

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:

UNIVERSITY PLACE AT CITY CENTER

Colliers



NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

PROPERTY HIGHLIGHTS

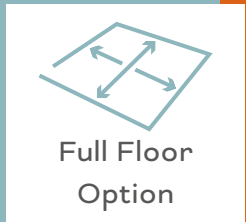


[Click Here to View Property Video](#)

- › **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.
- › **Cost-Efficient Office Solution:** Below-market operating expenses help reduce overall occupancy costs while providing a comprehensive amenity package including electricity, janitorial services, security, and onsite management and maintenance.
- › **Contemporary Design:** Modern lobby and high-end finishes create a stylish, professional environment.
- › **Spec Suite Program Underway:** A phased spec suite initiative is rolling out through 2026 and into 2027, delivering move-in ready, modern office suites with high-quality finishes designed to meet the needs of today's tenants.
- › **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:** Covered and reserved parking options available, with building signage opportunities for larger tenants.



AVAILABILITY



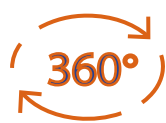
SUITE	SIZE	TYPE	AVAILABLE	STARTING PRICE PSF	OPEX
104	1,299 SF	Retail	Now	\$35.00 NNN	\$15.51
106	3,681 SF	Retail	Now	\$35.00 NNN	\$15.51
109	1,575 SF	Retail	Now	\$35.00 NNN	\$15.51
402	932 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
406	4,322 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
425	2,699 SF	Office	Now	\$38.00 NNN	\$15.51
500/502	28,858 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
602	1,363 SF	Office	Now	Sublease Opportunity	\$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	2,397 SF	Office	Q2 2026	\$38.00 NNN	\$15.51
1000	3,510 SF	Office	Now	\$35.00-\$38.00 NNN	\$15.51
1030	1,589 SF	Office	Now	\$35.00-\$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: 3,510 SF



Suite 1030: 1,589 SF



RENOVATED LOBBY



10 STORY ATRIUM



MODERN FINISHES



BUSINESS CENTER



HIGH SPEED ELEVATORS

UNIVERSITY PLACE AT CITY CENTER

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

FOR LEASE:

UNIVERSITY PLACE AT CITY CENTER



CONTACT US

DARCIE LUNSFORD

+1 954 261 3820

darcie.lunsford@colliers.com

CARA GIRARDI

+1 973 270 5934

cara.girardi@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.