

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:

# UNIVERSITY PLACE AT CITY CENTER

Colliers



NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

# PROPERTY HIGHLIGHTS

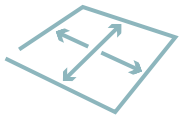


- › **Prime Location:** At the prominent intersection of University Drive and Sample Road, with easy access to major highways such as Sawgrass Expressway, Atlantic Boulevard, & I-95.
- › **Cost-Efficient Office Solution:** Below-market operating expenses help reduce overall occupancy costs while providing 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	2,396 SF	Office	Q2 2026	\$38.00 NNN	\$15.51
1000	3,937 SF	Office	Now	\$35.00-\$38.00 NNN	\$15.51
1030	1,050 SF	Office	Now	\$35.00-\$38.00 NNN	\$15.51



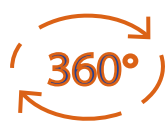
Full Floor  
Option



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*



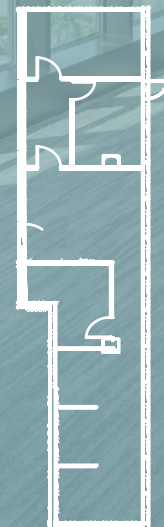
*Suite 710: 1,758 SF*



*Suite 718: 563 SF*



*Suite 1000: 4,370 SF*



*Suite 1030: 1,050 SF*



RENOVATED LOBBY



10 STORY ATRIUM



MODERN FINISHES



BUSINESS CENTER



HIGH SPEED ELEVATORS

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## 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*



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