



## 5401 N University Dr-Suite 204

5401 N University Dr, Coral Springs, FL 33067



**Bob Mion**

Compass Commercial Group  
4699 Ponce De Leon Blvd, Suite Floor 5, Miami, FL 33146  
[Bob@Bobmion.com](mailto:Bob@Bobmion.com)  
(954) 605-7379



# 5401 N University Dr-Suite 204, Coral Springs, FL 33067

\$670,000

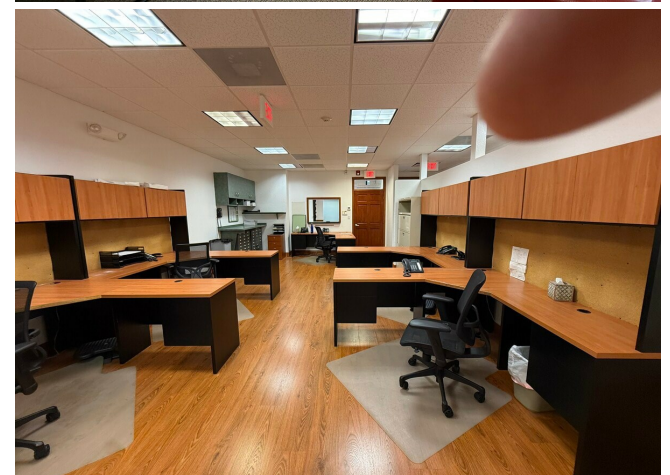
Built in 2005. This Office Park is located in NW Broward County. Coral Springs / Parkland Border. Spectacular Demographics. Easy access to Sawgrass Expressway (1/4 Mile +/-) Beautiful suburban setting. Close to all shopping & Restaurants.....

Professional and Medical Uses allowed.  
Great Demographics  
1/4 Miles to the Sawgrass Expressway & other Major Roadways  
Well Managed & Maintained Office Park  
Broker's Agent Bonus If Closed By 4/30/2026.....

- Close to all Major Highways
- Lots of Natural Light
- Corner Unit

For more information visit:

<https://www.loopnet.com/Listing/5401-N-University-Dr-Coral-Springs-FL/37336389/>



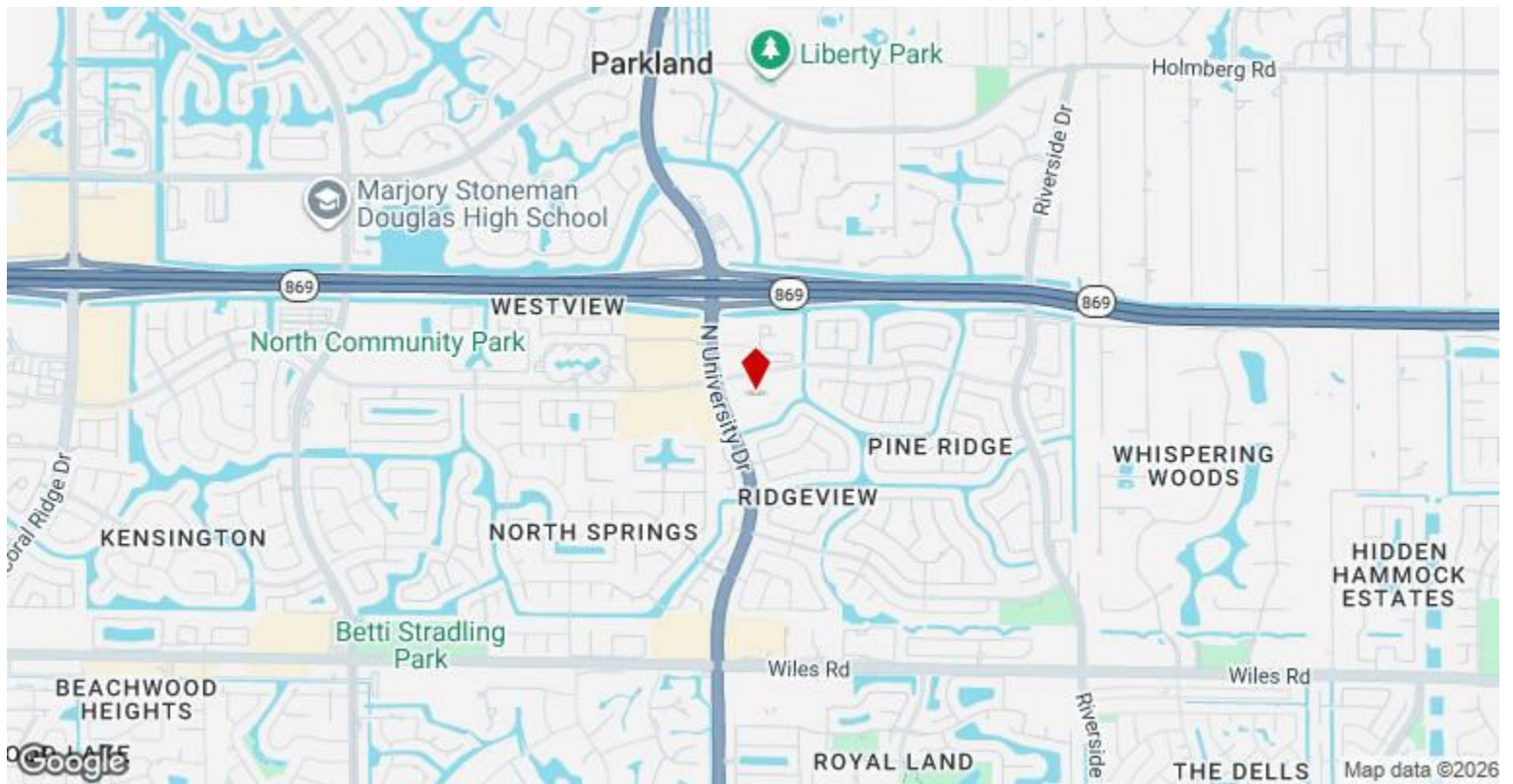
Price:	\$670,000
Unit Size:	1,750 SF
No. Units:	1
Total Building Size:	13,623 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	2
Typical Floor Size:	6,811 SF
Year Built:	2004
Lot Size:	0.95 AC
Parking Ratio:	1.47/1,000 SF
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Advanced TRT Clinic	-	
Buck Steel	-	
Dermalife Veins	-	June 2024
Dubrow Duker & Associates, P.A.	-	
Gentle Teeth Of Coral Springs	-	
KB CPA Services P.A.	-	
Outamation	-	
Sonshine Educational Tours, Inc	-	



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# Property Photos

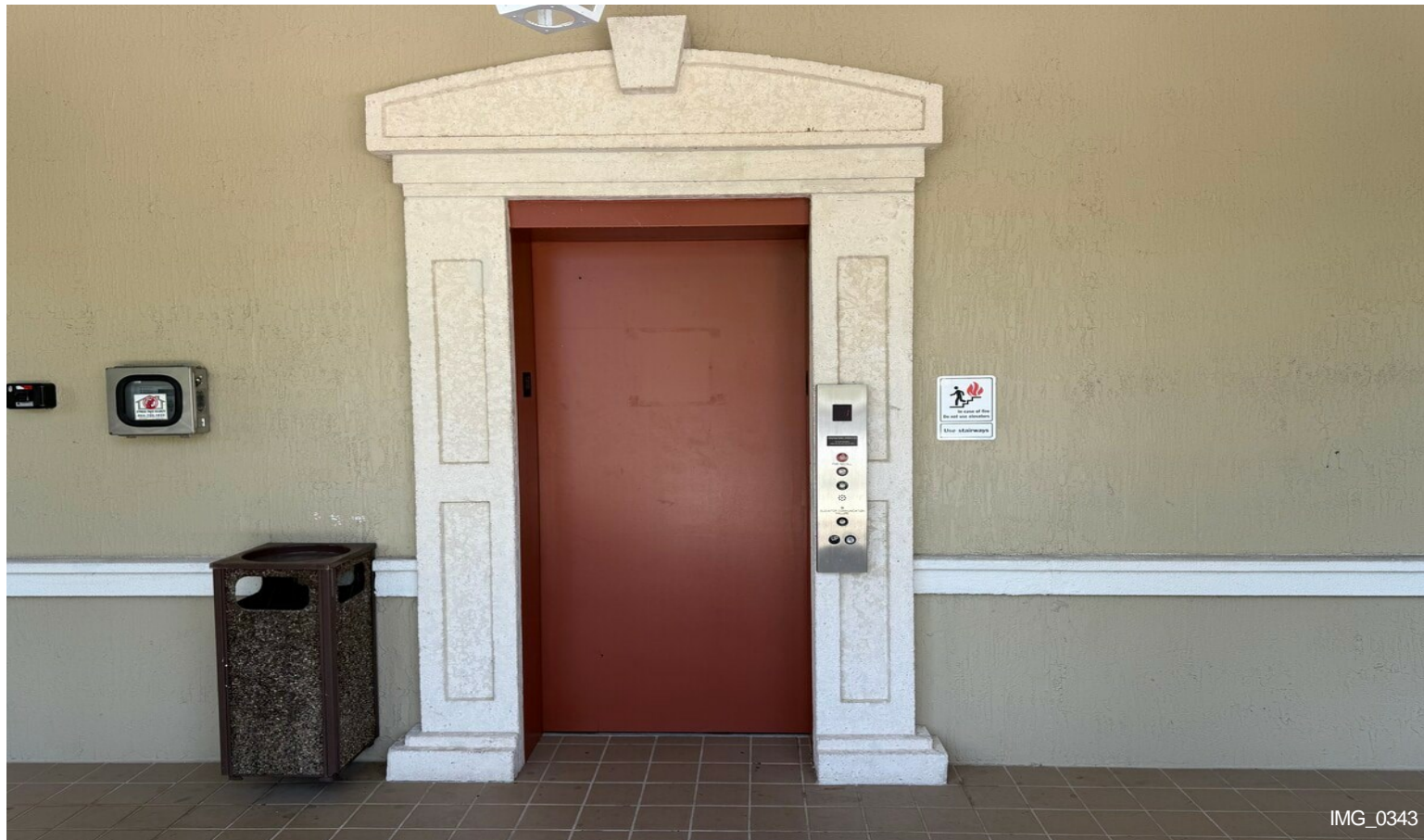


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# Property Photos



# Property Photos



# Property Photos



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