



210  
N UNIVERSITY



# Undeniably Unique

Coral Springs Executive Tower  
210 N University Drive, Coral Springs, FL

**Class A Office Space for Lease**



## Availability

Floor/ Suite	RSF Available	Rates
302	1,676	\$18.50 NNN
401	742	\$18.50 NNN
500	1,186	\$18.50 NNN
501	2,937	\$18.50 NNN
702	5,822	\$18.50 NNN
800	2,392	\$22.00 NNN
804	5,169	\$18.50 NNN

### OpEx

\$15.56 RSF

which includes  
electric and janitorial



# The most recognizable asset with the best visibility

Iconic architectural **'upside-down'** design makes the Property the most recognizable office building in Coral Springs and recent cosmetic renovations combined with meticulous upkeep has kept 210 N University competing with the top-tier buildings in the submarket.





# Highlights



Uninterrupted panoramic views from all floors



Advanced high-speed internet connections



On-site property management



24-hour controlled access



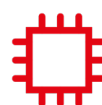
Flexible, open floor plans



4 per 1,000 parking ratio



Excellent natural light throughout



Fiber optic capabilities and back-up generator for extended power outages

Royal University Plaza and  
The Walk on University



Total Wine  
& MORE

BURGERFI

Maplewood Plaza



TJ-maxx



Party City

FRIDAY

Atlantic

Univer

Coral Breeze Plaza



Pollo Tropical

Brue's Room



5 MIN TO  
SAWGRASS EXPRESSWAY



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Riverside Drive



### Coral Springs Restaurant Corridor



**BENIHANA**



LA|FITNESS

### Ramblewood Square

**Publix**



**DICK'S**  
SPORTING GOODS

### Coral Square Mall



Bath & Body Works

JCPenney

**OLD NAVY**

**KOHL'S**  
**SEARS**

**EXPRESS**

**Office  
DEPOT**

University Drive

## Unmatched access

- > Coral Springs Executive Tower's location offers proximity to over 250+ dining and shopping options located within 2 miles of the Property on University Drive, including: Coral Square Mall, Coral Breeze Plaza, and Royal University Plaza
- > Outstanding access to the educated workforce in surrounding communities and suburban Neighborhoods
- > Great location for C-Suite/top executives who live in western Broward County's most affluent neighborhoods



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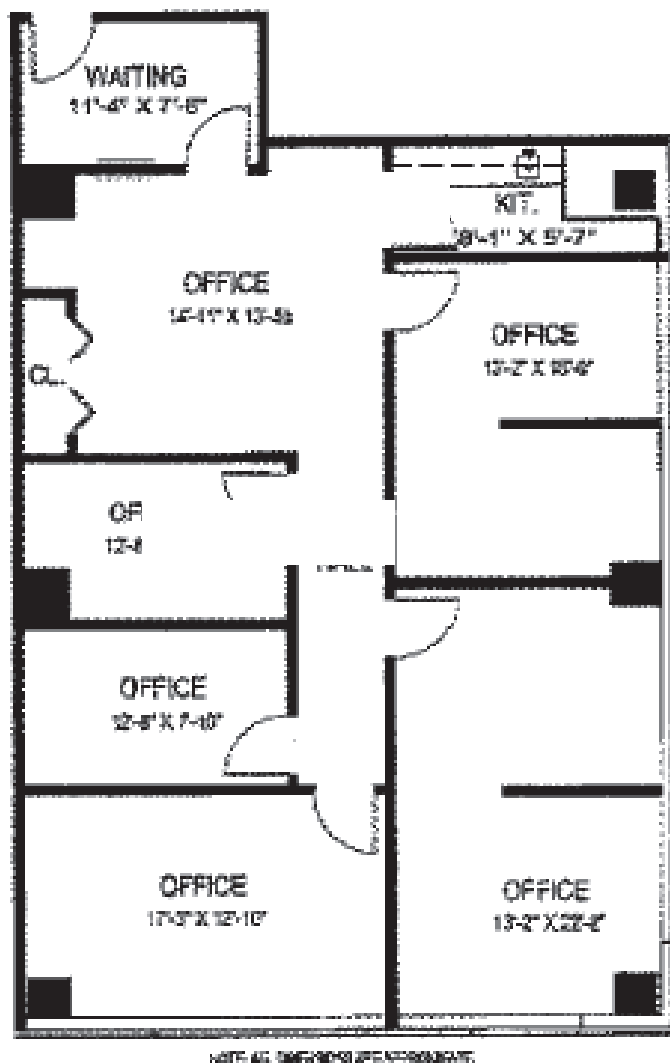
# Class A Office Space For Lease

**210 N University Drive | Coral Springs, FL**

Suite 302 | 1,676 r.s.f



210  
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NOTE: All numbers shown here are estimates.

## Leasing contact:

## Brady Titcomb

## Executive Vice President

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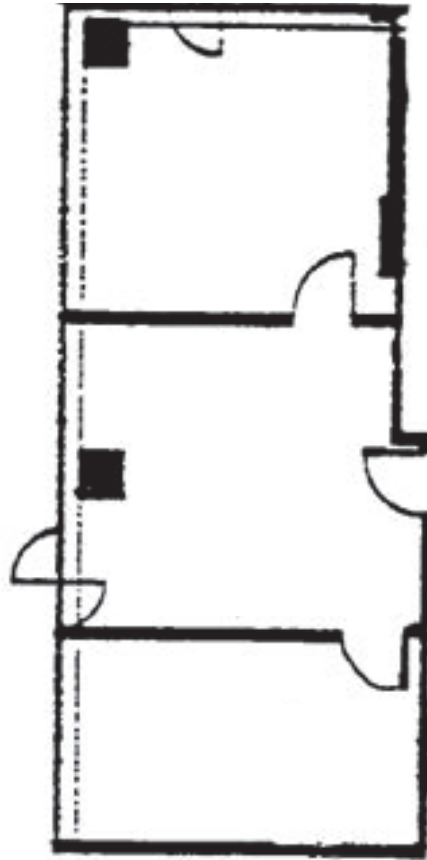


# Coral Springs Executive Tower

Class A Office Space For Lease

**210 N University Drive | Coral Springs, FL**

Suite 401 | 742 r.s.f.



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# Coral Springs Executive Tower

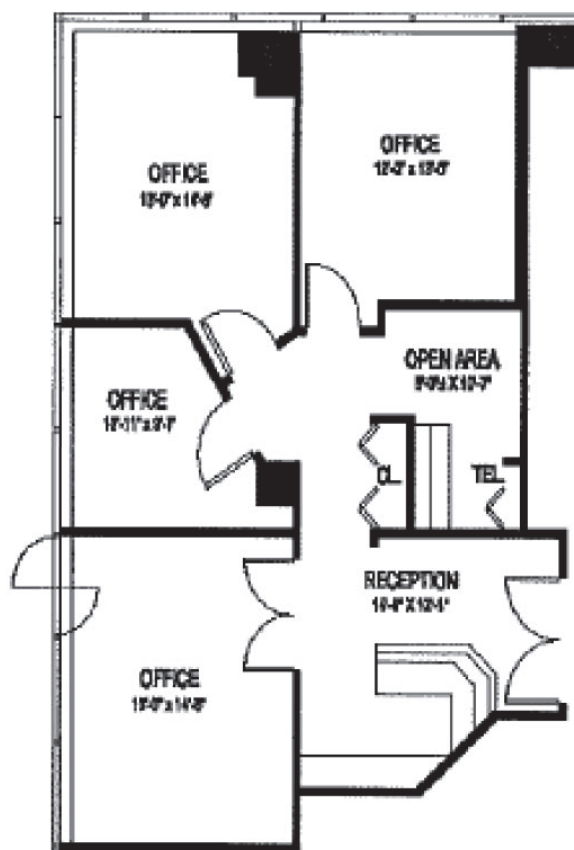
Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 500 | 1,186 S.F.



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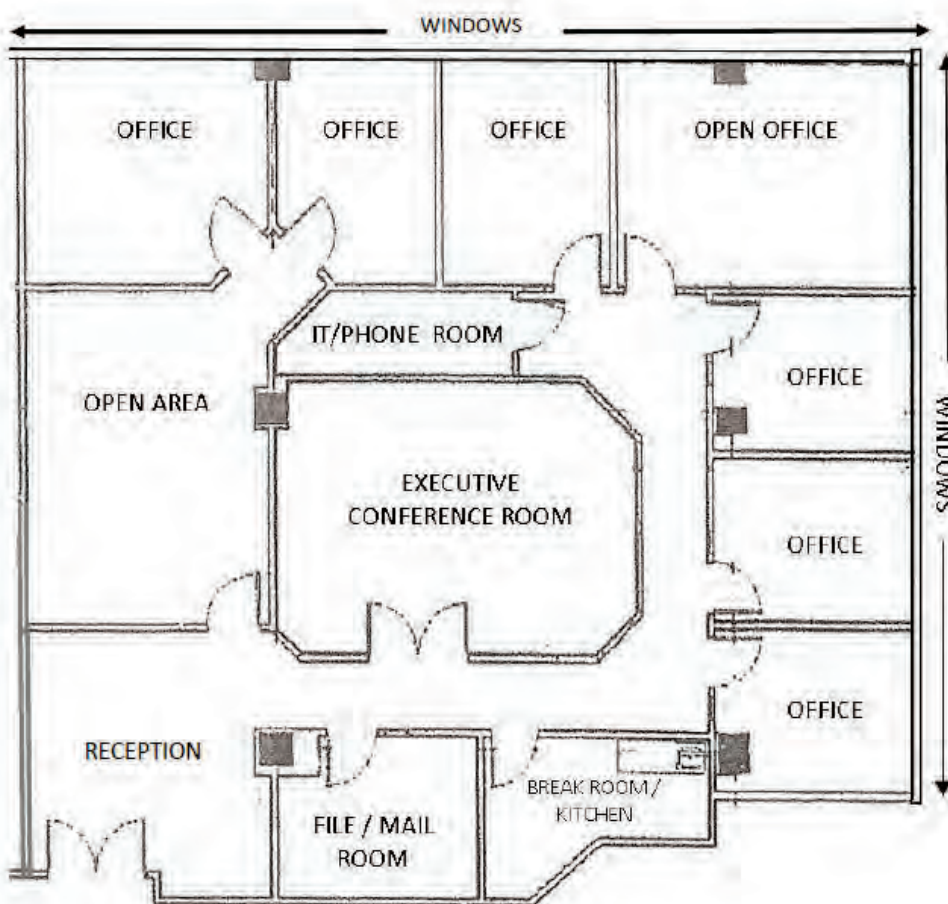
Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 501 | 2,937 S.f



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# Coral Springs Executive Tower

Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 702 | 5,822 r.s.f.



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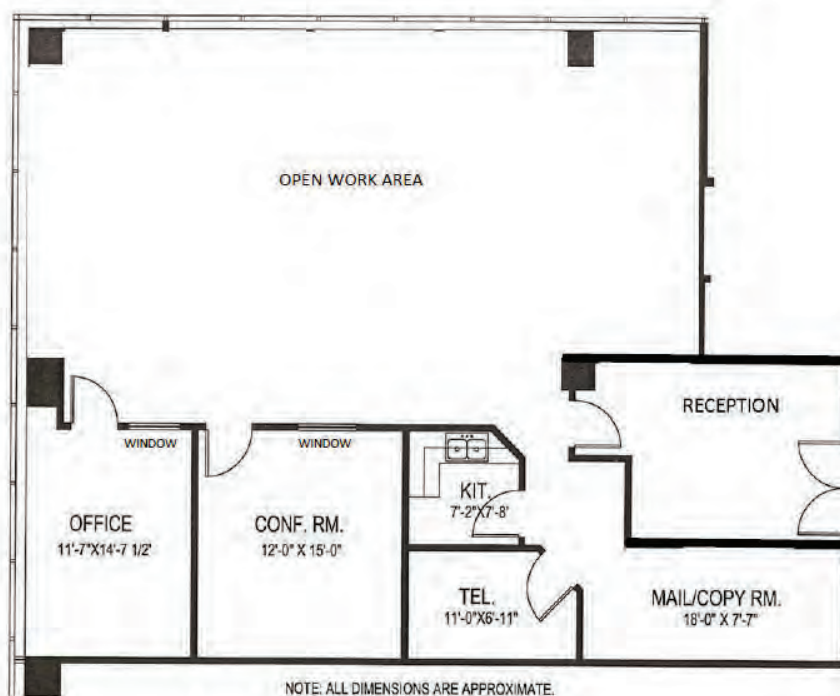


# Coral Springs Executive Tower

Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 800 | 2,392 r.s.f.



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# Coral Springs Executive Tower

Class A Office Space For Lease

210 N University Drive | Coral Springs, FL

Suite 804 | 5,169 S.F.



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