



OFFICE CONDO FOR SALE
ASKING PRICE \$650,000

5511 NORTH UNIVERSITY DRIVE #104

Coral Springs, FL 33067

CORAL SPRINGS
PROFESSIONAL CAMPUS

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Professional Office

Beautifully appointed 1,512 SF professional condo built with 3 private windowed offices, 2 open workstations, glass conference room (with sink), dry pantry/storage closet, one half bathroom, and a drinking fountain. Ideal for a professional services firm or medical user.

#2

Ample Parking

Located in a single-story building with ample surface parking.

#3

Natural Light

Windows on 3 sides.

#4

Well Maintained

Professionally maintained and landscaped business park home to many doctors, dentists, and white-collar businesses such as accountants, lawyers, insurance firms, etc.

#5

Amenities

On-site FedEx and UPS drop-boxes.

#6

Accessibility

Multiple points of egress into the business park via University Drive and Westview Drive, plus direct access to the Sawgrass Expressway.



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PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of suite 104 at **5511 North University Drive** — Coral Springs, FL (the 'Property').

The subject property is a commercial condo unit fully built out as professional office space, situated in a single-story multi-tenant building. The 18-building business park is home to various medical and professional tenants.

PROPERTY SUMMARY

THE OFFERING

Property Address	5511 North University Drive
Neighborhood	Ridgeview
County	Broward
Suite SF	1,512 SF
2025 Property Taxes	\$10,066.16
Zoning	B-2 - Community Business
Occupancy	Immediately upon closing
Tenancy	To be delivered vacant



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SITE AERIAL



**5511 NORTH UNIVERSITY DRIVE #104
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AREA MAP

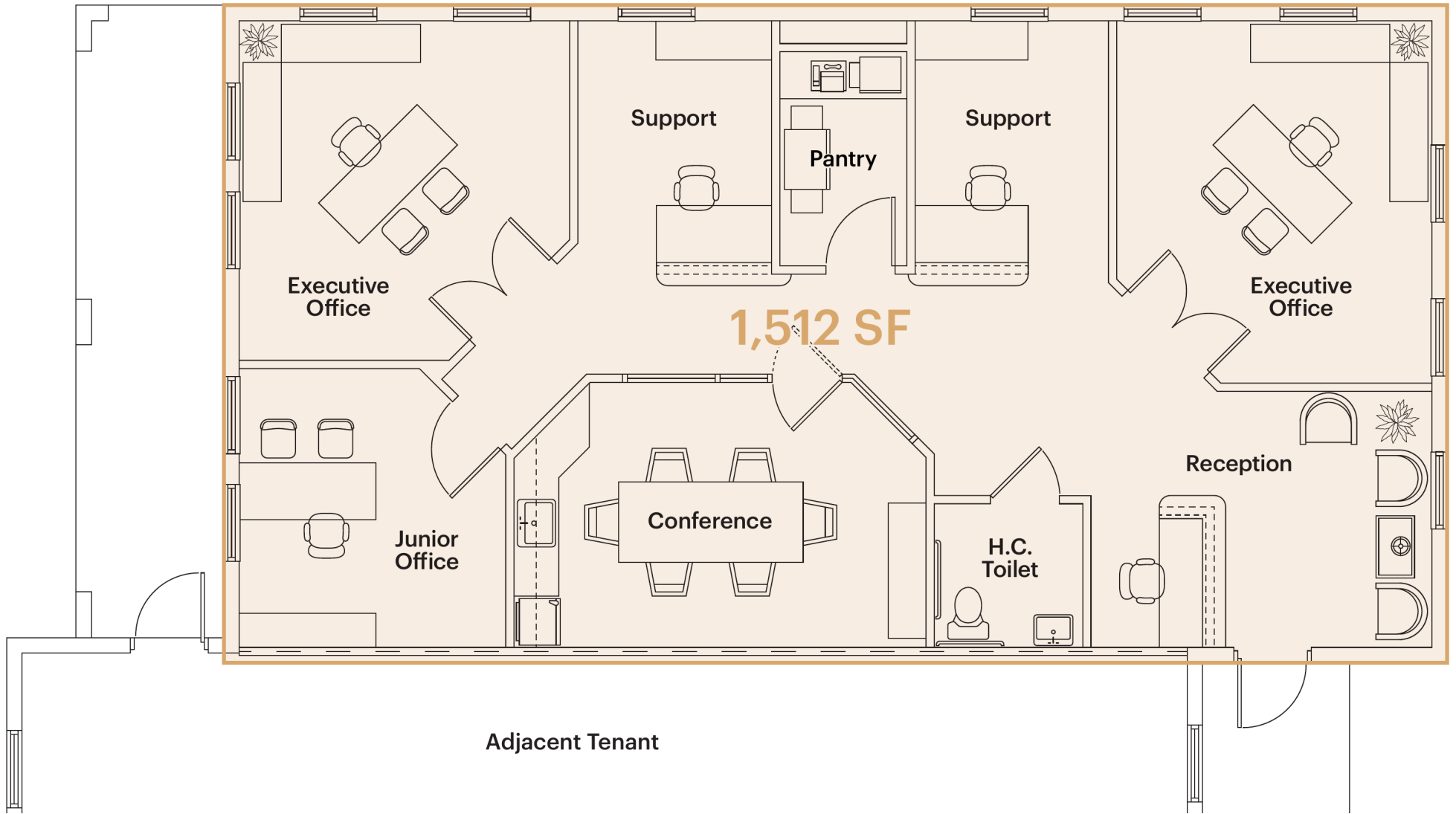


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PROPERTY PHOTOS



FLOOR PLAN



MARKET OVERVIEW

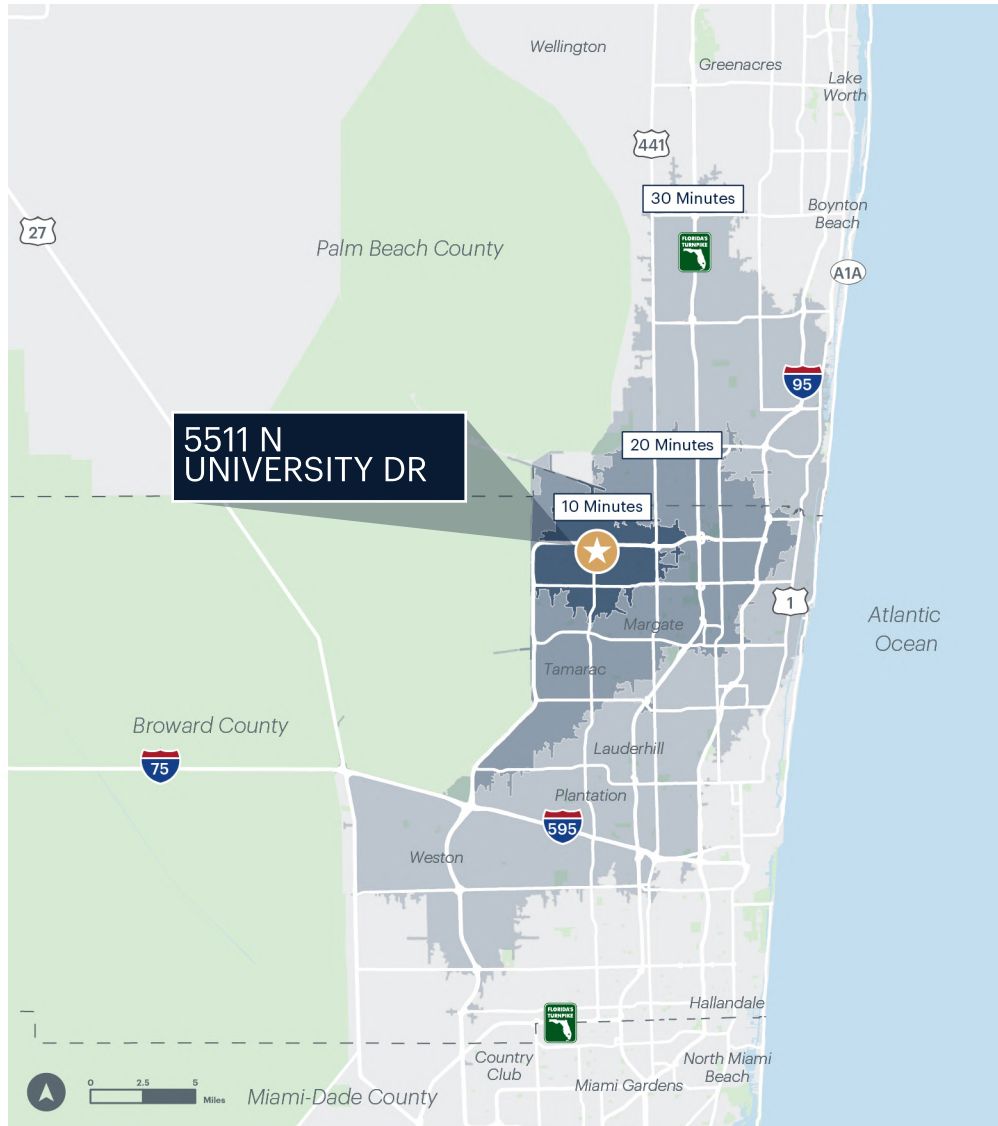
Coral Springs is a well-planned suburban community in Broward County, located roughly 20 miles northwest of Fort Lauderdale. Known for its family-friendly environment, the city features a range of recreational and cultural amenities, including the Coral Springs Center for the Arts, which hosts concerts and performances, and expansive green spaces like Betti Stradling Park. The city's extensive park system, sports facilities, and nearby access to the Everglades contribute to an active outdoor lifestyle, while major corridors such as University Drive provide convenient access to shopping and dining.

Coral Springs has a population of approximately 135,000 residents, with a median age around 40 and a relatively high household income nearing \$99,000—well above state averages. The community is characterized by a mix of families and professionals, with a high rate of homeownership and stable household sizes. Its combination of strong incomes, suburban density, and consistent population growth supports a stable residential base and ongoing demand for local services and commercial development.



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AREA DEMOGRAPHICS



	10 MINUTES	20 MINUTES	30 MINUTES
Population	141,845	689,540	1,708,623
Number of Households	49,518	267,033	688,121
Average Household Income	\$138,364	\$113,713	\$122,158
Median Household Income	\$104,146	\$81,407	\$83,618
Median Age	39.3	42.3	44.3
Total Businesses	7,482	33,378	94,189
Total Employees	63,693	305,592	841,280
Daytime Population	128,931	632,180	1,686,456

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CONTACT EXCLUSIVE AGENT

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RIPCO
INVESTMENT SALES

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.