

# 5400 S UNIVERSITY DR DAVIE, FL 33328

Investment opportunity

# Investment Highlights

This asset represents a **highly stable, cash-flowing investment** with a proven track record of consistent occupancy and strong net operating income. Over the past 15 months, the property has achieved an **average occupancy rate of +95%**, underscoring its **tenant stability and dependable revenue stream**.

The asset continues to attract **steady leasing activity** and regular inquiries, reflecting strong market demand for well-located, flexible office space. On a conservative underwriting, a prospective buyer could **increase NOI by approximately \$50,000** upon lease-up of the vacant suites, assuming a **base rent of \$22/Sqft**. The property currently has an average total rental rate of \$29/Sqft, while the submarket average, according to CoStar, is \$39/Sqft, highlighting **significant upside potential in rental income**.

With a **generous parking ratio of 5.42 spaces per 1,000 square feet**, the property can support a wide variety of professional and commercial uses. As a **single-story, multi-tenant office building**, it also benefits from **lower operating costs** and **reduced management intensity**.

Strategically located on **University Drive (±50,500 vehicles per day)**, the property offers **excellent visibility and ease of access**, with dedicated turn lanes from both northbound and southbound directions. Its proximity to **Florida's Turnpike and I-595** provides **seamless regional connectivity**.

**\$13,470,551**

ASKING PRICE

**7.25%**

CAP RATE

**\$1,510,254**

ANNUAL INCOME

**\$533,639**

ANNUAL EXPENSES

**\$976,615**

NOI

# Property Overview

University Office Park is a Class B professional center and retail complex made up of **three single-story buildings, located right on South University Drive in Davie, Florida.** The property sits on **8 acres of land**, which includes **a beautiful 1.8-acre lake** just behind the buildings, creating a welcoming and comfortable atmosphere for both tenants and visitors.

The property is leased to **31 tenants**, providing a **well-diversified rent roll** that minimizes downside risk

and limits exposure to vacancy. Additionally, **annual rent escalations and NNN lease structures** offer ownership both income growth potential and a hedge against future increases in operating expenses.



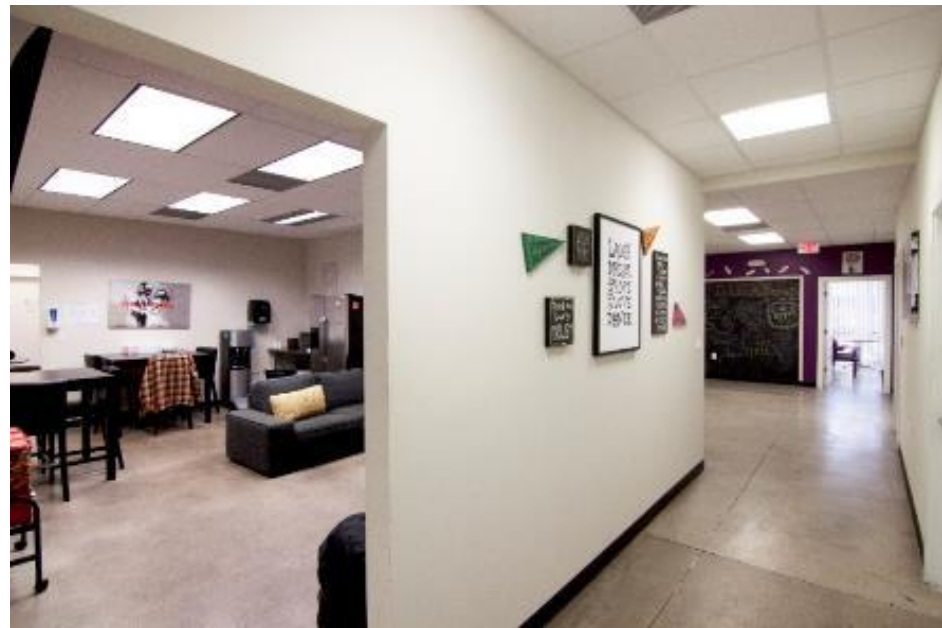
Address:	5400 S University Dr Davie, FL 33328
Submarket:	Southwest Broward
Building Type:	Multi-Tenant Professional Center
Year Built / Renovated:	1990
Roof Replacement:	2019 - Under Warranty
Rentable Building Area:	53,770 RSF
Land Size:	8.01 AC
Current Occupancy:	96.75%
Parcel ID:	50-41-33-20-0010



**UNIVERSITY OFFICE PARK**  
5400 S University Dr, Davie, FL 33328







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# Area Overview



## UNIVERSITY OFFICE PARK

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# Property Site Plan



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# Property Site Plan



**UNIVERSITY OFFICE PARK**

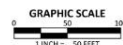
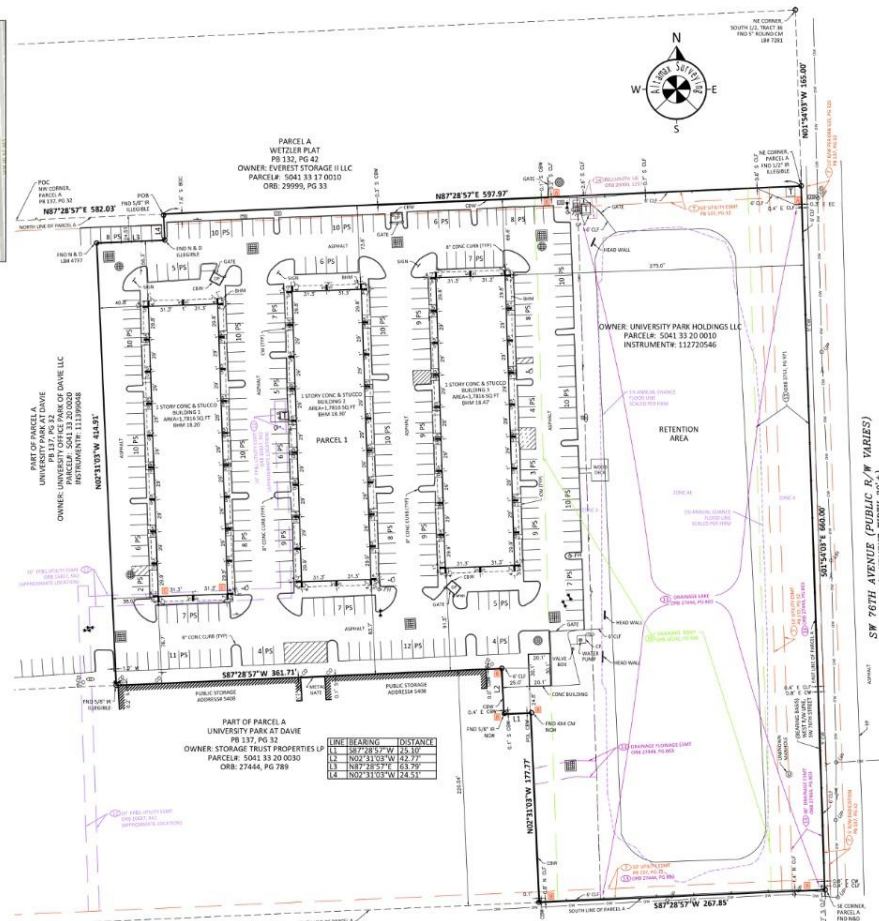
5400 S University Dr, Davie, FL 33328

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WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST.

## ZONING REPORT NOT PROVIDED AT TIME OF SURVEY

348,597 SQ FT  
8.00268 ACRES



To: PAUL FELDMAN PA; FELDMAN AND ASSOCIATES; US CENTURY BANK; REFLIN 22 WG LLC, a Florida limited liability company; FIDELITY NATIONAL TITLE INSURANCE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on 12-23-2019.

Date: 12-23-2019

*James D. Bray*

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: [www.altamassurveying.com](http://www.altamassurveying.com) for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

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ADDRESS:  
5400 S UNIVERSITY DRIVE  
DAVIE, FL 33328

## Job Information

JOB NO. 908266
CF NO. BRW-137-32-PARCEL A
FIELD DATE: 12-23-2019
SCALE: VARIES
DRAWN BY: PIT/AFB

## Revisions:

[illegible]

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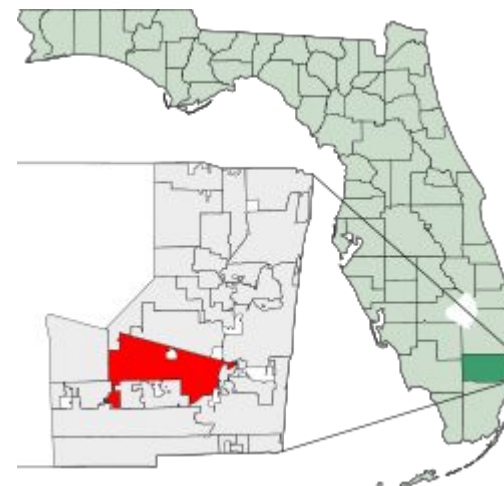


SHEET 1 OF 1

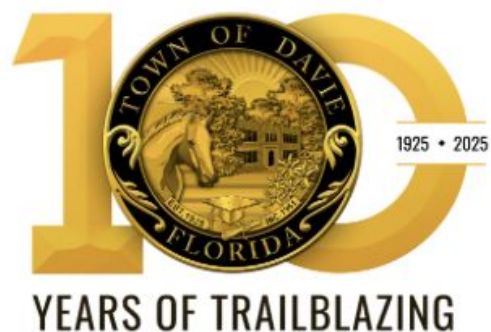


# Key Demographics

	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	9,956	119,270	365,164
2029 POPULATION PROJECTION	9,774	117,050	340,217
POP GROWTH 2024 - 2029	-0.4%	-0.4%	-0.2%
MEDIAN AGE	36.8	37.9	39.6
2024 TOTAL HOUSEHOLDS	3,538	41,619	122,596
HH GROWTH 2024 - 2029	-0.5%	-0.5%	-0.3%
AVG HOUSEHOLD INCOME	\$97,915	\$95,195	\$94,743
AVG HOUSEHOLD SIZE	2.8	2.7	2.7
2024 AVG HH VEHICLES	2	2	2
MEDIAN HOME VALUE	\$425,643	\$358,494	\$354,902
MEDIAN YEAR BUILT	1990	1979	1980



Davie, Florida offers a unique mix of suburban comfort and rustic charm, known for its equestrian lifestyle, excellent schools, and easy access to major highways. With plenty of parks, trails, and a strong sense of community, it's a great place for families and professionals alike.





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