

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



2026 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

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



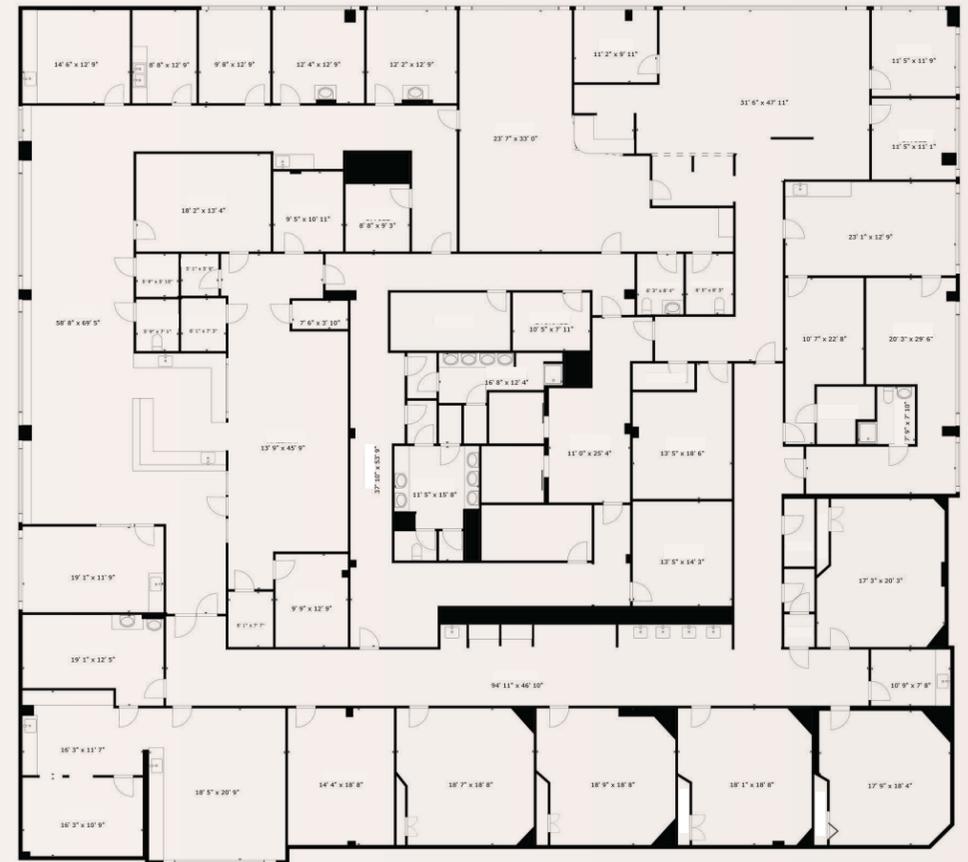
Supported by the strong institutional ownership of Remedy Medical Properties, your trusted healthcare real estate partner



Building signage available

AVAILABLE SUITE OPTIONS

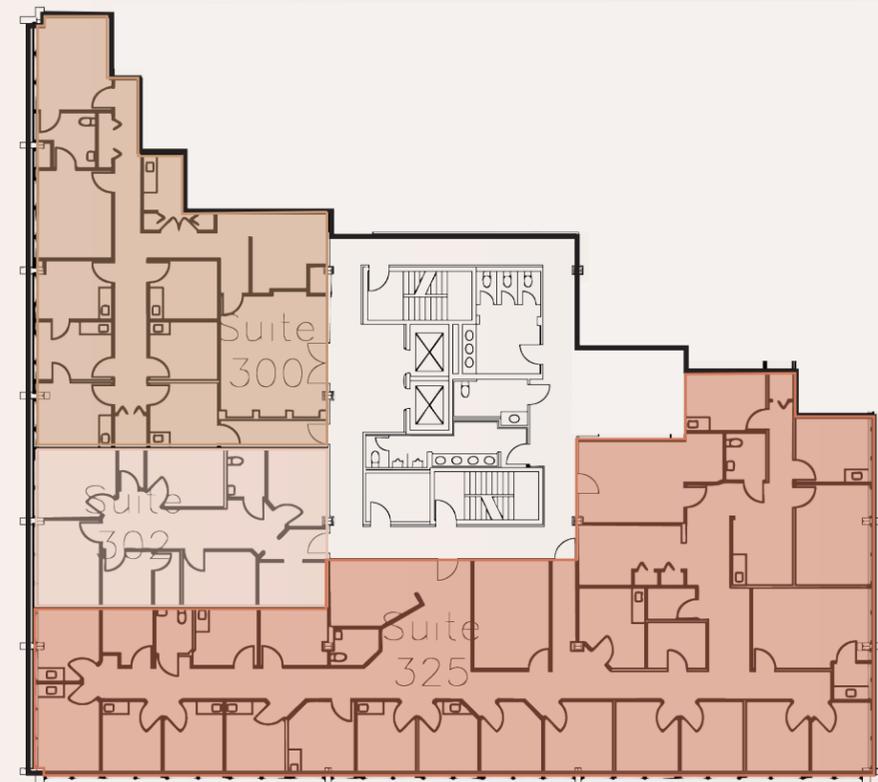
 Virtual Tour



Availabilities	RSF	
SUITE 200	± 14,911 SF	Surgical Center
SUITE 300	± 2,633 SF	Fully built-out medical office space; move-in ready
SUITE 302	± 1,269 SF	Fully built-out medical office space with in-suite restroom; move-in ready.
SUITE 325	± 5,583 SF	Fully built out medical office, including 12 exam rooms and lab areas.
SUITE 300 - 325	± 9,485 SF	Three adjacent suites offering the flexibility to combine for up to 9,485 SF of contiguous space. Second-generation medical infrastructure throughout.
SUITE 450	± 2,340 SF	Non-clinical space, ideally suited for administrative offices.

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



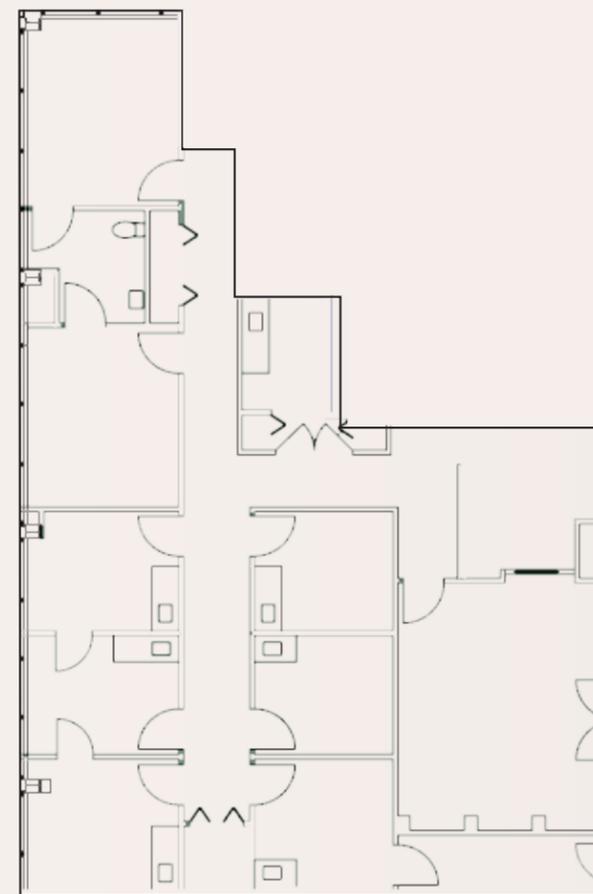
SUITE 300 - 325 FLOOR PLAN

9,485 SF Contiguous space

-  Substantial availability ideal for medical headquarters or large-scale operations
-  Second-generation medical infrastructure throughout
-  In-suite restrooms



 Virtual Tour



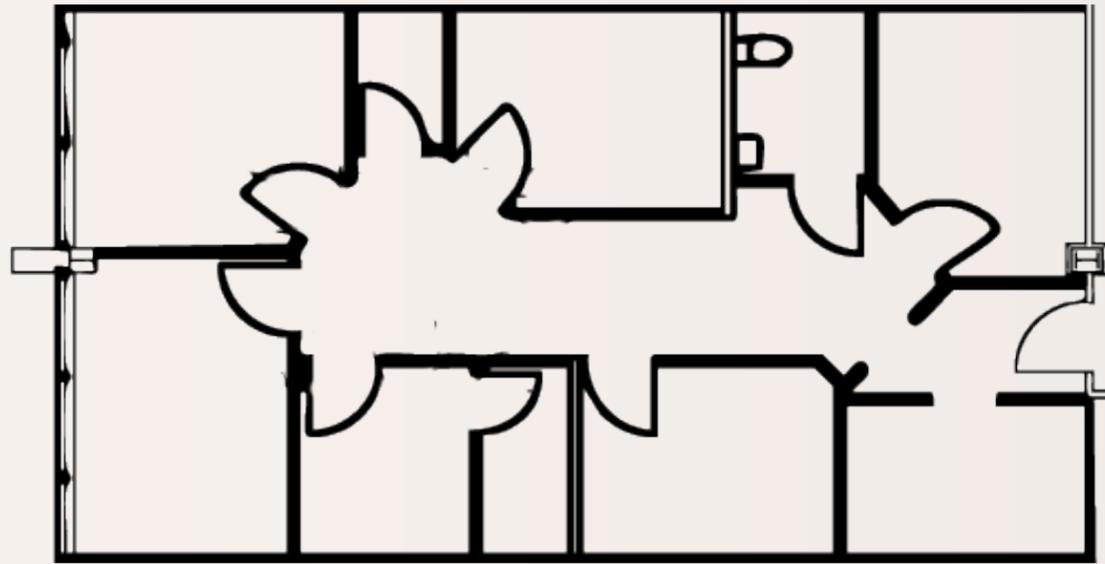
SUITE 300 FLOOR PLAN

2,633 SF

-  Move-in ready traditional clinical space
-  Upgraded finishes throughout
-  Efficient design with separate staff entrance
-  Direct elevator exposure



 Virtual Tour



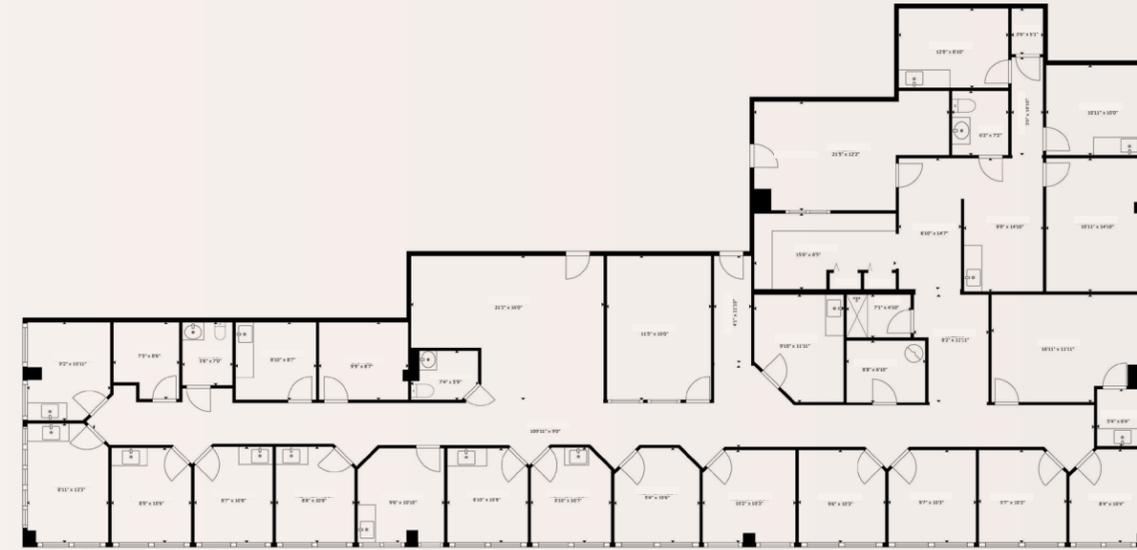
SUITE 302 FLOOR PLAN

1,269 SF

 Fully built-out medical office space; move-in ready

 In-suite restroom

 Virtual Tour



SUITE 325 FLOOR PLAN

5,583 SF

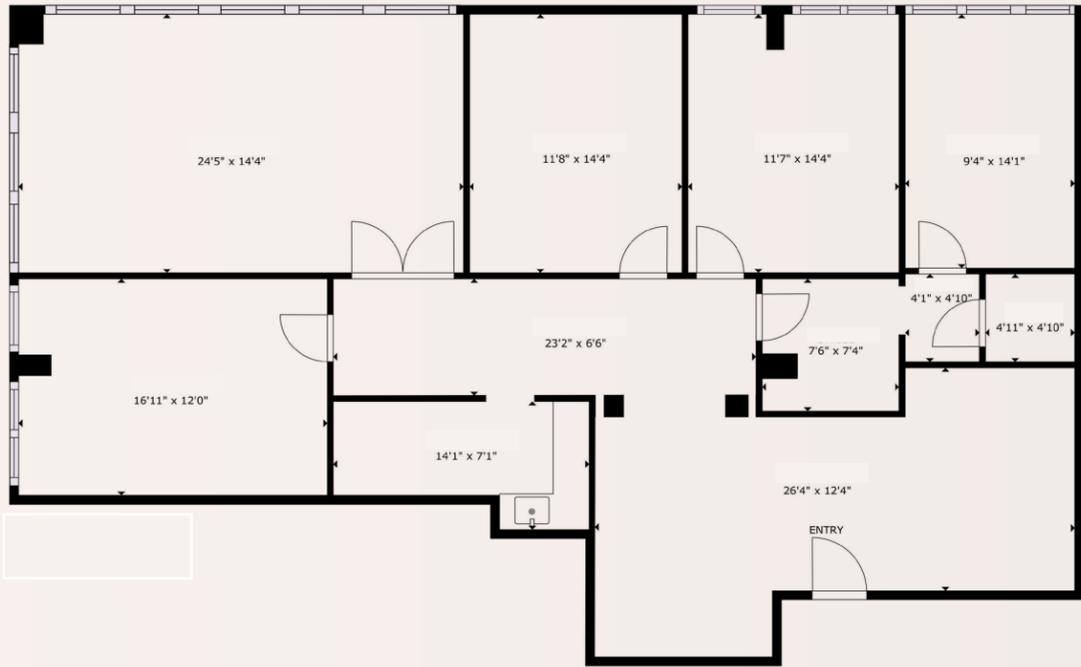
 Move-in ready traditional clinical space

 Multiple sinked exam rooms along window line

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

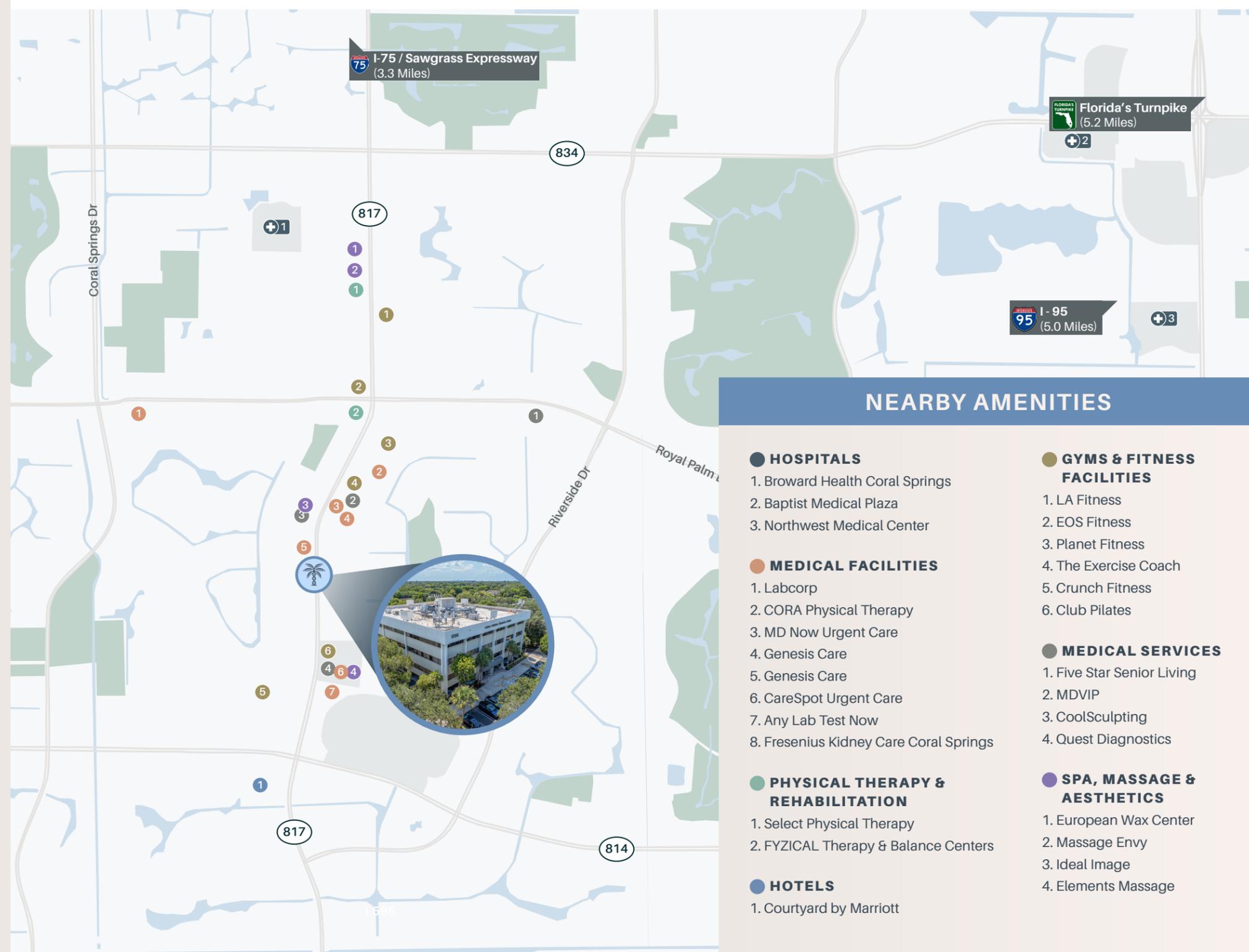
 ADA bathrooms throughout

Virtual Tour



SUITE 450 FLOOR PLAN
2,340 SF

-  Ideal space for executives and/or doctors
-  High-end finishes with exceptionally high ceilings
-  Large board room
-  Perfect complement to Suite 200, or standalone space for non-clinical users



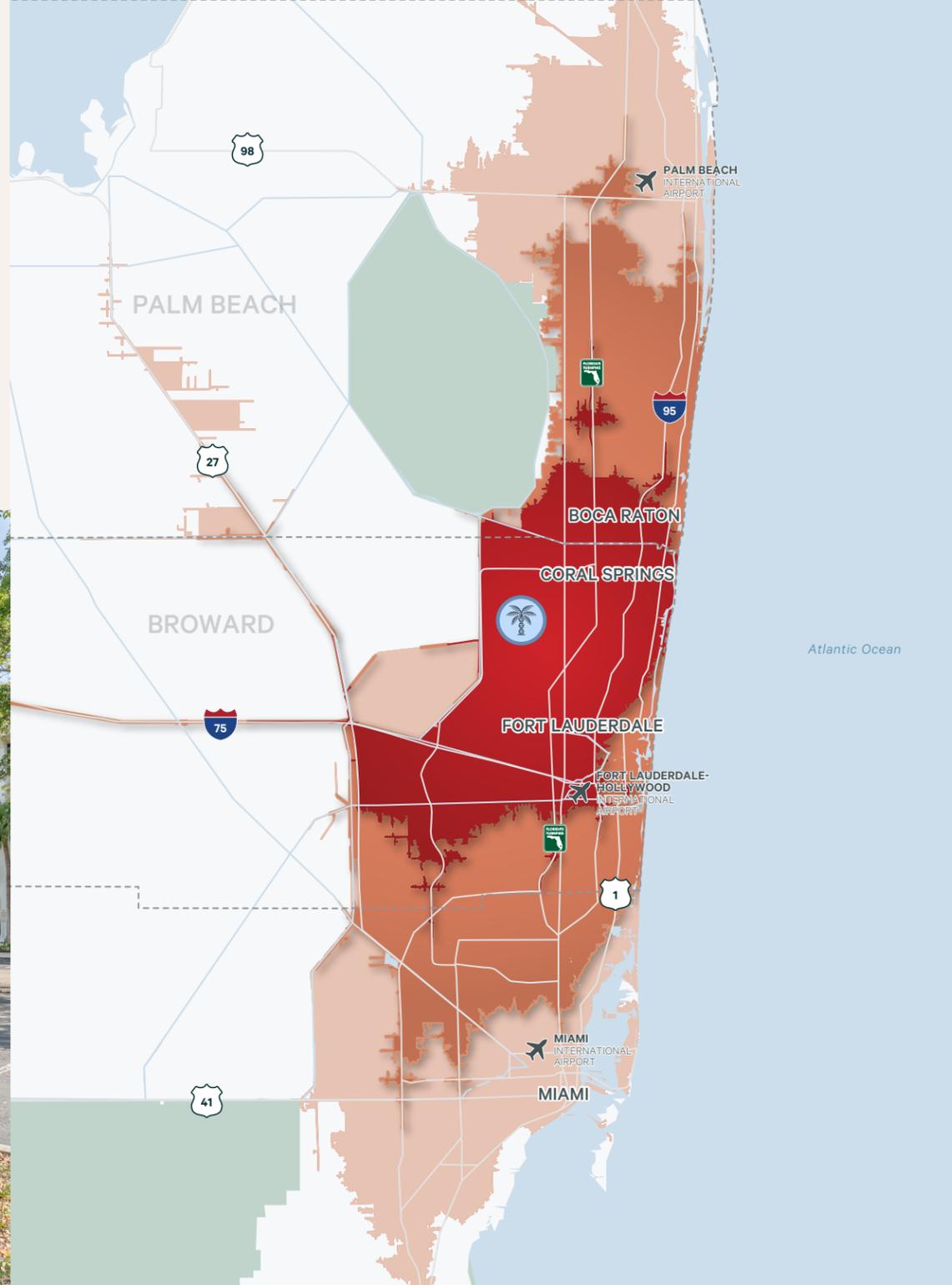
NEARBY AMENITIES

- HOSPITALS**
 - 1. Broward Health Coral Springs
 - 2. Baptist Medical Plaza
 - 3. Northwest Medical Center
- MEDICAL FACILITIES**
 - 1. Labcorp
 - 2. CORA Physical Therapy
 - 3. MD Now Urgent Care
 - 4. Genesis Care
 - 5. Genesis Care
 - 6. CareSpot Urgent Care
 - 7. Any Lab Test Now
 - 8. Fresenius Kidney Care Coral Springs
- PHYSICAL THERAPY & REHABILITATION**
 - 1. Select Physical Therapy
 - 2. FYZICAL Therapy & Balance Centers
- HOTELS**
 - 1. Courtyard by Marriott
- GYMS & FITNESS FACILITIES**
 - 1. LA Fitness
 - 2. EOS Fitness
 - 3. Planet Fitness
 - 4. The Exercise Coach
 - 5. Crunch Fitness
 - 6. Club Pilates
- MEDICAL SERVICES**
 - 1. Five Star Senior Living
 - 2. MDVIP
 - 3. CoolSculpting
 - 4. Quest Diagnostics
- SPA, MASSAGE & AESTHETICS**
 - 1. European Wax Center
 - 2. Massage Envy
 - 3. Ideal Image
 - 4. Elements Massage

Every Need Just a Drive Away

DRIVE TIMES

● 30 MINUTES ● 45 MINUTES ● 60 MINUTES



CBRE | South Florida Healthcare

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