

MedArts in the Springs II

➤ MEDICAL SUITES FOR LEASE



Lic # CQ1068637

Bryan McKenney
(888) 585-6880

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Coral Springs, FL



MEDARTS IN THE SPRINGS II

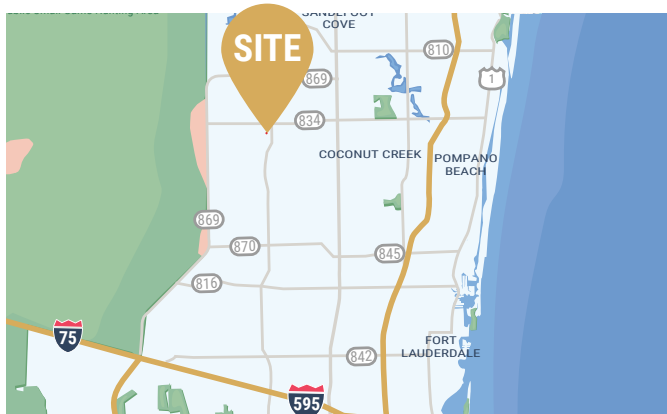
Positioned on-campus and adjacent to the main hospital entrance in Coral Springs, MedArts in the Springs II offers healthcare providers a strategic, hospital-anchored location in the heart of one of Broward County's established medical submarkets. This proximity creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

The property offers a dynamic environment for primary care and specialty practices seeking proximity to hospital services and a complementary tenant network. With suites available for immediate occupancy, competitive lease rates, and tenant improvement allowances, MedArts in the Springs II provides an ideal setting for healthcare providers establishing or expanding a practice. Anchored by a deep, family-oriented patient base across Coral Springs and the surrounding Broward County communities, the building presents an exceptional long-term leasing opportunity.



PROMINENT LOCATION & ACCESSIBILITY

- On-campus location adjacent to the main entrance of the hospital
- Near Village Square
- Located in Coral Springs, an established Broward County residential and medical submarket



IDEAL MARKET & SITE LOCATION

- Conveniently serves 563,056 residents within a 15-minute drive
- Strong, family-oriented patient demographic supporting steady outpatient demand
- Established Coral Springs submarket positioned for sustained healthcare demand



BUILDING HIGHLIGHTS

- Three-story, 45,298 SF medical office building
- Surface and covered parking (5.00/1,000 SF parking ratio)
- Reinforced concrete construction
- On-campus with complementary tenant mix and suites available for immediate occupancy
- Competitive lease rates and tenant improvement allowances

Estimate 15 Min Drive

POPULATION ESTIMATES

563,056

>17 123,527

18-44 188,587

AVERAGE HOUSEHOLD INCOME

\$98,643.7

45-64 149,203

65+ 101,669

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 15%

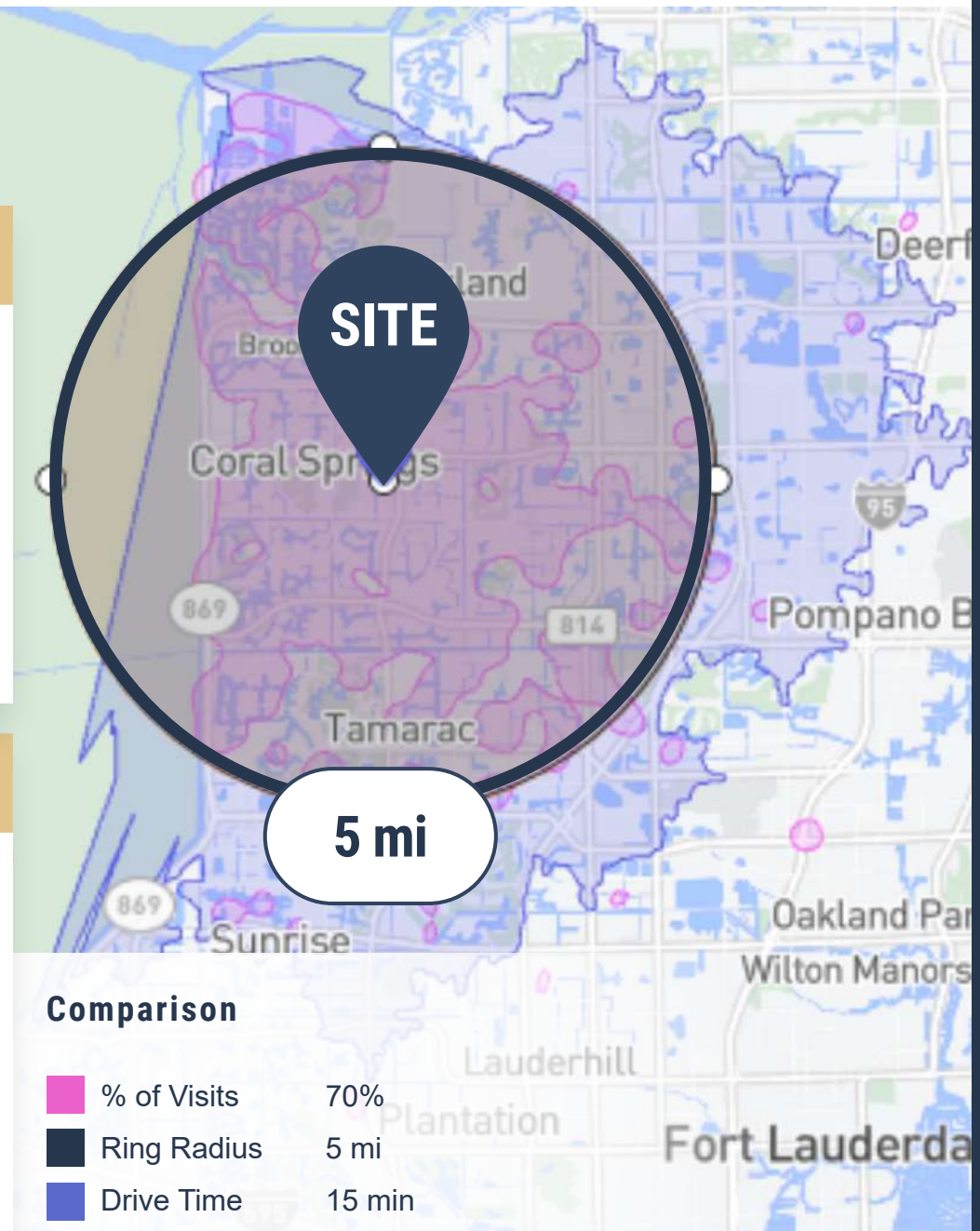
EMPLOYER BASED 45%

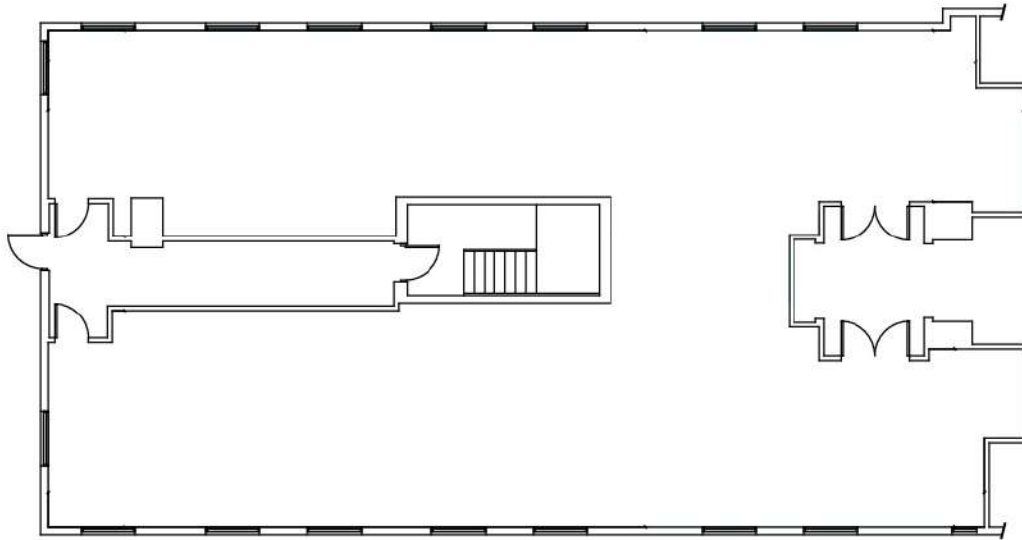
GOVERNMENT 23%

MULTIPLE 5%

SELF PAY 13%

Data Source:  **Placer.ai**



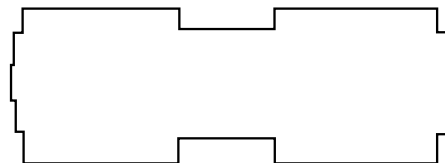


AVAILABLE SUITE

Suite 100 - 2,983 RSF

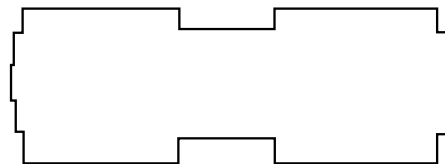
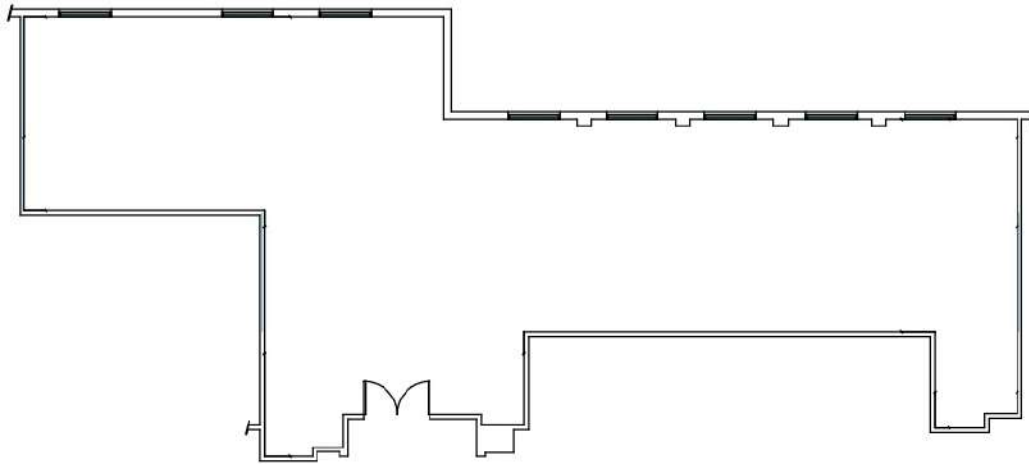
SUITE DESCRIPTION

Shell space ready for tenant customization



Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

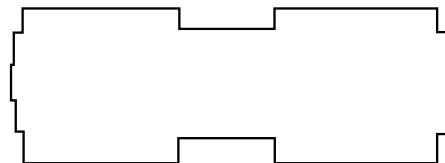
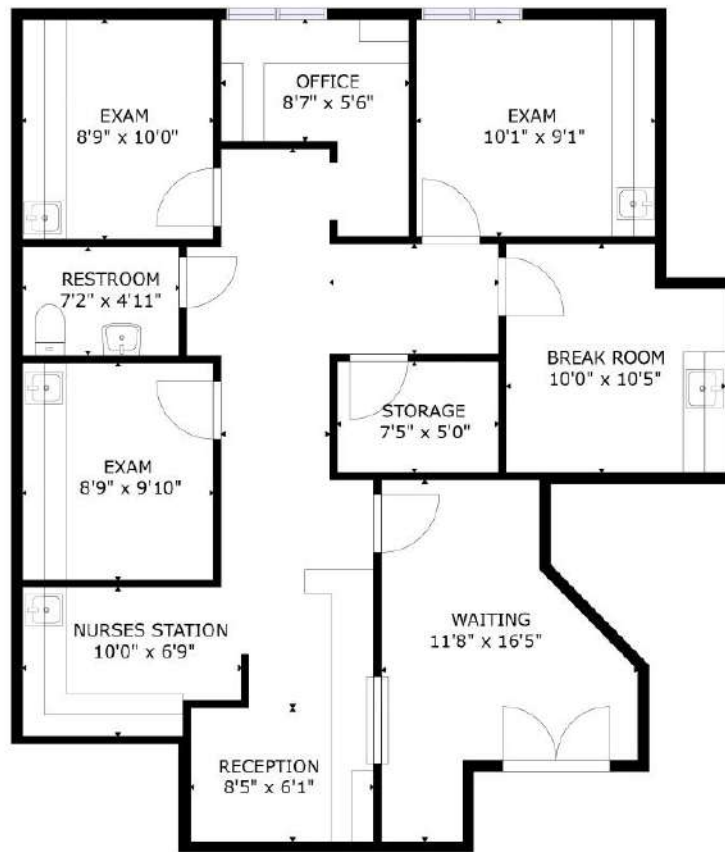
Suite 350 - 2,562 RSF

SUITE DESCRIPTION

Shell space ready for tenant customization

Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

Suite 380 - 1,364 RSF

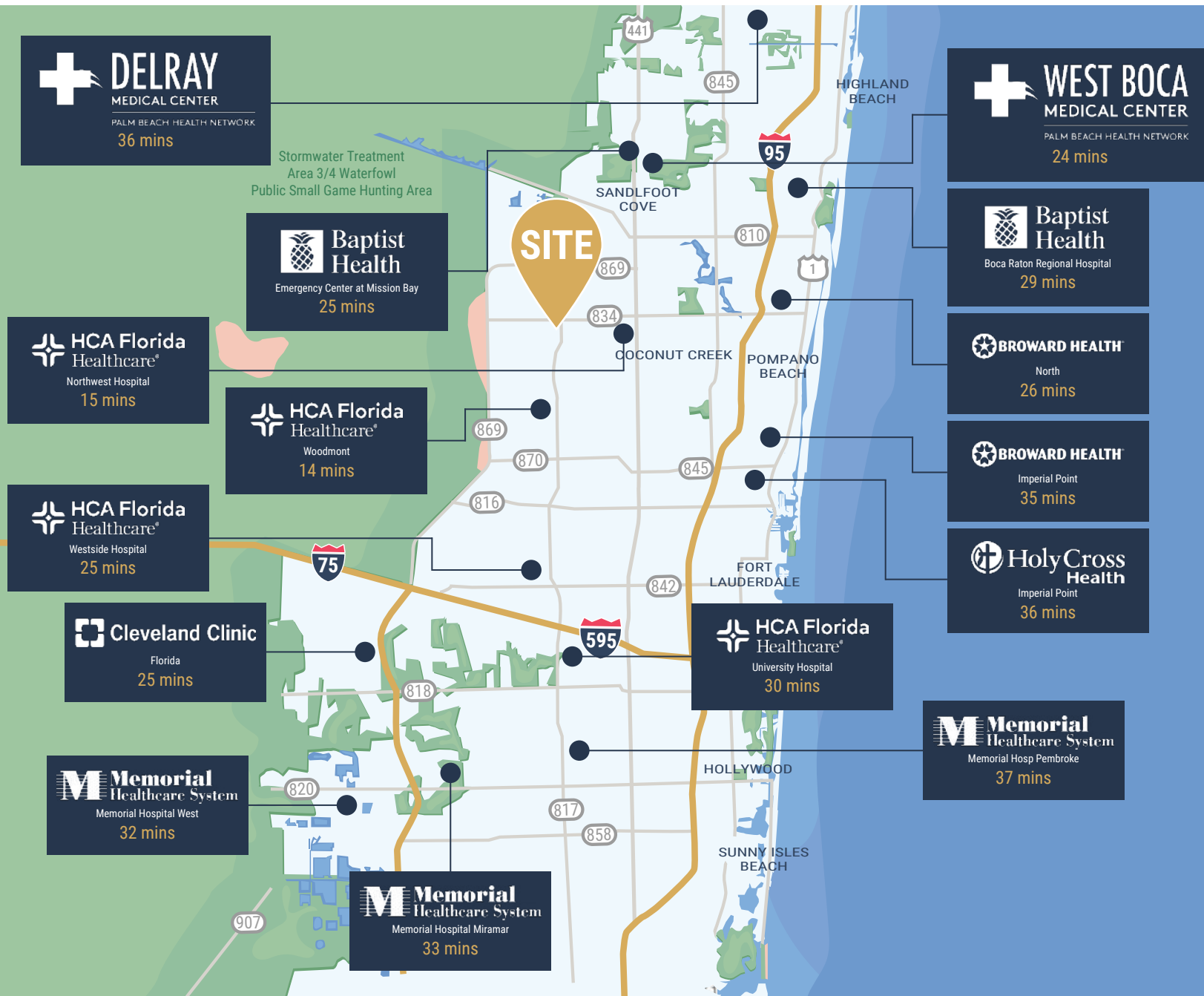
SUITE DESCRIPTION

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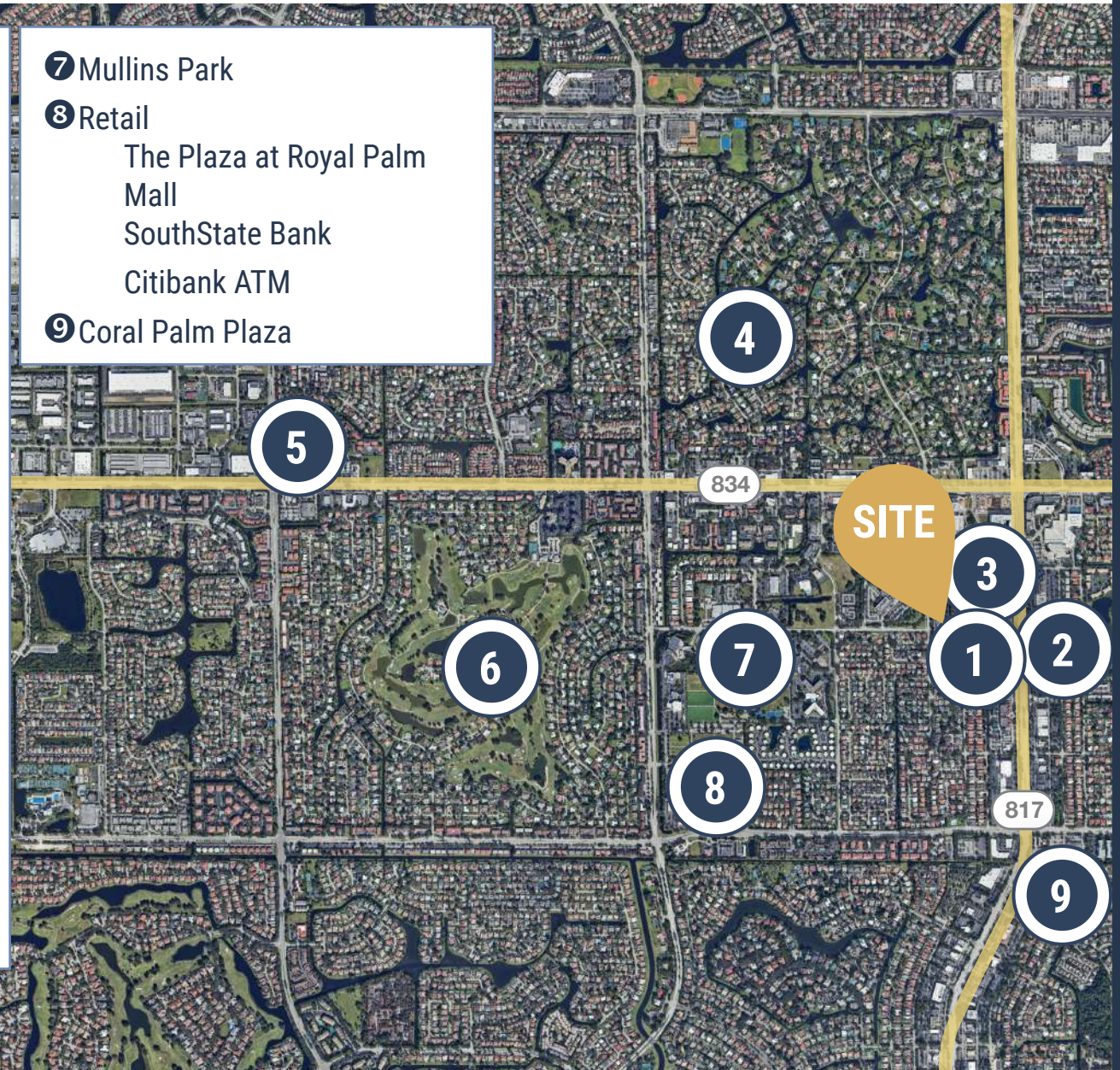






- ① Retail**
 Trader Joe's
 The Walk at University Mall
 TD Bank
- ② Retail**
 City Bank
 LA Fitness
 PNC Bank
 Fifth Third Bank
- ③ Retail & Education**
 United States Postal Service
 Bank of America
 Chase Bank
 Wells Fargo Bank
 Coral Springs Character School
- ④ Running Brook Hills Park**
- ⑤ Retail**
 Pizza Time Italian Restaurant
 Wallgreens
 Publix Super Market at Coral Ridge
- ⑥ Country Club of Coral Springs**

- ⑦ Mullins Park**
- ⑧ Retail**
 The Plaza at Royal Palm Mall
 SouthState Bank
 Citibank ATM
- ⑨ Coral Palm Plaza**





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OWNED & OPERATED BY

**Well
tower**