



Innovation Park

BY STONEROCK





THE BUILDINGS

Bringing Innovation Forward

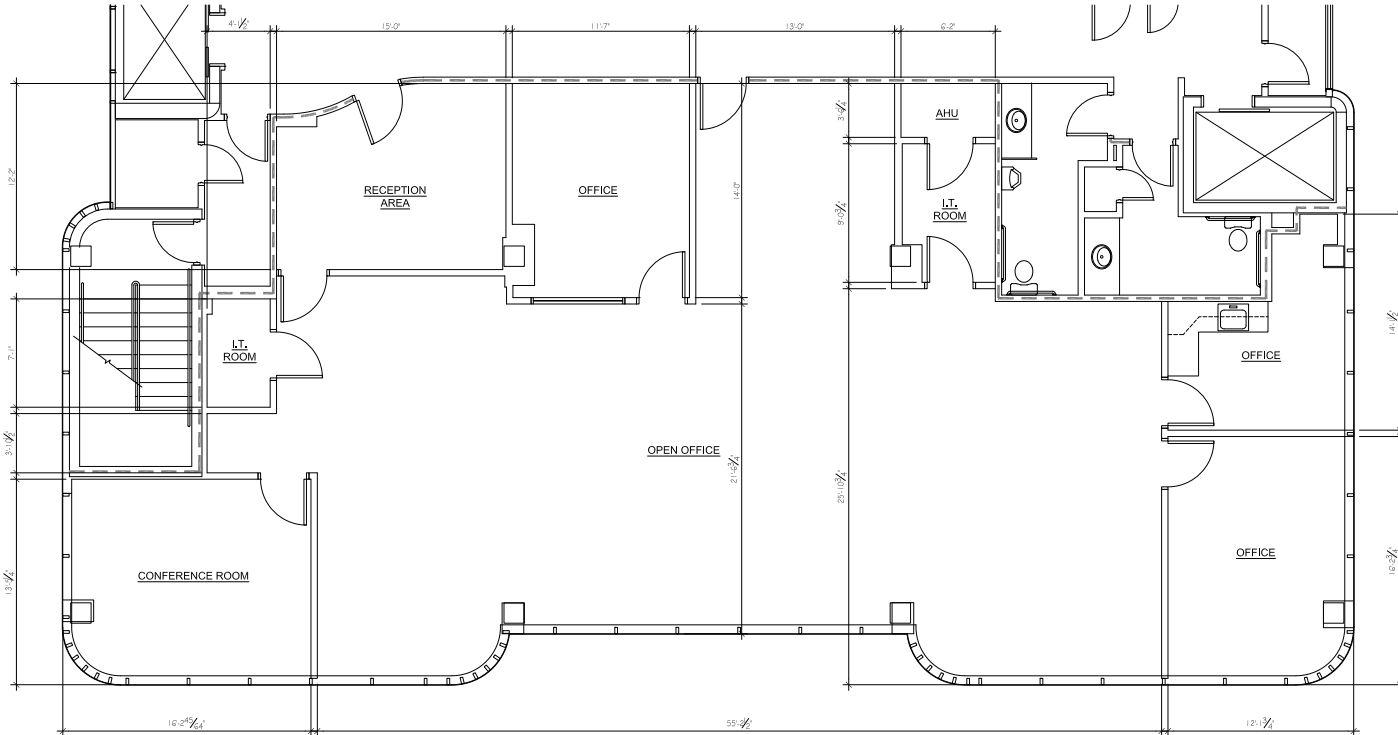
Innovation Park is a financial, medical, and technology hub conveniently located at the heart of Coral Springs. Recently renovated, tenants enjoy the beautifully upgraded buildings attentive management, and 24/7 secured access as well as a prime location, only steps away from the Walk at University, one of the area's most popular retail and dining destinations.





CUSTOMIZED SPACES

Design a space that will drive your company forward, and we'll bring it to reality or opt for the convenience of a ready, spec suite.



BUILT FOR PERFORMANCE

Reduce distractions and improve focus as you step into our beautifully renovated spaces. Let your new office provide a sense of pride and accomplishment and boost morale and motivation among employees. Our attentive in-place management team ensures that nothing stands in the way of your business growth.



A DYNAMIC HUB. A NEW FRONTIER.

Improve the quality of your everyday life with building features that add comfort, convenience and security.



Custom TI Packages



New Data/Technology Center



Abundant Parking



Modern Spaces



24/7 Secured Access



Full Time Maintenance



Fitness Center

DESIGNED FOR THE FUTURE

Outfitted with the latest in innovative tech and environmental offerings, our buildings are configured to meet changing needs with energy-efficient systems and materials that reduce the environmental impact of the facility and technology infrastructure that is capable of supporting a wide range of applications.

01 **Smart Access Control**



02 **Full Time Day Porter**



03 **Parking Garage & Overhead Parking**

*For Select Tenants



04 **Separate Electric Metering**



05 **New HVAC System**



06 **New LED Lighting**



07 **Touchless Elevator Call Integration**



08 **Modern Elevator Mechanics**



09 **Dual Access Elevator System**



10 **Handicap Ramp Access To Both Buildings**



11 **Backup Power**



12 **Future-Proof IT Infrastructure**



SITUATE YOURSELF FOR SUCCESS

RETAILERS

- Barnes & Noble
- Macy's
- Whole Foods Market
- Best Buy
- Bed Bath & Beyond
- Szirio Jewelry Designs
- Old Navy
- Foot Locker

RESTAURANTS

- Phat Boy Sushi & Kitchen
- BurgerFi
- Starbucks
- Jamba Juice
- Too Jay's Deli
- La Fontana Italian Pizzeria
- Tap 42
- Runyon's
- Incontro Italian Cuisine Steakhouse
- NYY Steak

ATTRACTIONS

- Coral Springs Museum of Art
- Seminole Casino Coconut Creek
- Woodmont Country Club
- Tall Cypress Natural Area
- Coral Springs Center for the Arts
- Butterfly World

MAJOR AREA EMPLOYERS

- Trivida Health
- Ultimate Software
- Nova Southeastern University
- American Express
- Spirit Airlines
- Kaplan Higher Education
- Citrix System
- DHL Express
- JM Family Enterprises
- AutoNation
- Morgan Stanley (tenant)

LIFESTYLE & BUSINESS SERVICES

- TD Bank
- City Eye Care
- King's Pharmacy
- Optimum Dentistry
- Venetian Nail Spa
- European Wax Center
- Main Street Barbershop
- LA Fitness

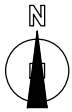
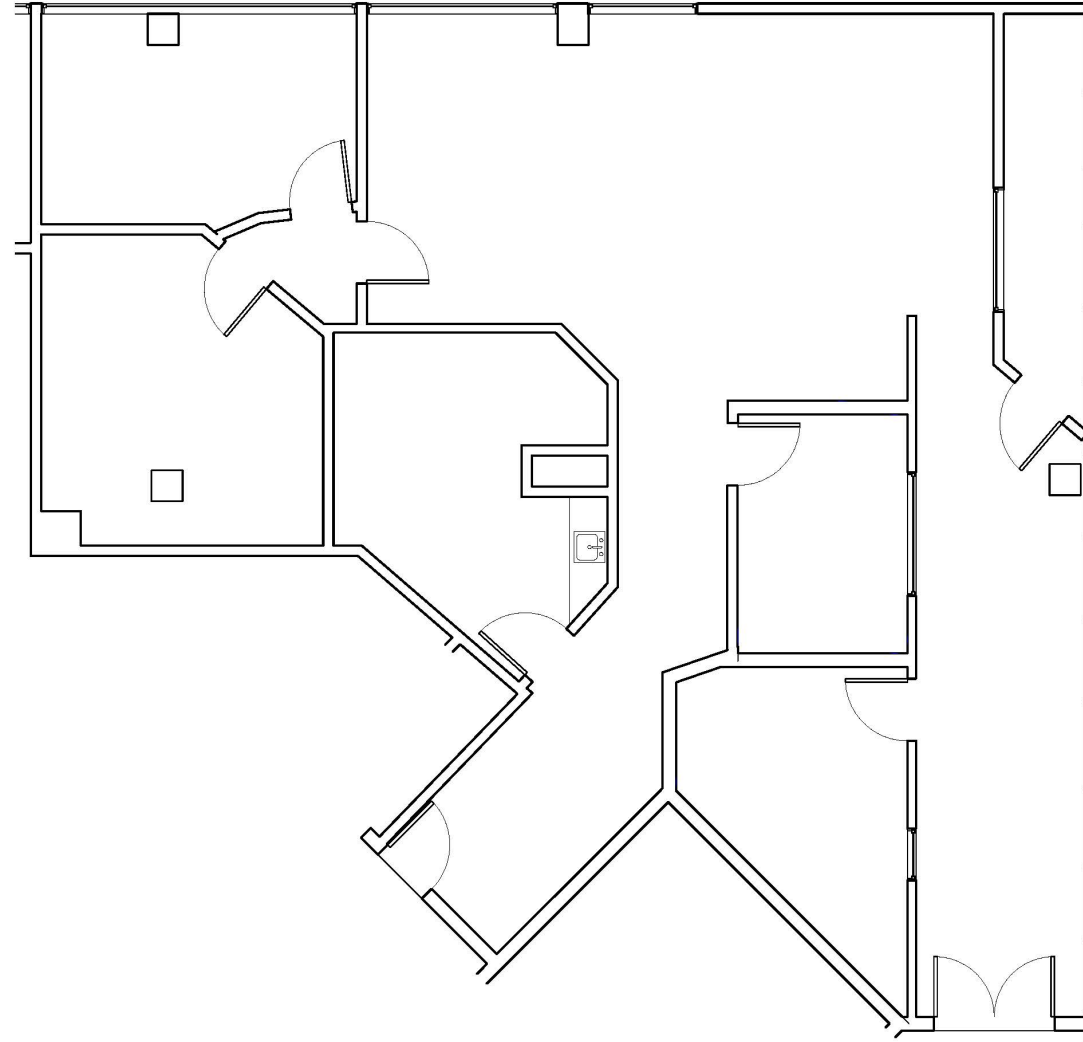


AVAILABLE FLOOR PLANS



SUITE #250

2,276 SQ. FT
2nd Floor



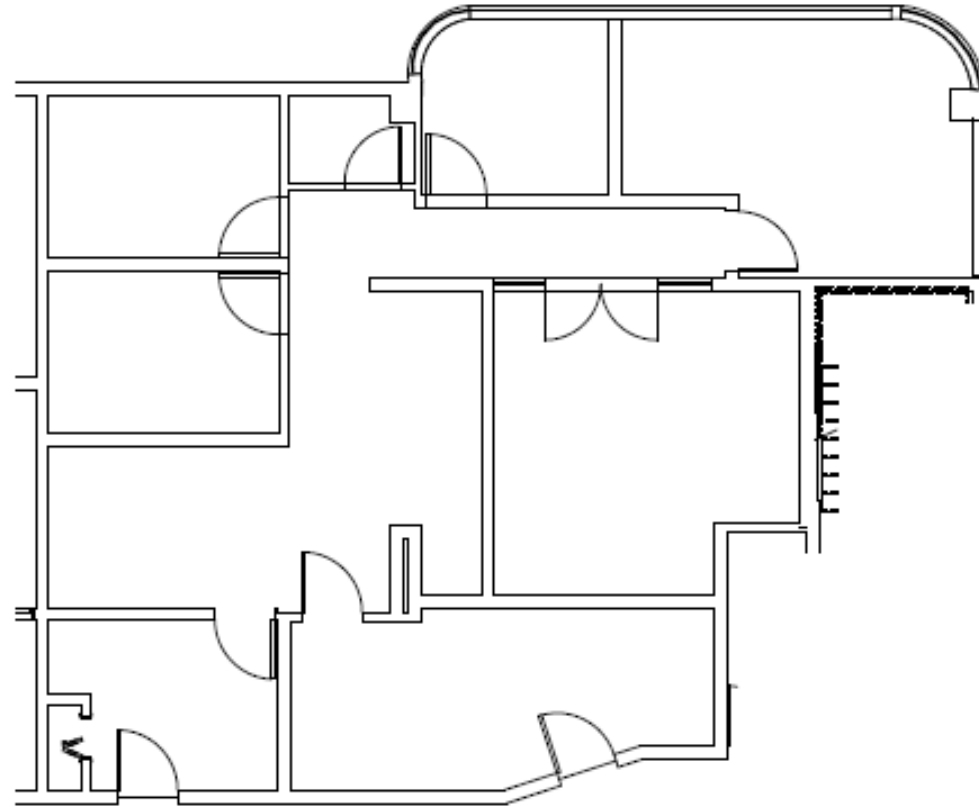
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SUITE #220

1,738 SQ. FT

2nd Floor



Suite 220 Without Dimension
1/4" = 1'-0"



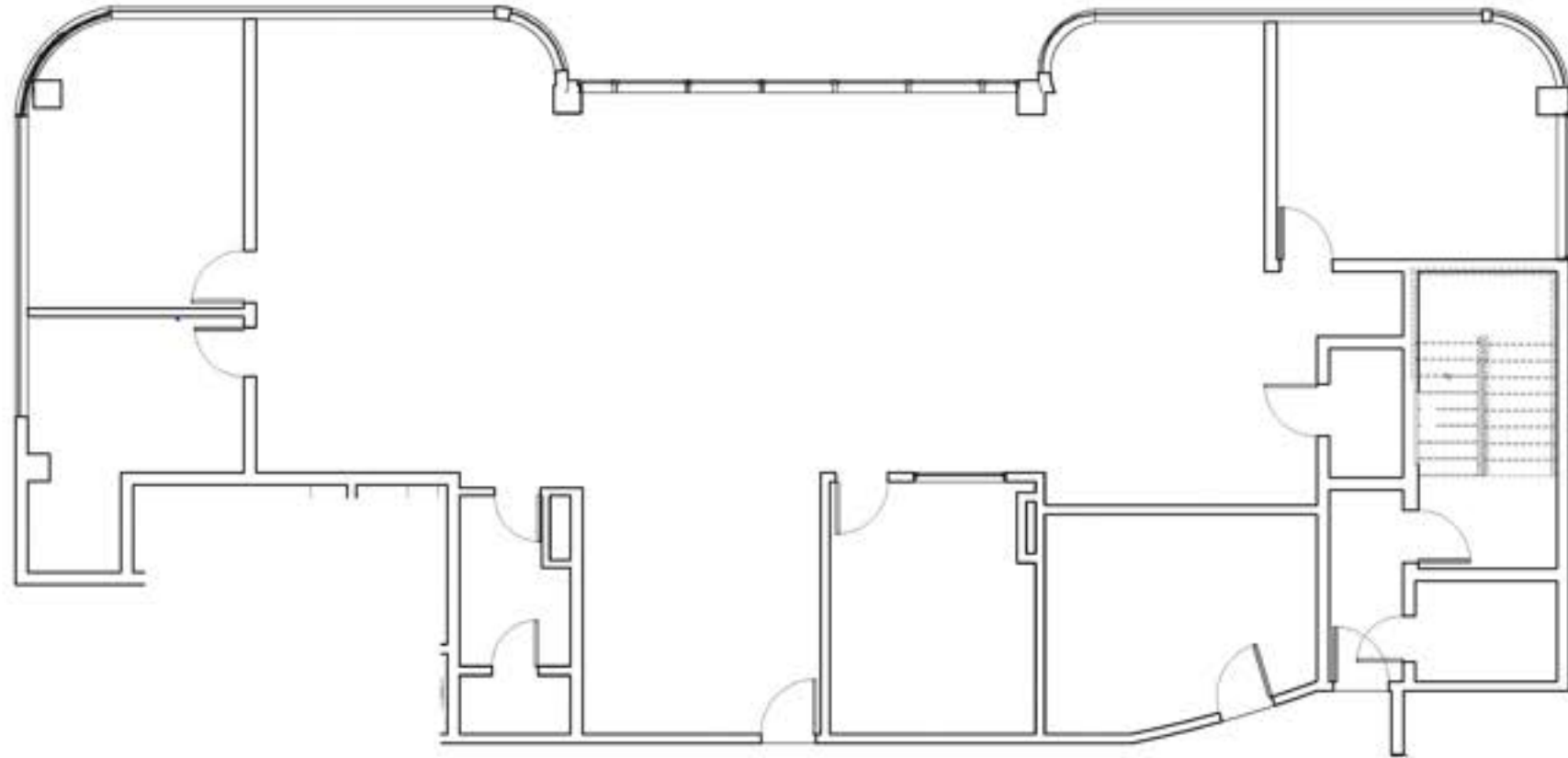
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SUITE #320

3,168 SQ. FT

3rd Floor



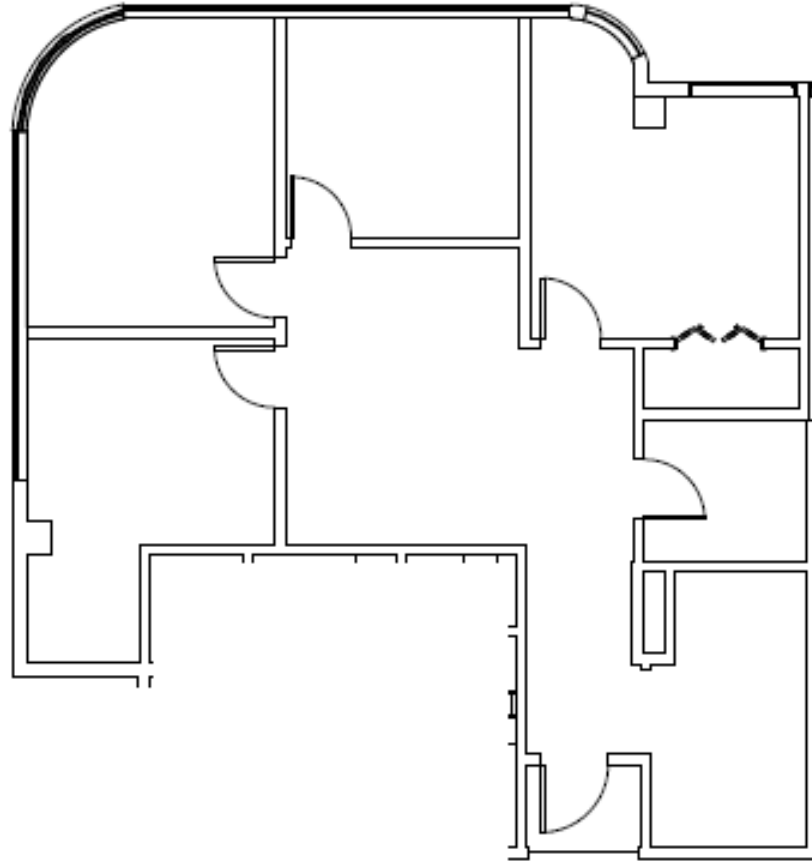
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SUITE #430

1,336 SQ. FT

4th Floor



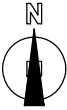
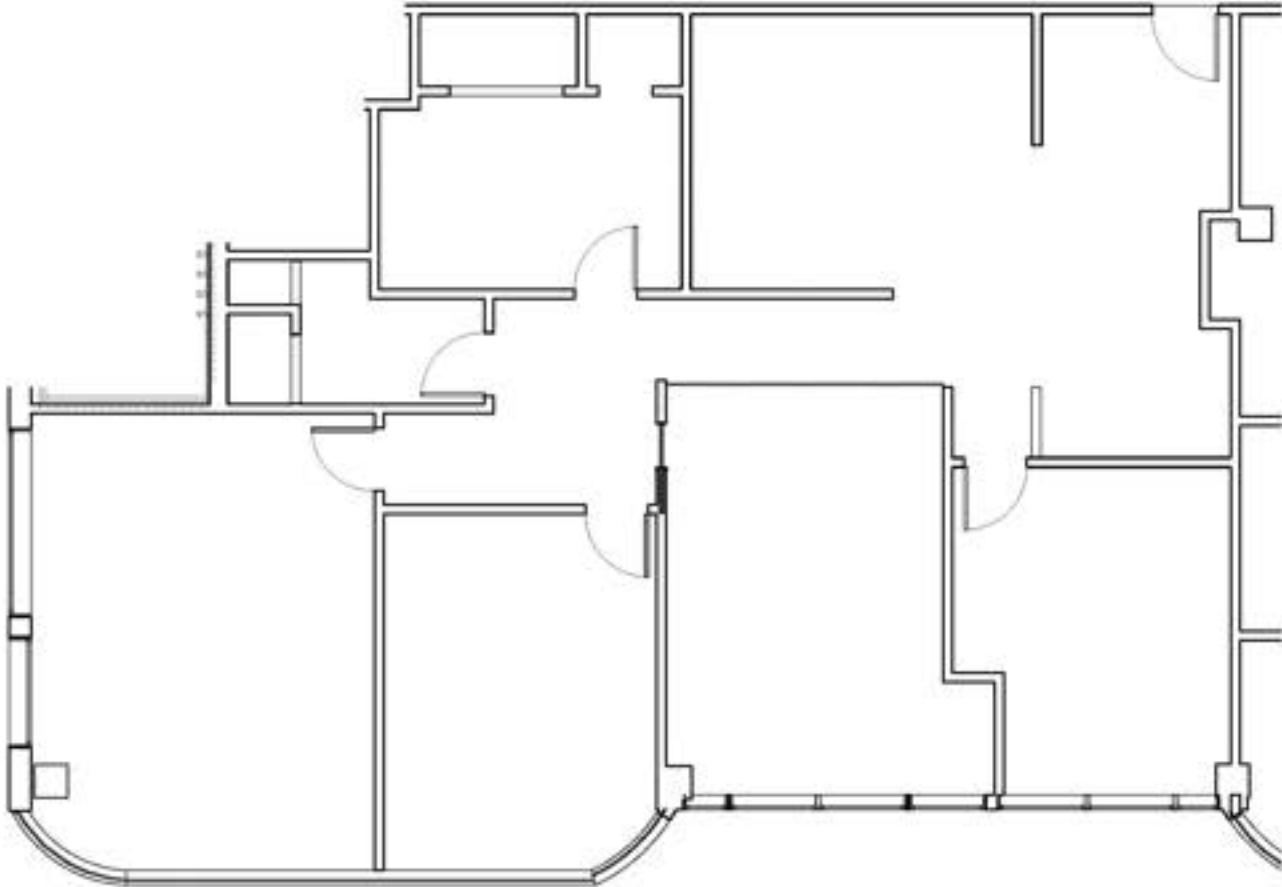
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SUITE #510

2,128 SQ. FT

5th Floor



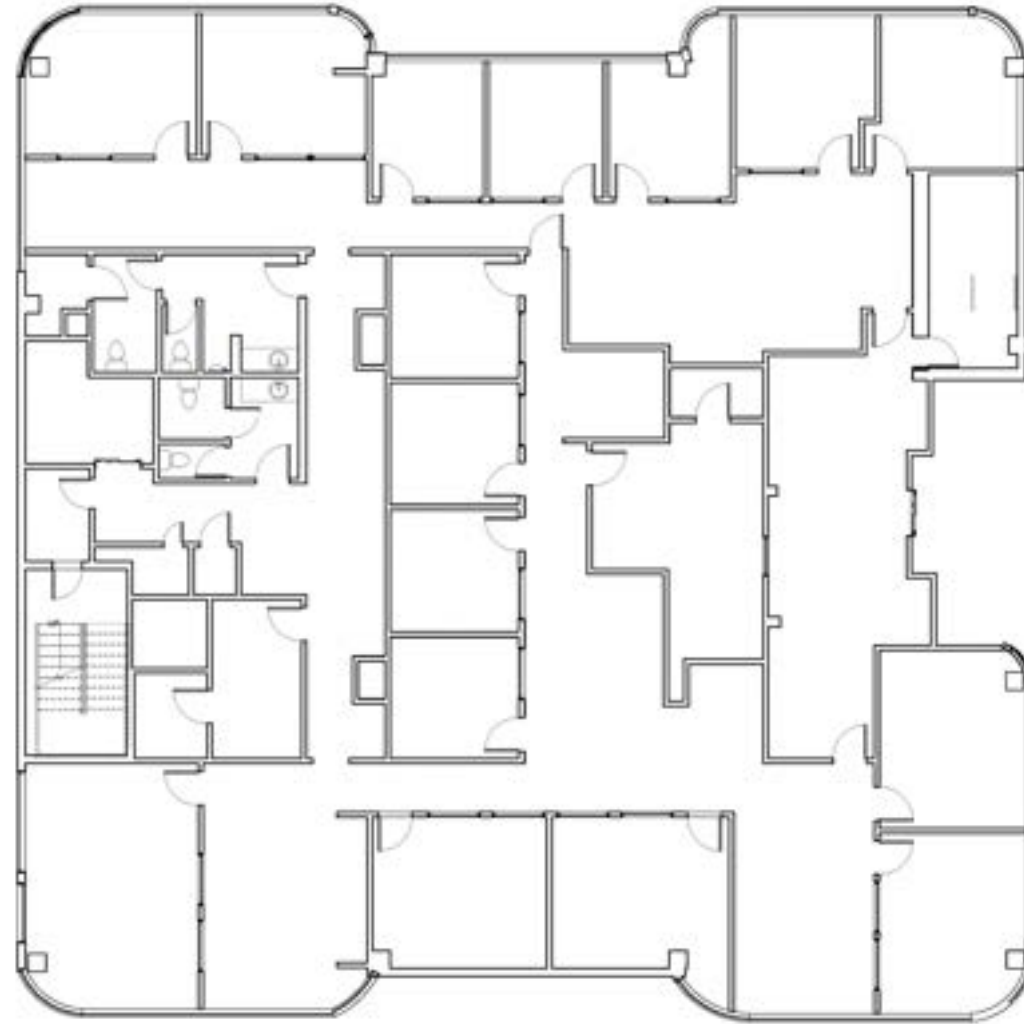
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SUITE #600

7,564 SQ. FT

Penthouse suite with available signage for name on the building.



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THE MANAGEMENT

The Innovation Park office buildings are owned by Stonerock Capital Partners and proudly managed by Stonerock Management.

Stonerock Management delivers an impeccable tenant experience by maintaining every corner of the building and continuously offering an enhanced environment where you can recharge and reenergize as you work.

With Stonerock at your side, you have the confidence knowing that your management team is reliable, professional, and always available to help.





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