

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:

UNIVERSITY PLACE AT CITY CENTER

Colliers



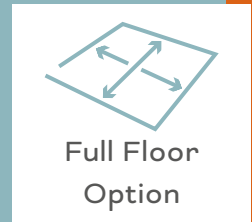
NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

PROPERTY HIGHLIGHTS

- › **Prime Location:** At the prominent intersection of University Drive and Sample Road, with easy access to major highways such as Sawgrass Expressway, Atlantic Boulevard, & I-95.
- › **Competitive Pricing:** Rents starting at \$30.00; OPEX \$15.51 is full-service including electric, daily janitorial services, security, and onsite management and maintenance.
- › **Contemporary Design:** Modern lobby and high-end finishes create a stylish, professional environment.
- › **Flexible Floor Plans:** Customizable office suites to fit your business needs, ready for immediate occupancy.
- › **State-of-the-Art HVAC & Fresh Air System:** Promoting a healthy and comfortable workspace with optimal air quality.
- › **On-Site Retail & Dining:** Popular retail shops and diverse restaurants for added convenience and networking opportunities.
- › **Ample Parking & Signage:** Executive garage and surface parking, with prominent signage options for larger tenants.



AVAILABILITY



| SUITE | SIZE | TYPE | AVAILABLE | STARTING PRICE PSF | OPEX |
|---------|-----------|--------|-----------|---------------------|---------|
| 104 | 1,299 SF | Retail | Now | \$35.00 NNN | \$15.51 |
| 106 | 3,681 SF | Retail | Now | \$35.00 NNN | \$15.51 |
| 109 | 1,575 SF | Retail | Now | \$35.00 NNN | \$15.51 |
| 402 | 932 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 406 | 4,322 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 425 | 2,699 SF | Office | Now | \$38.00 NNN | \$15.51 |
| 500/502 | 28,858 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 625 | 4,771 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 710 | 1,758 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 718 | 566 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 903 | 2,396 SF | Office | Q2 2026 | \$38.00 NNN | \$15.51 |
| 1000 | 3,937 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |
| 1030 | 1,050 SF | Office | Now | \$30.00-\$38.00 NNN | \$15.51 |



High Speed Elevators



Conference Center



Modern Concept Lobby



On-site Restaurants



Expansive Views



10 Story Atrium



Flexible Floor Plans

FLOOR PLANS



Suite 500/502: 28,858SF



Suite 625: 4,771 SF



Suite 710: 1,758 SF



Suite 718: 563 SF



Suite 1000: 4,370 SF



Suite 1030: 1,050 SF



RENOVATED LOBBY



10 STORY ATRIUM



MODERN FINISHES



BUSINESS CENTER



HIGH SPEED ELEVATORS

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ON-SITE RETAIL & RESTAURANTS

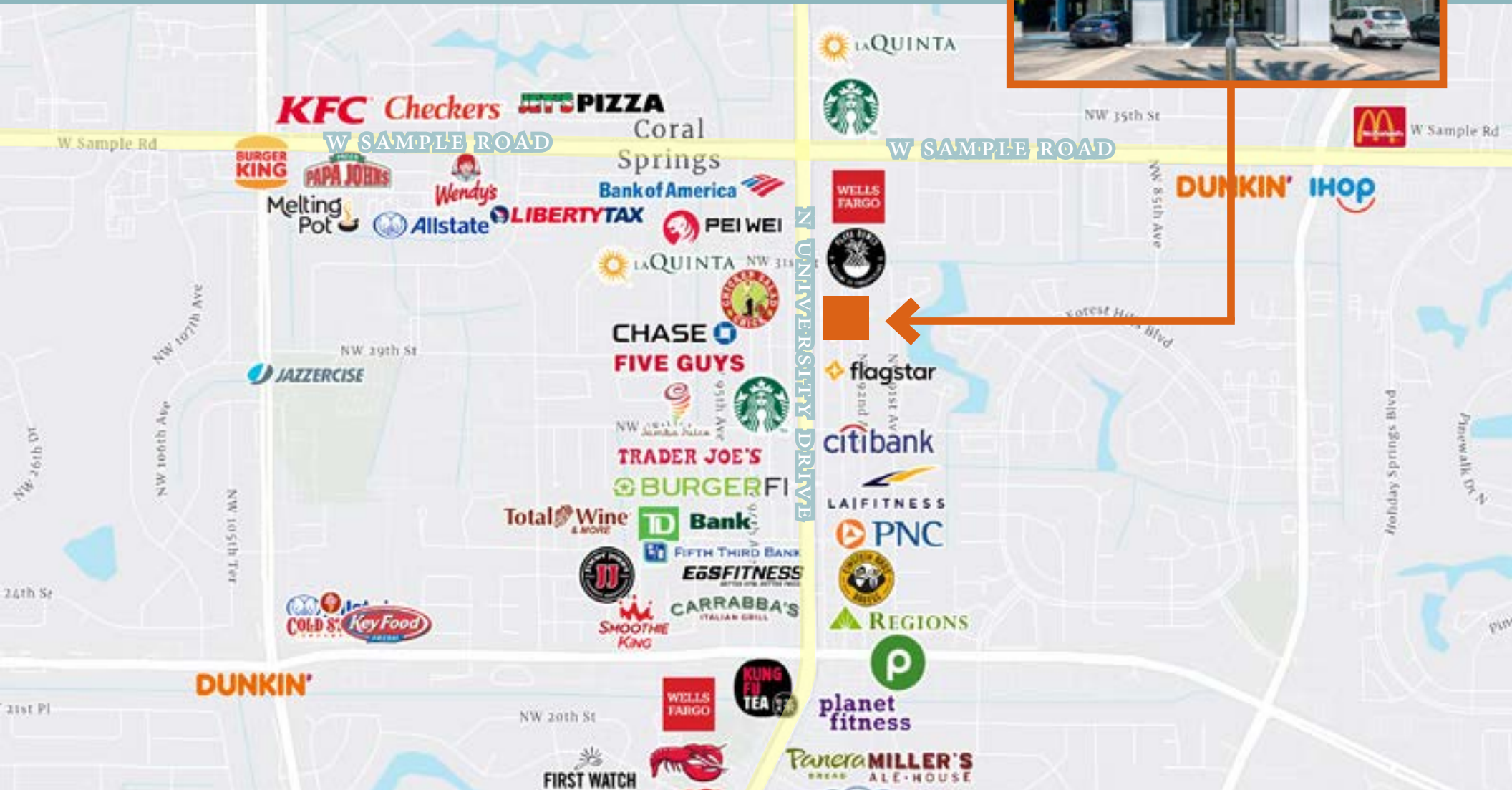
- › Tap 42
- › Centennial Bank
- › Tax Leaf
- › Playa Bowls
- › Embarcadero 41
- › Downtown Espresso
- › I Heart Mac & Cheese
- › Impression Imaging



YOUR PREMIER CORAL SPRINGS HUB FOR ALL THINGS BUSINESS & ENTERTAINMENT

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