

MedArts in the Springs I

➤ MEDICAL SUITES FOR LEASE



Lic # CQ1068637

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Coral Springs, FL



MEDARTS IN THE SPRINGS I

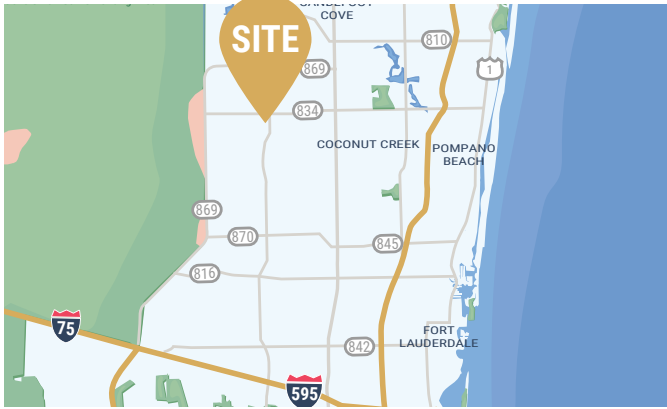
Positioned on-campus and adjacent to the main hospital entrance in Coral Springs, MedArts in the Springs I offers healthcare providers a strategic, hospital-anchored location in the heart of one of Broward County's established medical submarkets. This proximity creates opportunities for strong referral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

- On-campus medical office building with suites available for immediate occupancy
- Complementary tenant mix offering referral opportunities within the building
- 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

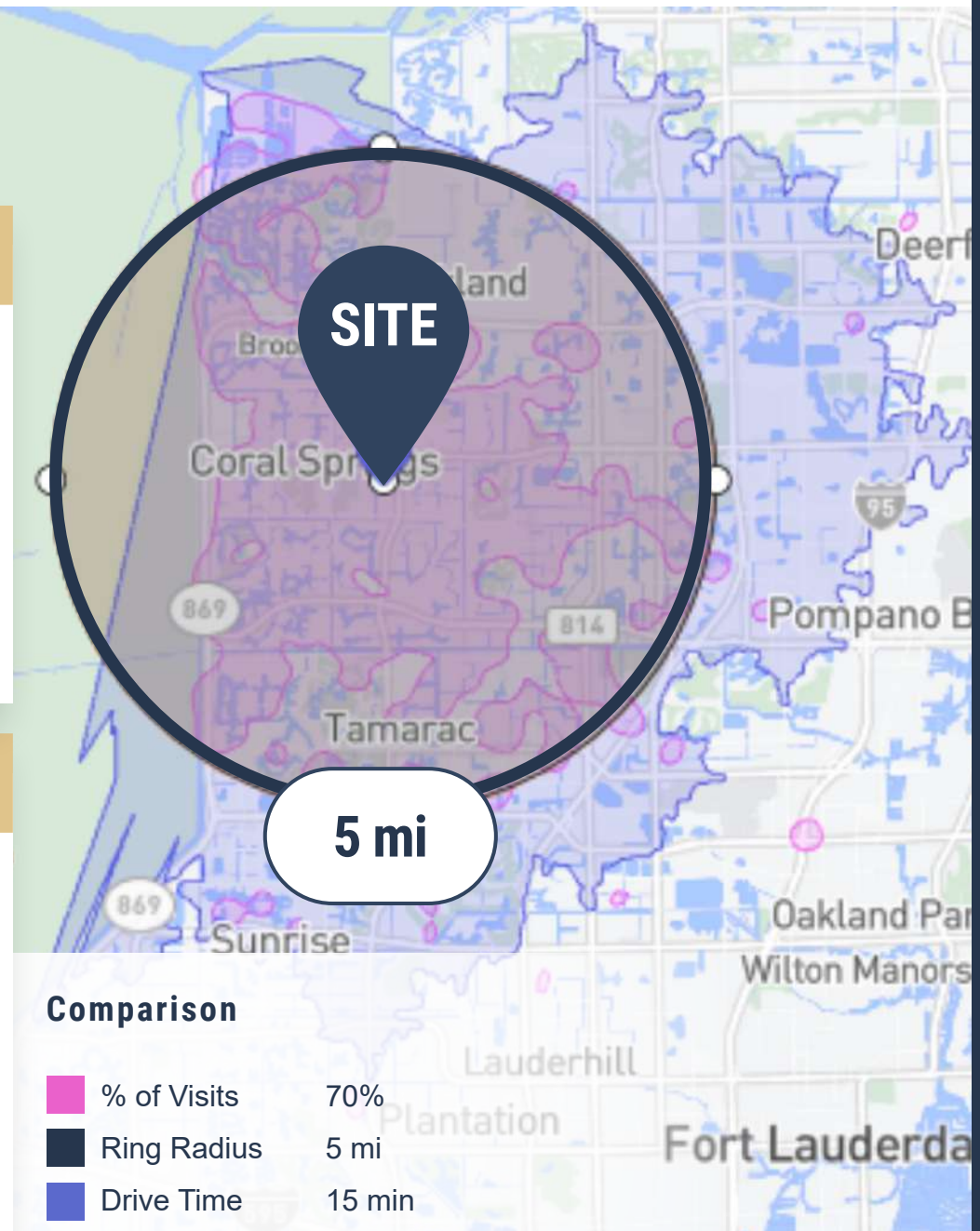
65+ 101,669

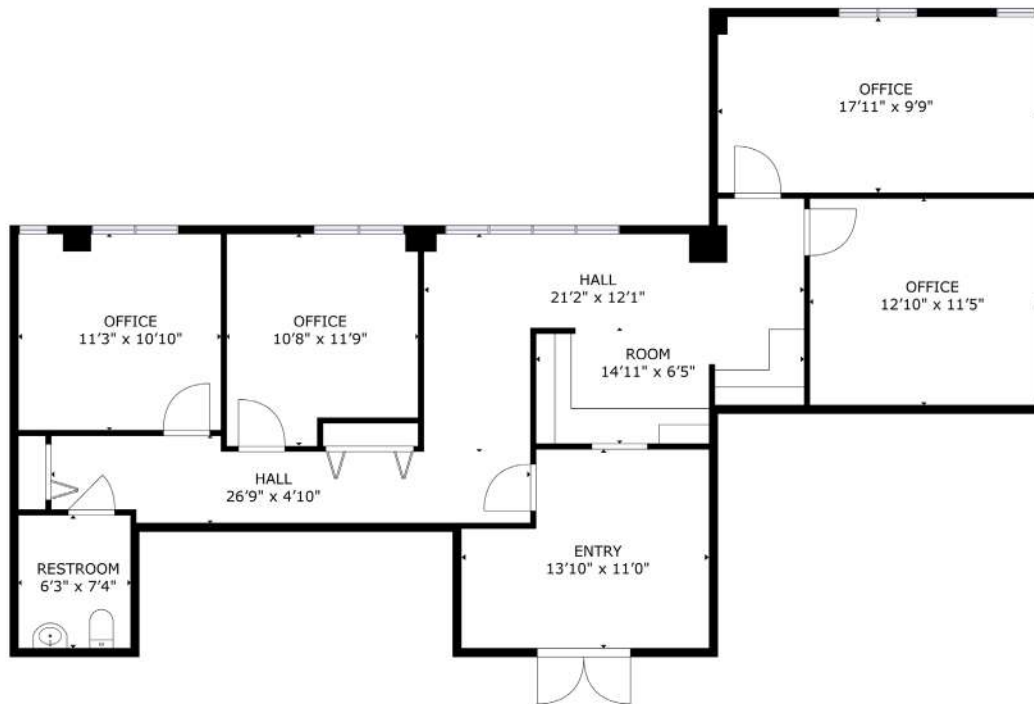
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	15%
EMPLOYER BASED	45%
GOVERNMENT	23%
MULTIPLE	5%
SELF PAY	13%

Data Source:  **Placer.ai**

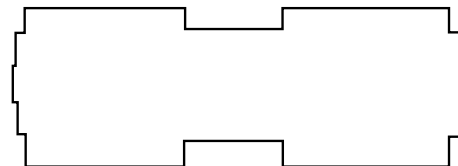


**AVAILABLE SUITE**

Suite 200 - 1,334 RSF

SUITE DESCRIPTION

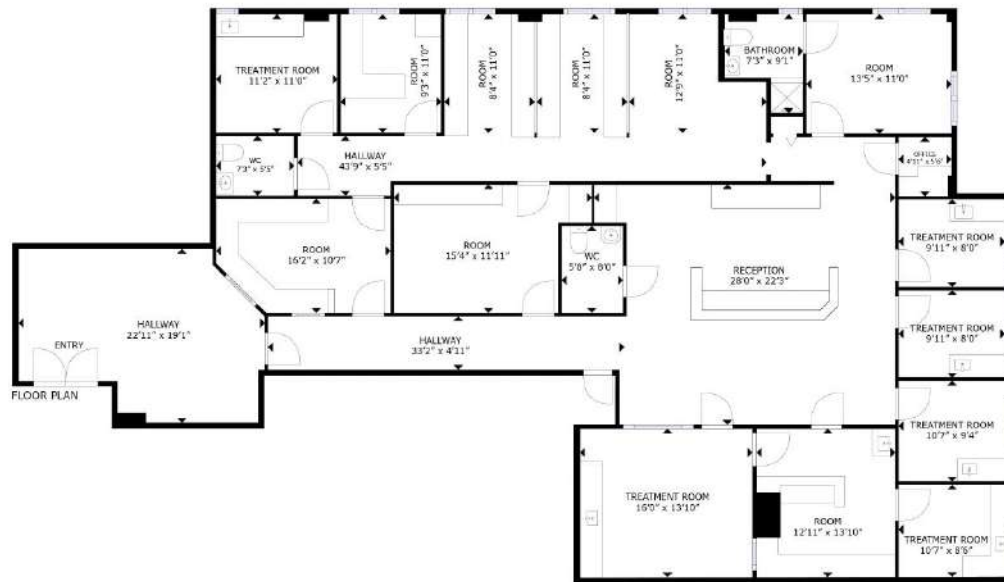
4 Offices, In-suite restroom.



Virtual Floor Plan

CLICK OR SCAN



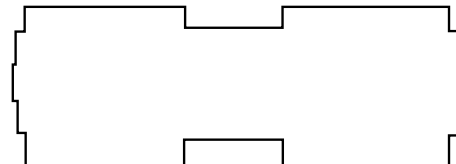


AVAILABLE SUITE

Suite 220 - 4,103 RSF

SUITE DESCRIPTION

5 Exam Rooms, 1 Procedure Room, Offices, reception area, 2 in-suite restrooms, and multiple storage closets.



Virtual Floor Plan
CLICK OR SCAN

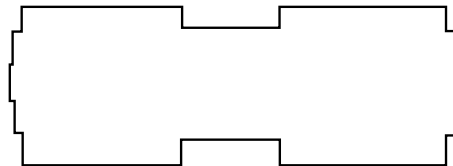


AVAILABLE SUITE

Suite 350 - 1,333 RSF

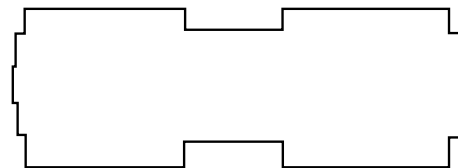
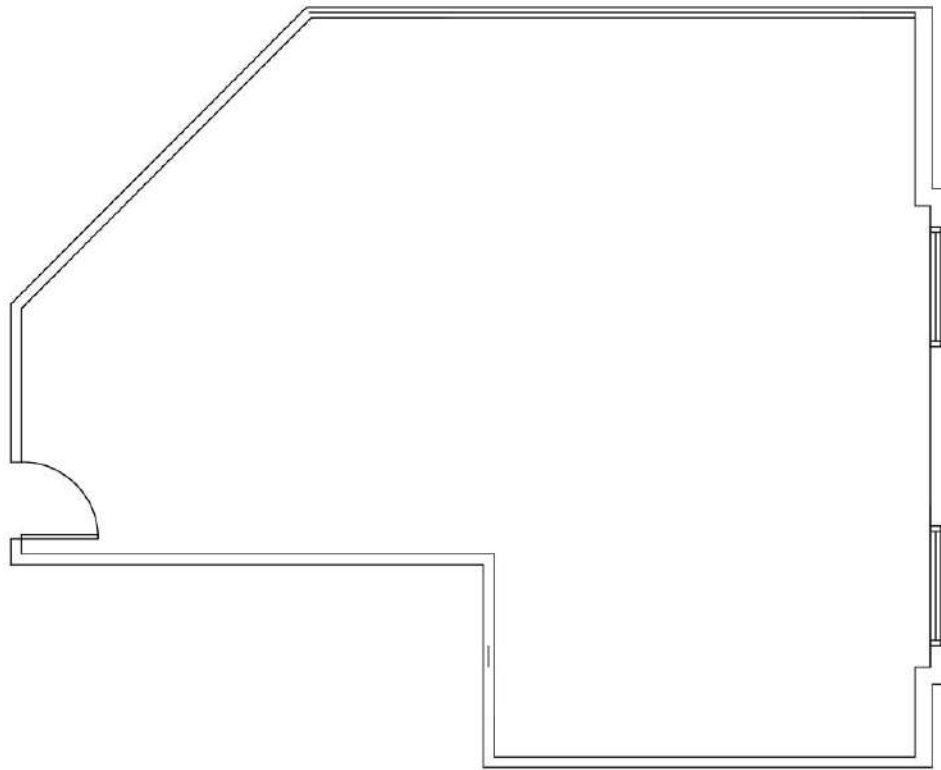
SUITE DESCRIPTION

5 Treatment Rooms,
3 Storage Rooms, and
2 In-suite Bathrooms.



Virtual Floor Plan
CLICK OR SCAN



**AVAILABLE SUITE**

Suite 380 - 754 RSF

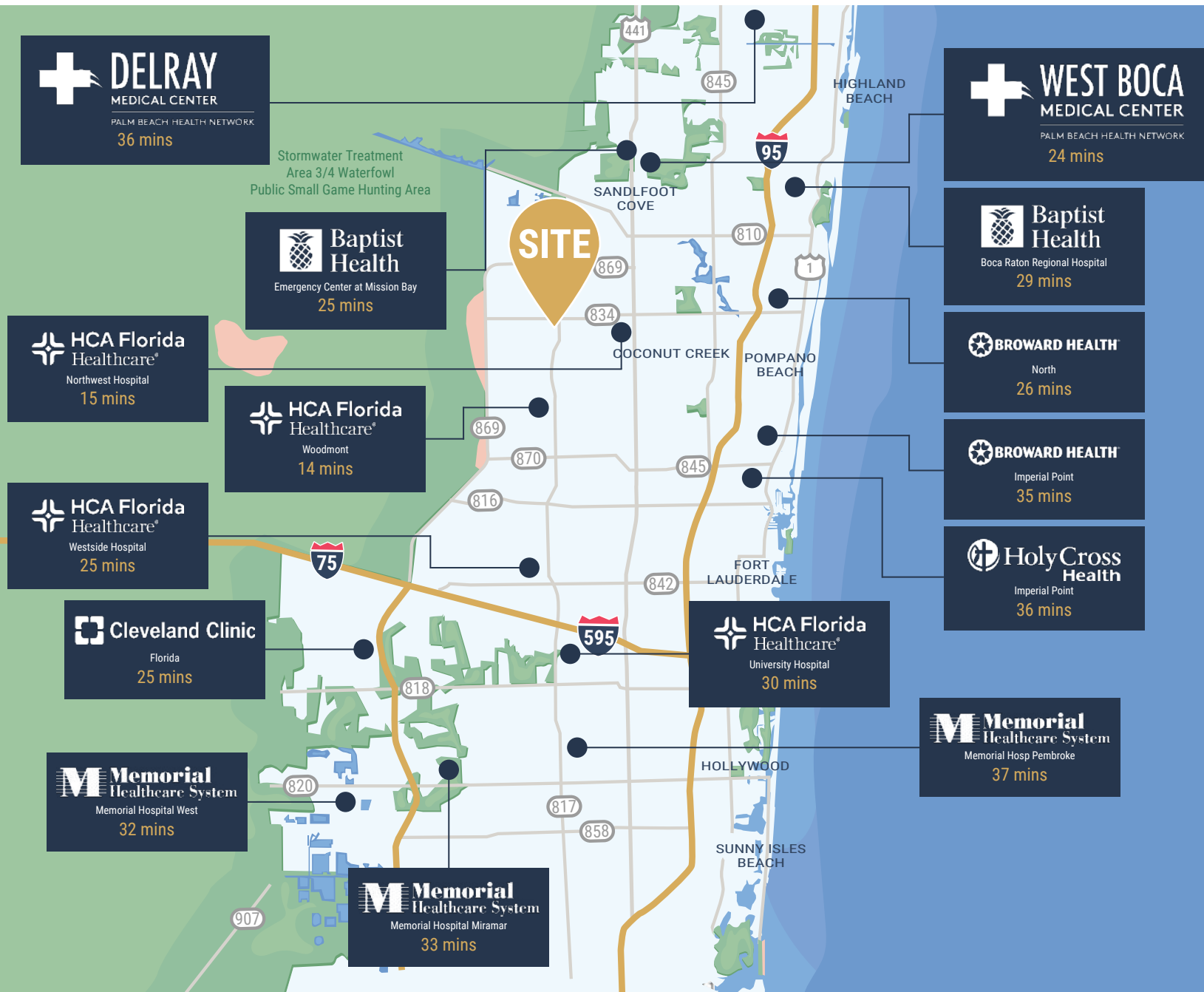
SUITE DESCRIPTION

Shell space ready for tenant customization

Virtual Floor Plan
CLICK OR SCAN

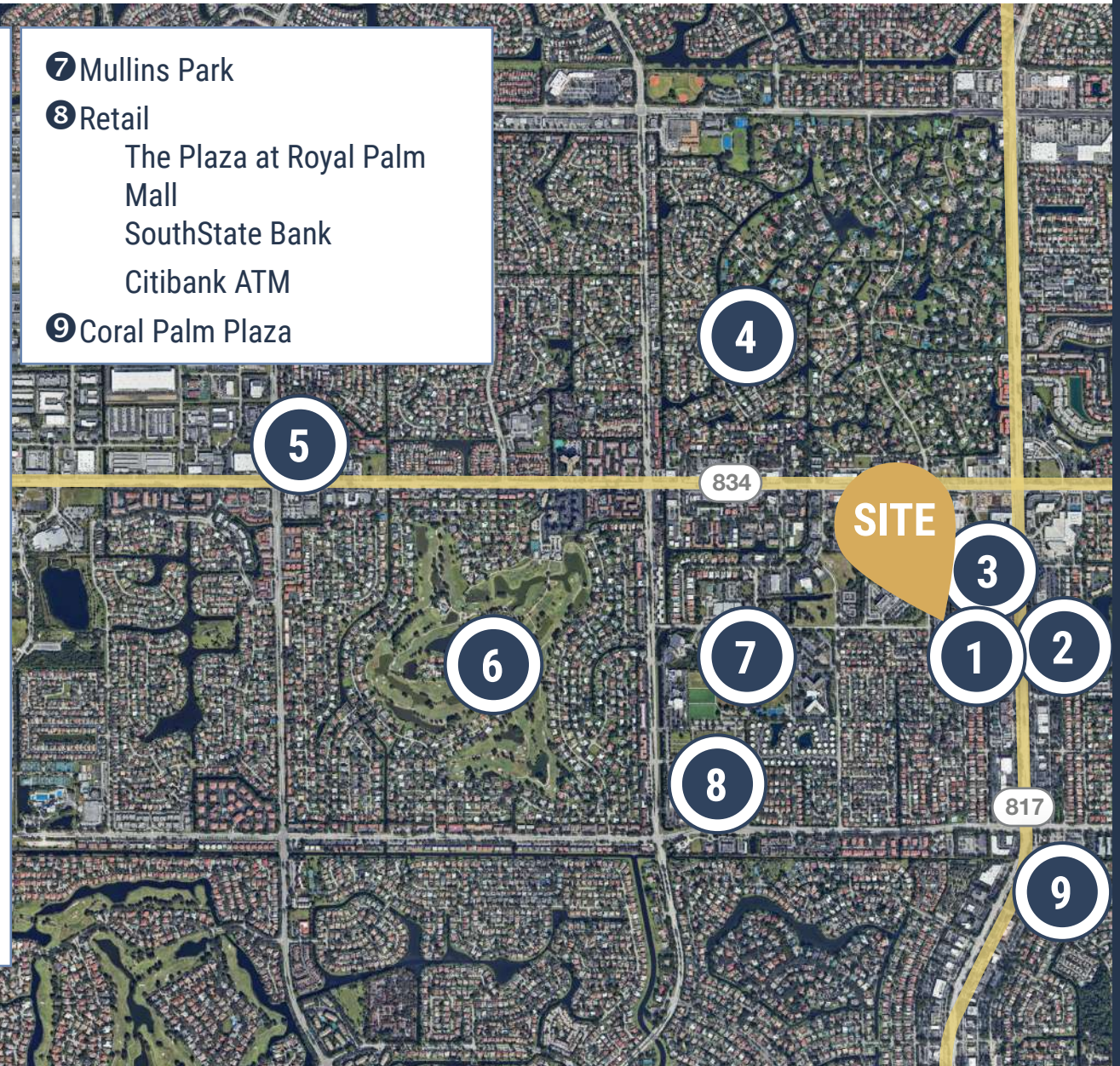






- ① Retail**
 Trader Joe's
 The Walk at University Mall
 TD Bank
- ② Retail**
 City Bank
 LA Fitness
 PNC Bank
 Fifth Third Bank
- ③ Retail & Education**
 United States Postal Service
 Bank of America
 Chase Bank
 Wells Fargo Bank
 Coral Springs Character School
- ④ Running Brook Hills Park**
- ⑤ Retail**
 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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**Well
tower**