

HARD TO FIND SMALL SPACE IN CORAL SPRINGS

CORAL SPRINGS CORPORATE PARK

11950 NW 39th Street, Suite B and Suite E
CORAL SPRINGS, FLORIDA 33065



PROPERTY HIGHLIGHTS:

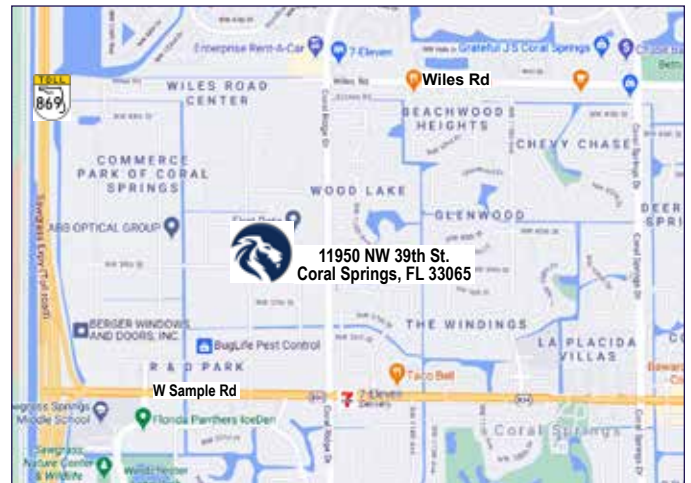
- **Suite B, ±3,739 SF Flex space includes ±600 SF open office area with 2 restrooms**
- **12 ft. grade level overhead door**
- **100% HVAC**
- **120/240 volts 3 phase power**
- **2024 Expenses: \$5.75 per SF**
- **Zoned: IRD, City of Coral Springs**

Lease Rate:

\$18.25 psf NNN
(includes water)

CONTACT:

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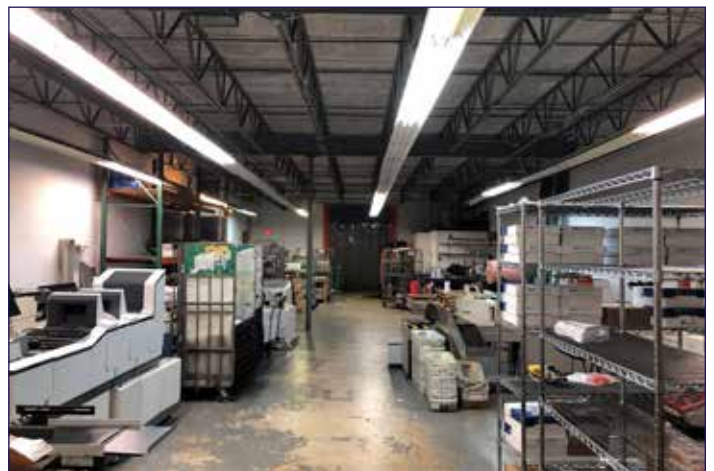
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Suite B
±3,739 SF



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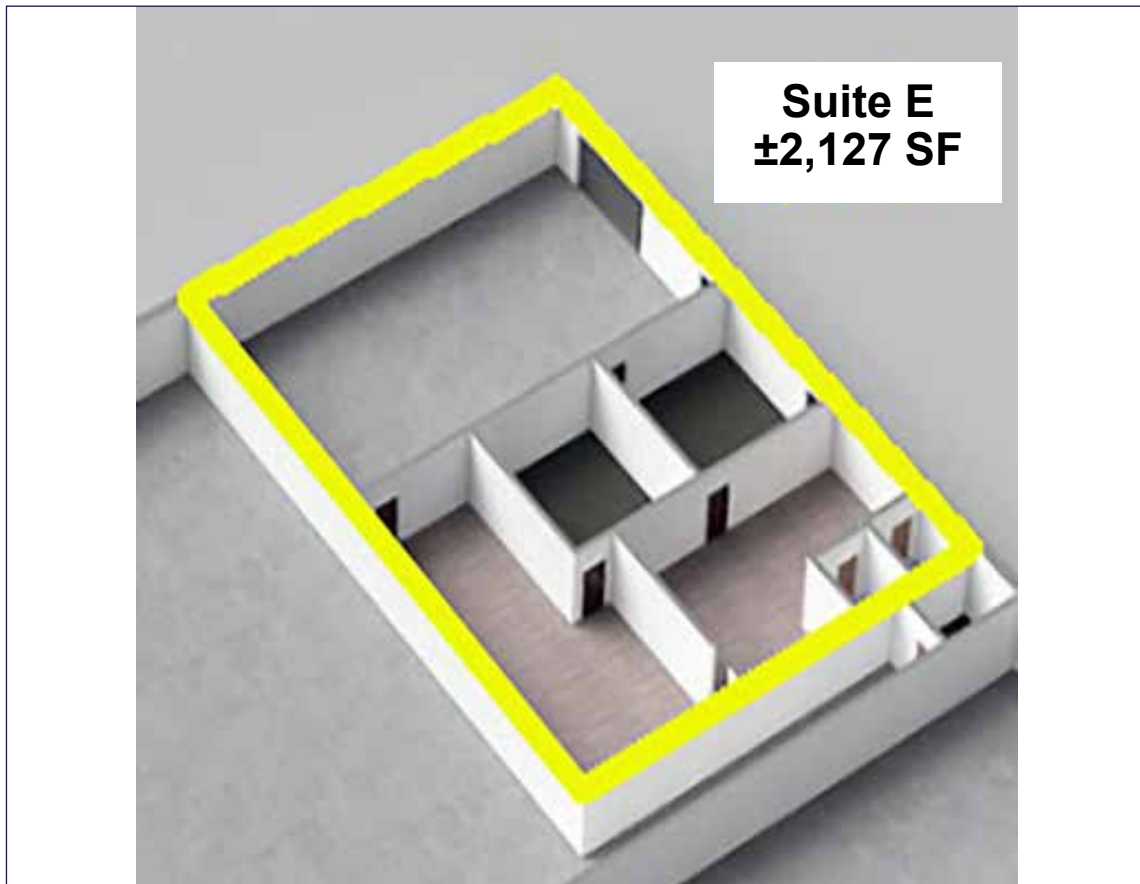
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- Suite E, $\pm 2,127$ SF Office/Warehouse space has reception area with 2 offices, 2 restrooms and work area
- Suite B & E can be combined for $\pm 5,866$ SF
- Current tenant for both spaces will vacate end of November
- 12 ft. grade level overhead door
- 100% HVAC



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