



5401 N University Dr

5401 N University Dr, Coral Springs, FL 33067



Bob Mion

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5401 N University Dr

\$685,000

Built in 2005. This Prestigious Office Park is located in NW Broward County. Coral Springs / Parkland Border. Spectacular Demographics. Easy access to Sawgrass Expressway (1/4 Mile +/-) Beautiful suburban setting. Close to all shopping & Restaurants.....

Professional and Medical Uses allowed.

Great Demographics

1/4 Miles to the Sawgrass Expressway & other Major Roadways

Well Managed & Maintained Office Park

Broker's Agent Bonus If Closed By 4/20/2026.....

- Close to all Major Highways
- Lots of Natural Light
- Corner Unit

For more information visit:

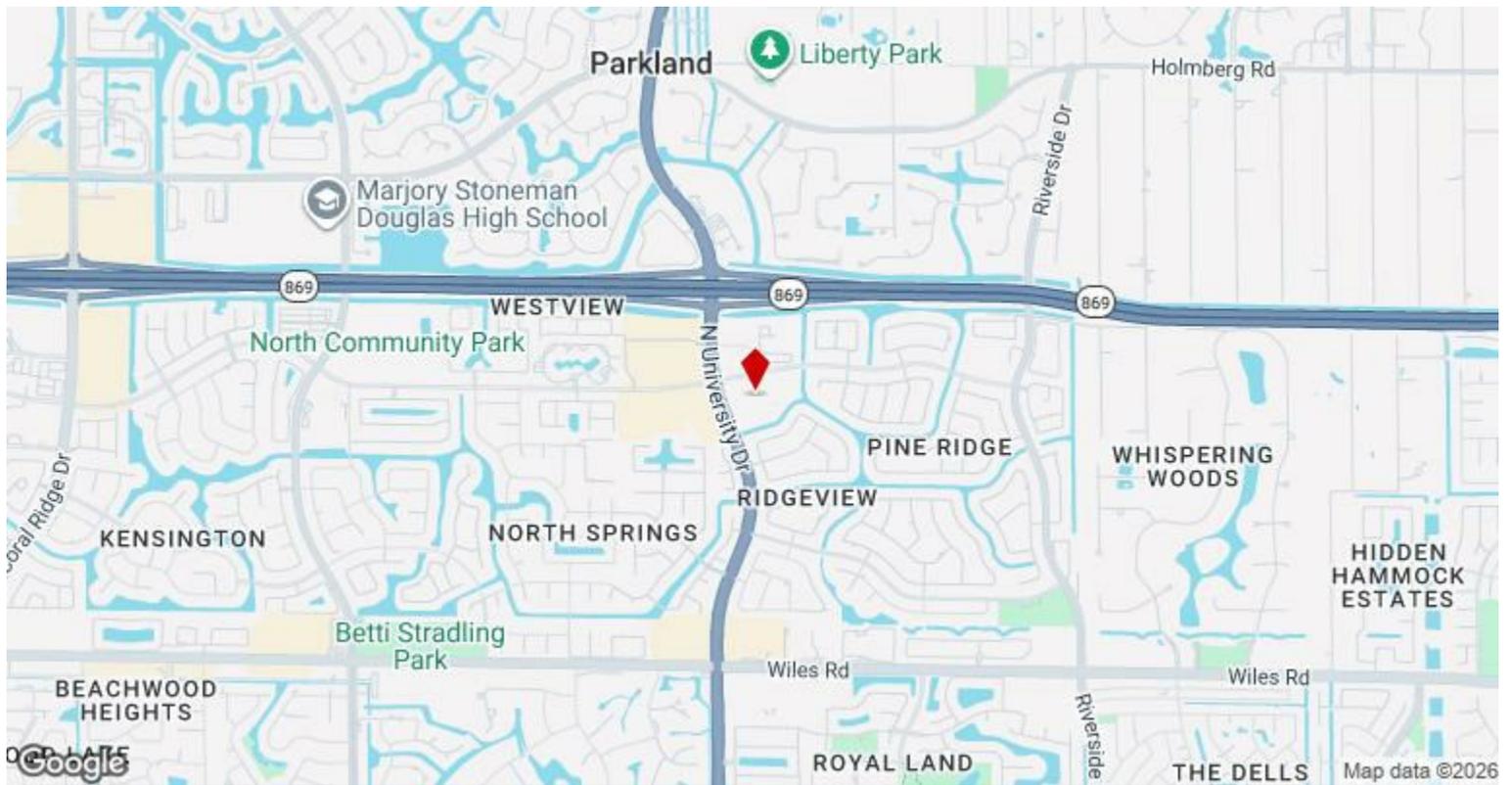
<https://www.loopnet.com/Listing/5401-N-University-Dr-Coral-Springs-FL/37336389/>



Price:	\$685,000
Unit Size:	1,750 SF
No. Units:	1
Total Building Size:	13,623 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	2
Typical Floor Size:	6,811 SF
Year Built:	2004
Lot Size:	0.95 AC
Parking Ratio:	Common
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Advanced TRT Clinic	-	
Buck Steel	-	
Dermalife Veins	-	June 2024
Dubrow Duker & Associates, P.A.	-	
Gentle Teeth Of Coral Springs	-	
KB CPA Services P.A.	-	
Outamation	-	
Sonshine Educational Tours, Inc	-	



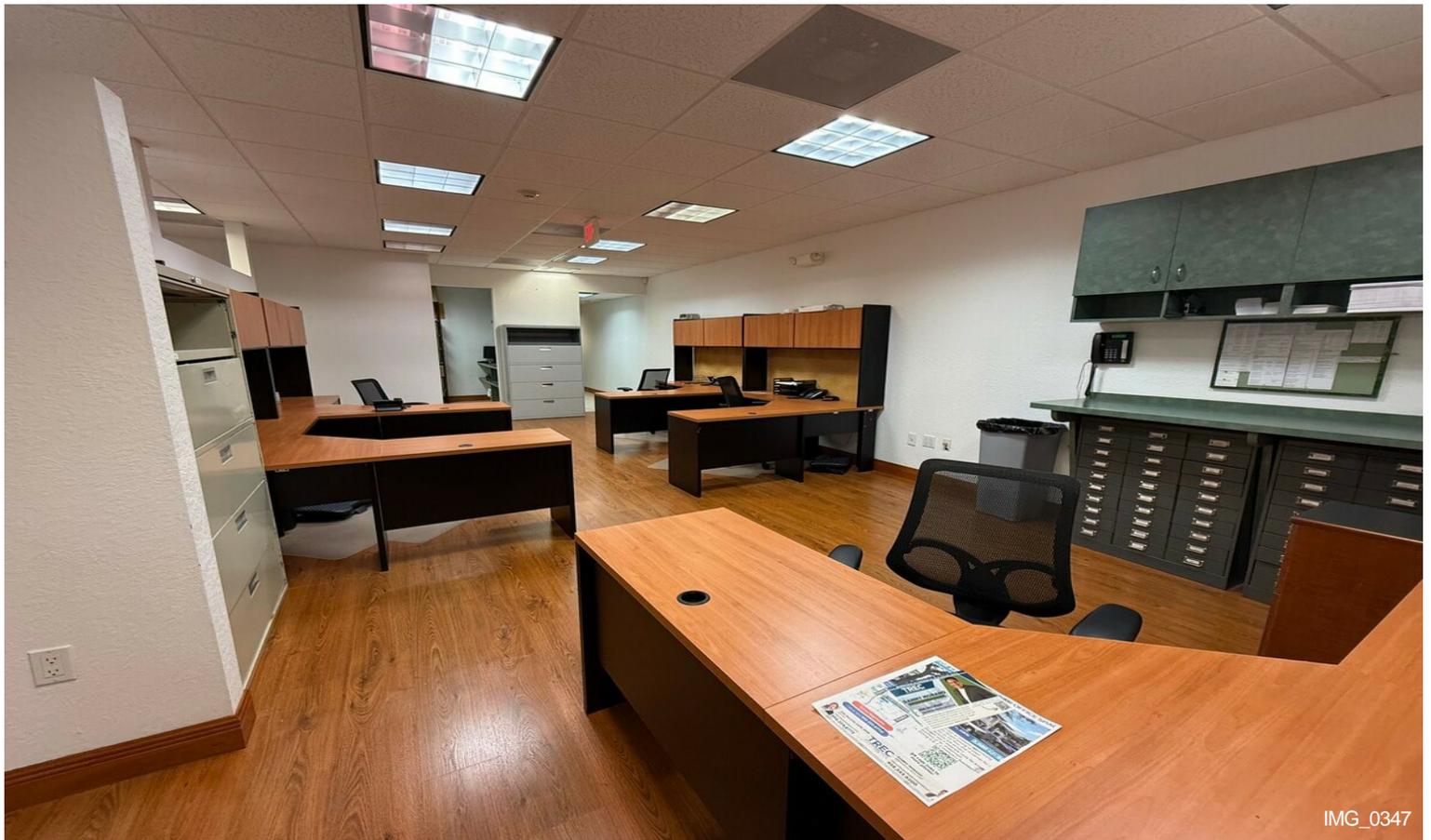
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Property Photos



IMG_0346



IMG_0347

Property Photos



IMG_0343



IMG_0351

Property Photos



Property Photos



IMG_0338



Aerial