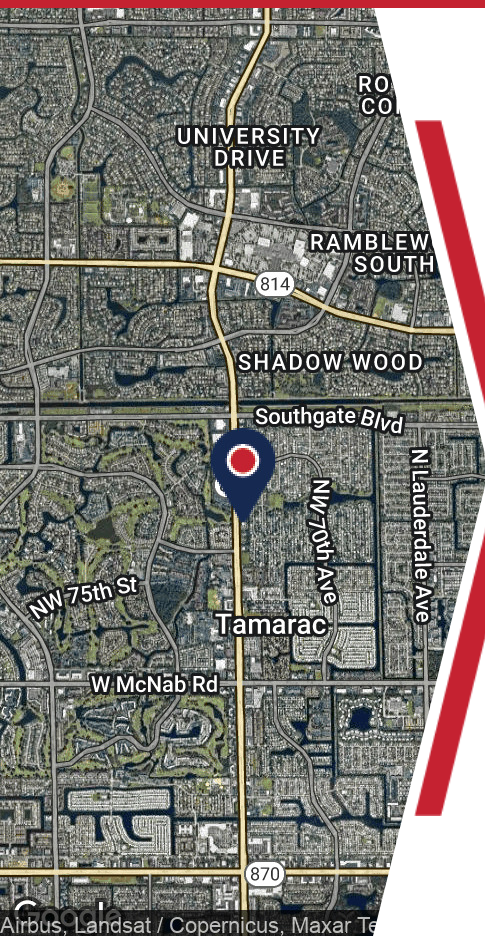


ASC GLOBAL OFFICE BUILDING

7880 NORTH UNIVERSITY DRIVE



## PROPERTY DETAILS

- ±14,100 SF two-story Class B office building with excellent visibility on University Drive
- Full-service leases starting at \$27.00–\$30.00/SF/YR
- Ample Parking
- Flexible suite sizes from ±900 SF – 3,600 SF with window lines
- Excellent visibility on major commercial corridor (University Drive)
- Minutes to University Hospital, Coral Springs Medical District, and executive housing
- Easy access to Sawgrass Expressway, Commercial Boulevard, and Florida Turnpike
- Surrounded by national retailers, medical centers, and dense residential neighborhoods

## ABOUT PROPERTY



### PRICE

\$27.00 – 30.00 SF/yr (Full Service)



### YEAR BUILT

1988



### AVAILABLE SF

900 – 3,600 SF



### PARKING

Ample Parking



### LOCATION

7880 N University Drive, Tamarac FL 33321

For more information:

**Jake Michels**

954.652.2036 | [jmichels@Bergercommercial.Com](mailto:jmichels@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

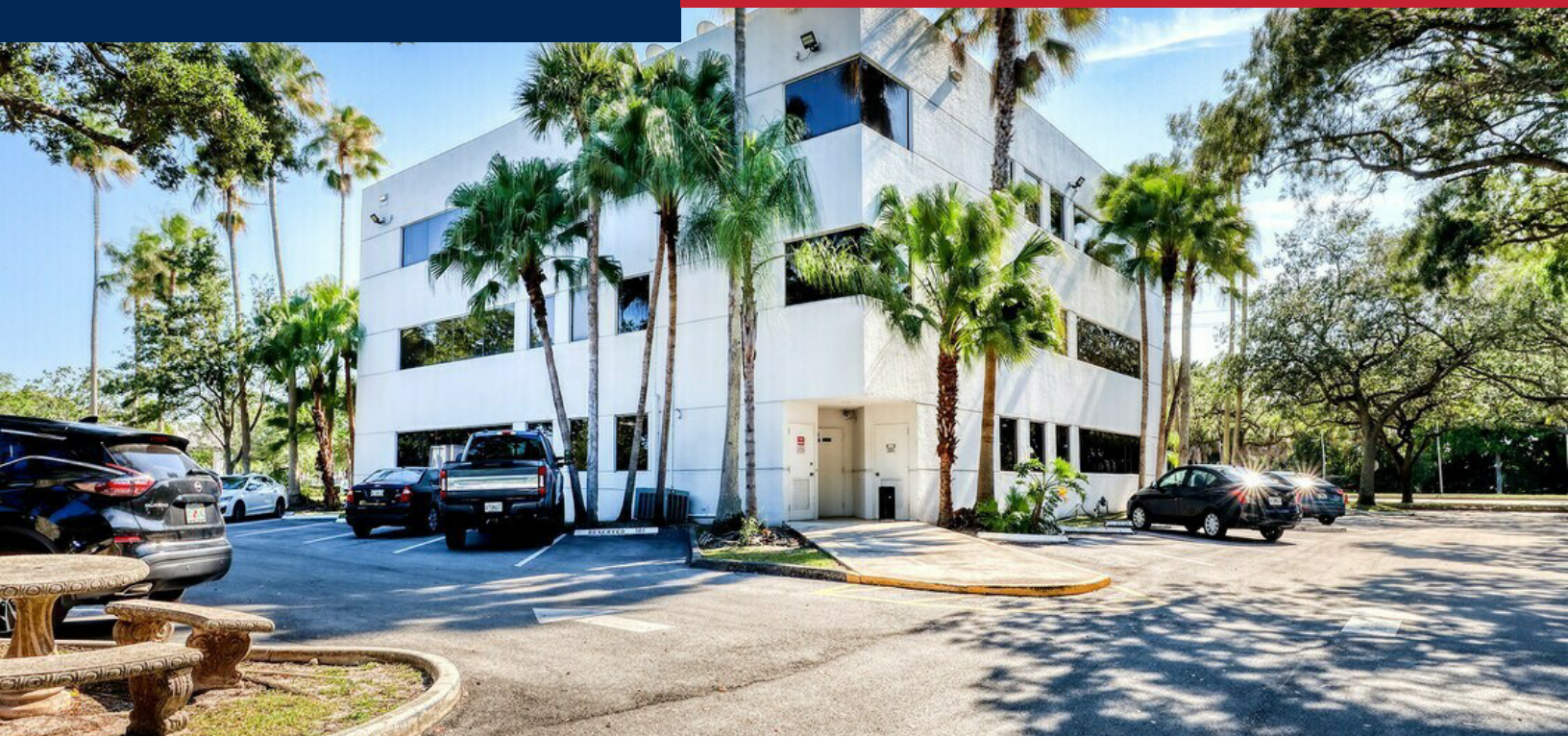
**Joseph Byrnes**

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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.





### PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 7880 North University Drive, Tamarac, FL, 33321. This exceptional property boasts modern architecture, ample parking, and meticulously maintained landscaping, creating a professional and inviting atmosphere for tenants and visitors alike. Inside, the spacious office suites feature open layouts, abundant natural light, and customizable configurations to suit various business needs. With convenient access to major highways and amenities, this property offers unparalleled convenience and visibility for businesses seeking a strategic location. Elevate your business presence with a lease at this prominent Tamarac address.

### PROPERTY HIGHLIGHTS

- ±14,100 SF two-story Class B office building with excellent visibility on University Drive
- Full-service leases starting at \$27.00–\$30.00/SF/YR
- Ample Parking
- Flexible suite configurations from ±900 SF – 3,600 SF with private restrooms and window lines
- Excellent visibility on major commercial corridor (University Drive)
- Minutes to University Hospital, Coral Springs Medical District, and executive housing
- Easy access to Sawgrass Expressway, Commercial Boulevard, and Florida Turnpike

### OFFERING SUMMARY

Lease Rate:	\$27.00 - 30.00 SF/yr (Full Service)
Available SF:	967 - 3,638 SF
Lot Size:	1.16 Acres
Building Size:	14,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,695	72,055	170,805
Total Population	18,992	190,448	450,487
Average HH Income	\$91,332	\$89,509	\$86,303

For more information:

**Jake Michels**

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bergercommercial.com

**Joseph Byrnes**

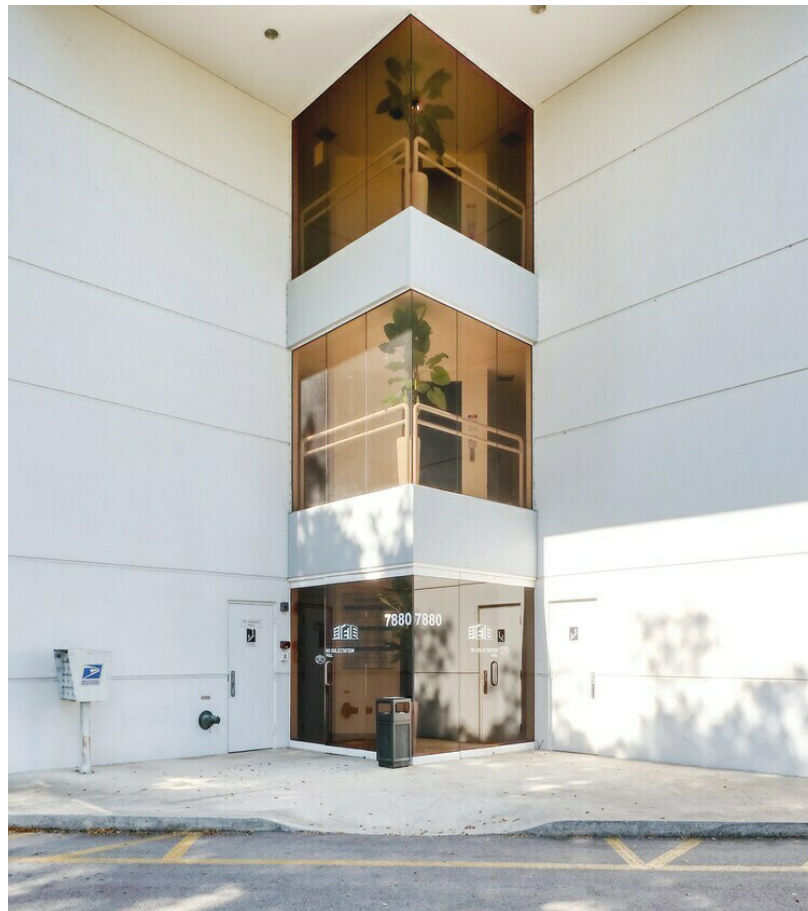
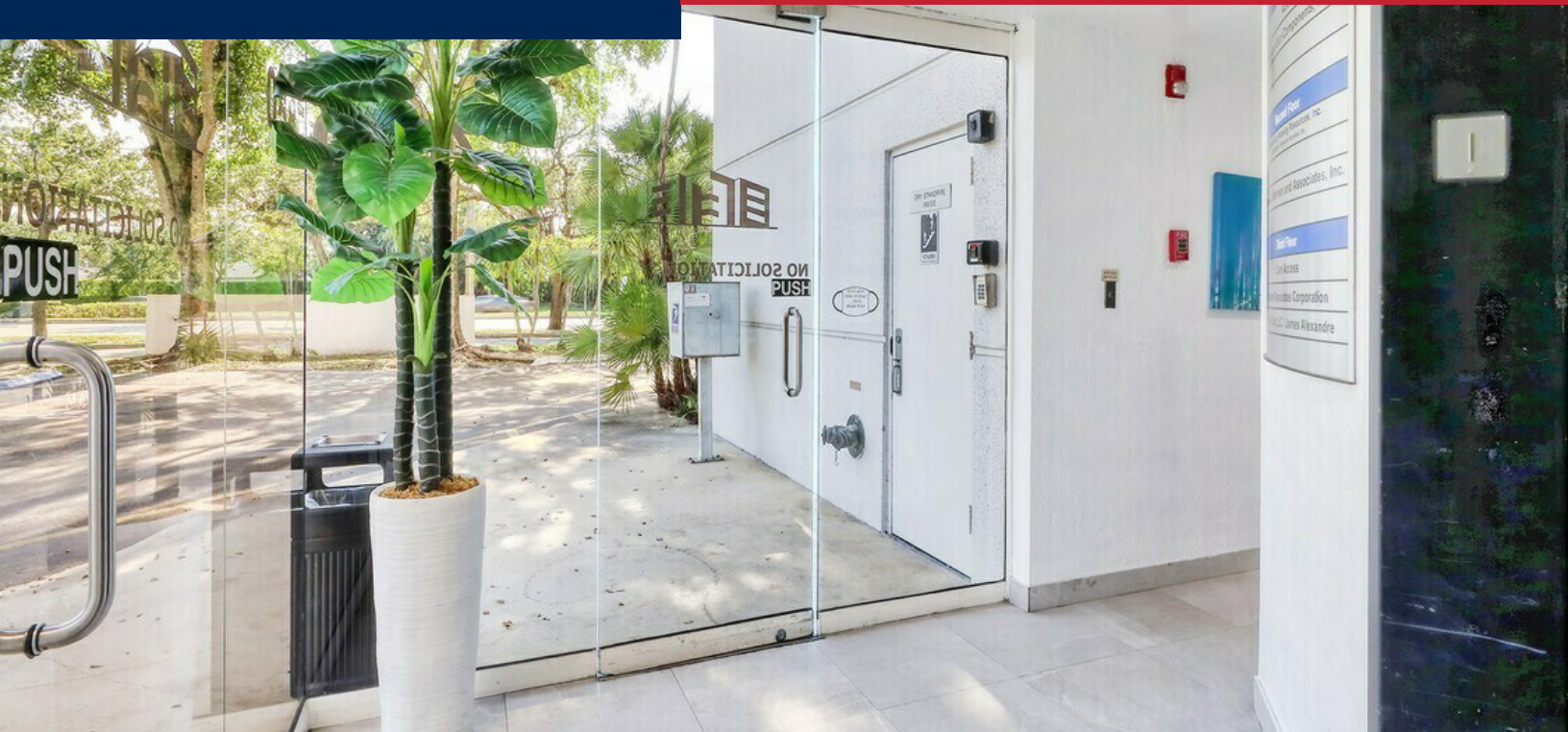
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## ASC GLOBAL OFFICE BUILDING

## ADDITIONAL PHOTOS



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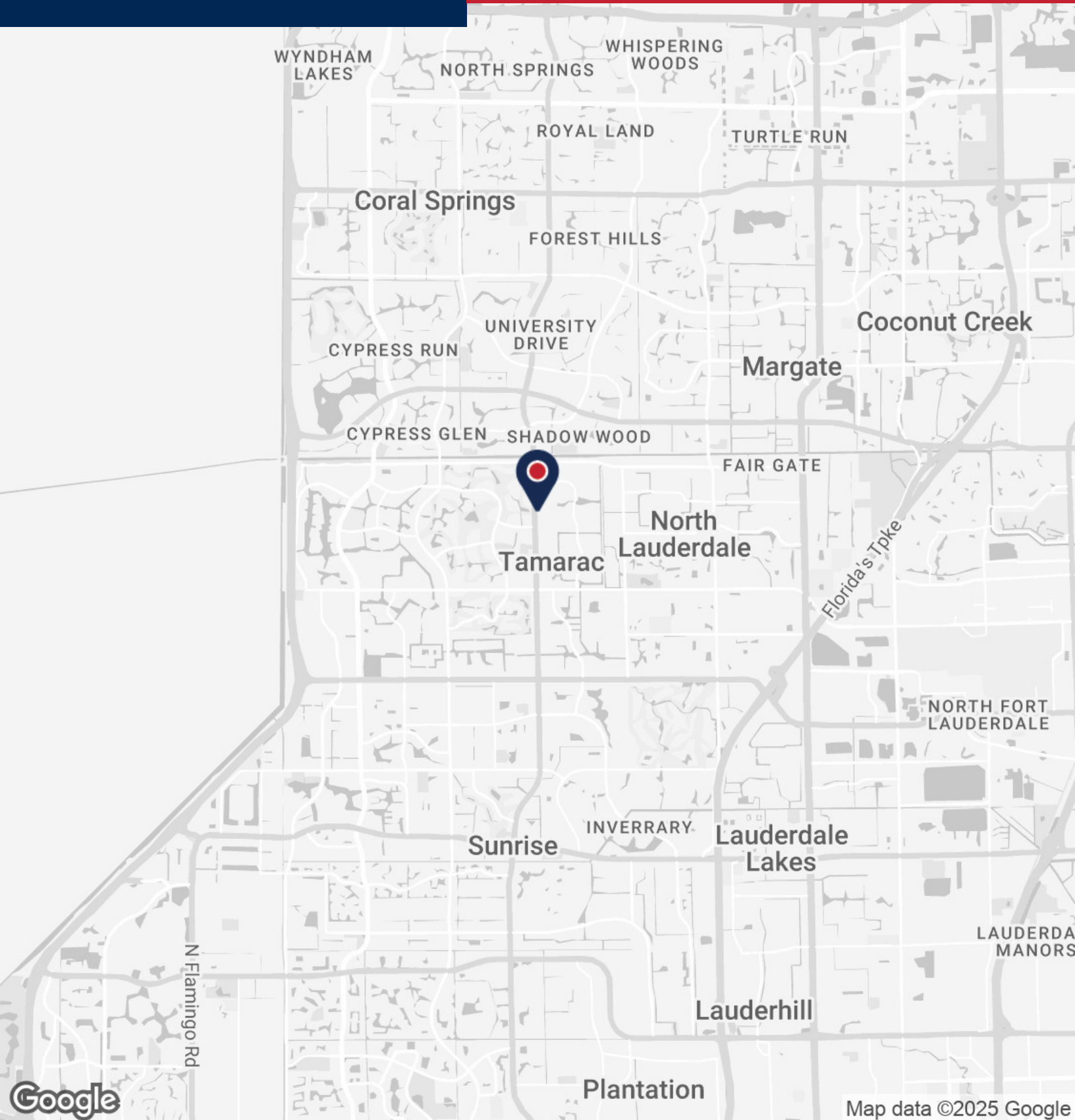
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For more information:

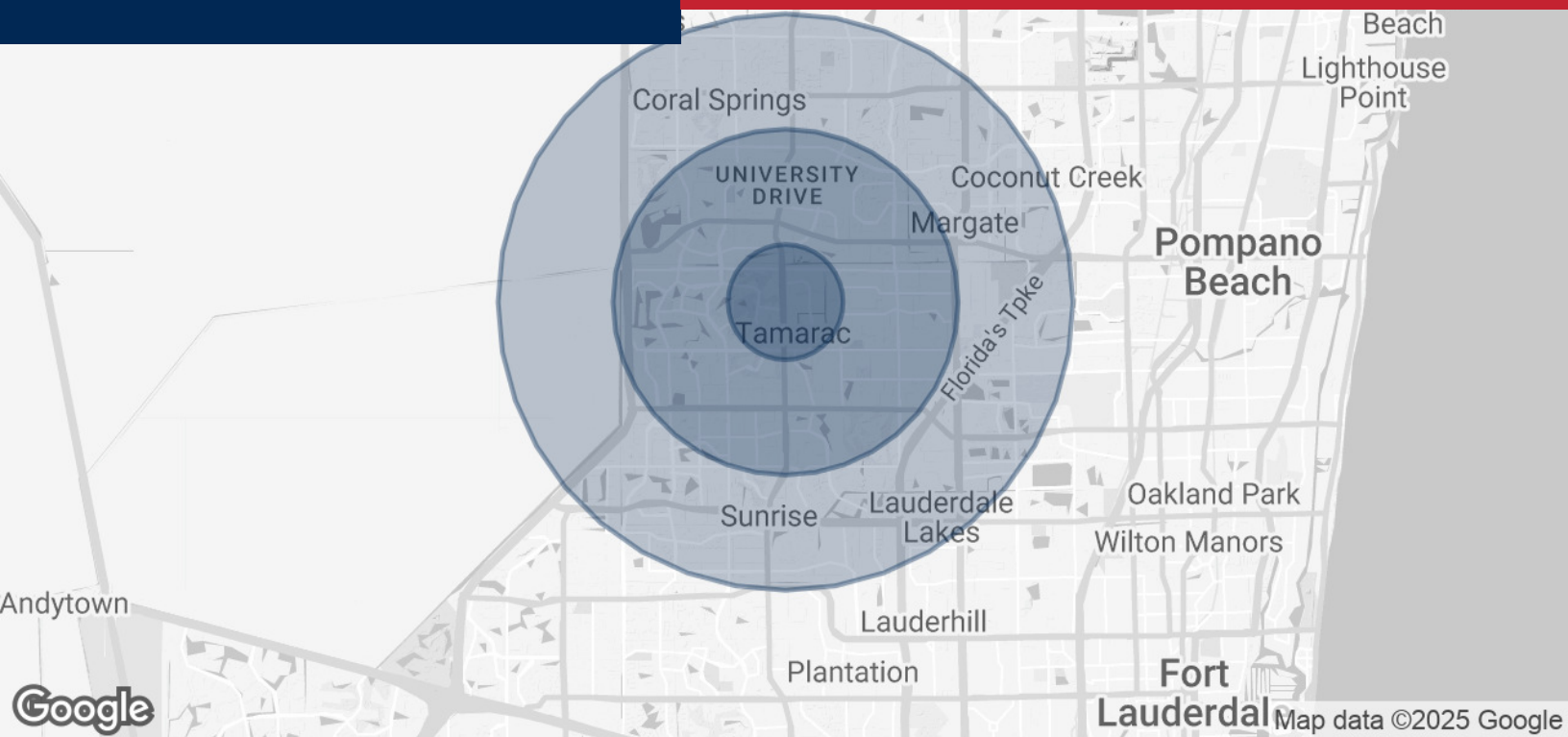
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,992	190,448	450,487
Average Age	42	43	42
Average Age (Male)	40	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,695	72,055	170,805
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$91,332	\$89,509	\$86,303
Average House Value	\$375,437	\$358,412	\$351,760

Demographics data derived from AlphaMap

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