

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

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 300 - 302	± 3,902 SF	Three adjacent suites offering the flexibility to combine for up to 9,719 SF of contiguous space.
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

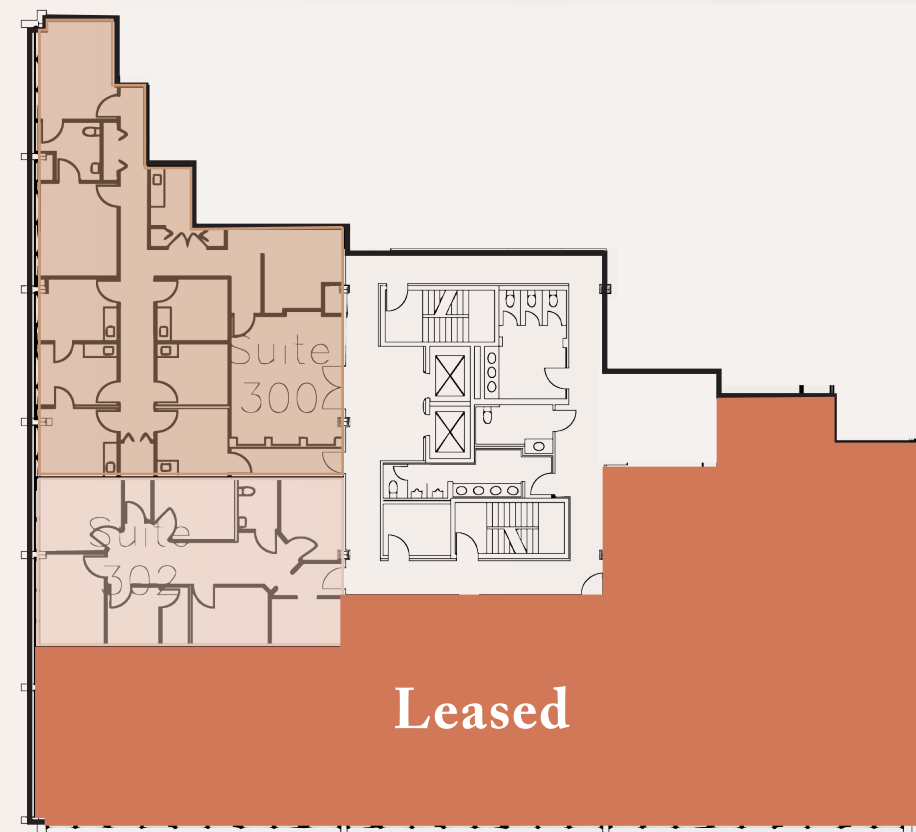


Multiple operating rooms



Efficient layout of surgical, clinical and administrative spaces





SUITE 300 - 302 FLOOR PLAN

3,902 SF Contiguous space



Substantial availability ideal for medical headquarters or large-scale operations



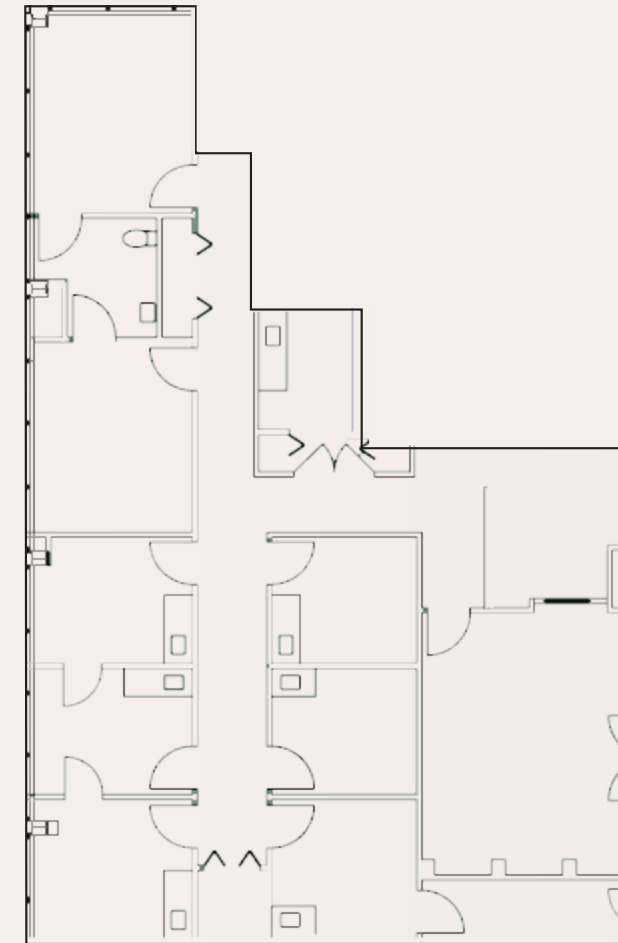
Second-generation medical infrastructure throughout



In-suite restrooms



 Virtual Tour



SUITE 300 FLOOR PLAN

2,633 SF



Move-in ready traditional clinical space



Upgraded finishes throughout

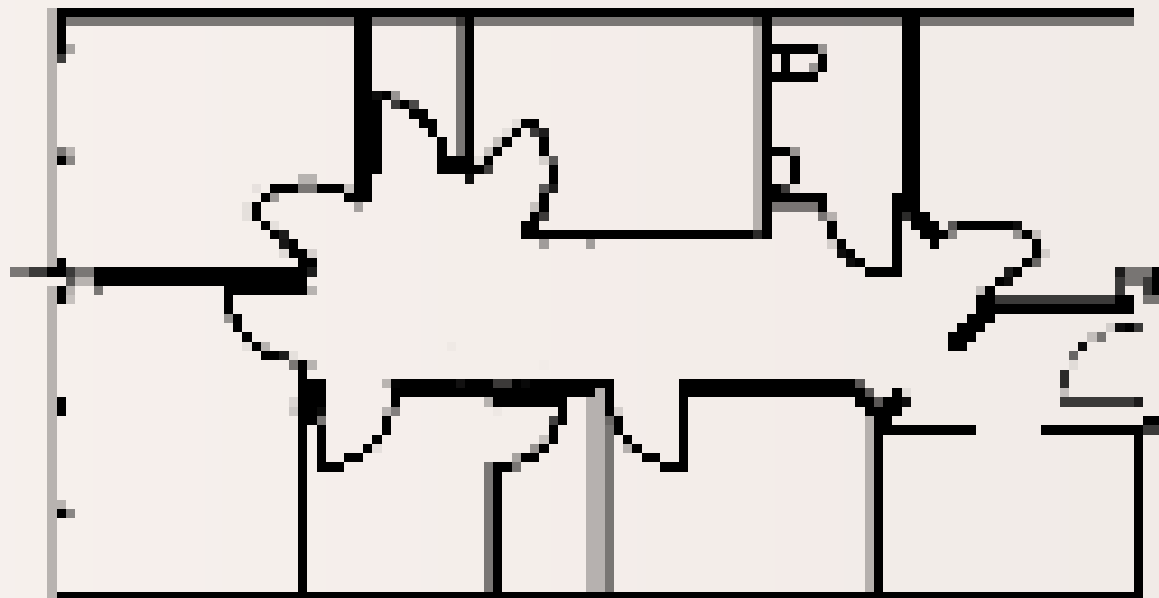


Efficient design with separate staff entrance



Direct elevator exposure

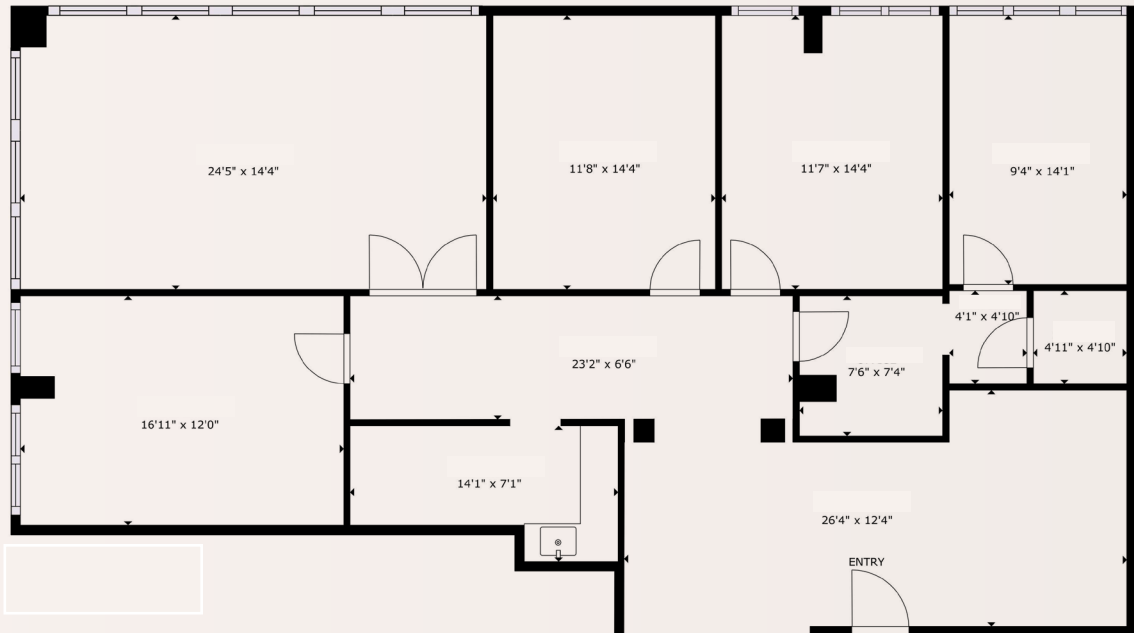




SUITE 302 FLOOR PLAN

1,269 SF

-  Fully built-out medical office space; move-in ready
-  In-suite restroom



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





CBRE | South Florida Healthcare

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