

RE/MAX
COMMERCIAL



THE DEMARCO
REAL ESTATE GROUP

FOR LEASE

SPRINGTREE COUNTRY CLUB PLAZA

**3801 N UNIVERSITY DR
SUNRISE, FL**

FOR LEASE:

3801 N UNIVERSITY DR
SUNRISE, FL

PRICE: \$25 /SF/YR NNN + \$10/SF/YR CAM

PROPERTY OVERVIEW:

Second floor office suites available in a well-maintained commercial center directly on University Drive in Sunrise, surrounded by national retailers, restaurants, and daily traffic drivers, including Walmart across University Drive and nearby Harbor Freight. The property offers flexible suite sizes ranging from small private offices to larger professional layouts, allowing businesses to select the space that best fits their needs. Tenants benefit from convenient access, ample on-site parking, and a central location surrounded by established neighborhoods, restaurants, retailers, and other businesses. Ideal for professional, medical, administrative, and service-based office users.

PROPERTY HIGHLIGHTS:

- Prime University Drive frontage
- Surrounded by Major Retailers like Walmart, Hooters, Harbor Freight and more!
- Flexible office suite sizes
- Ample on-site parking
- Easy access for employees and clients
- **Office Suites Available:**
 - Suite 311: 1,209 SF
 - Suite 313: 969 SF
 - Suite 320: 955 SF
- Ideal for professional, medical, and administrative users

THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

john@demarcogroup.com

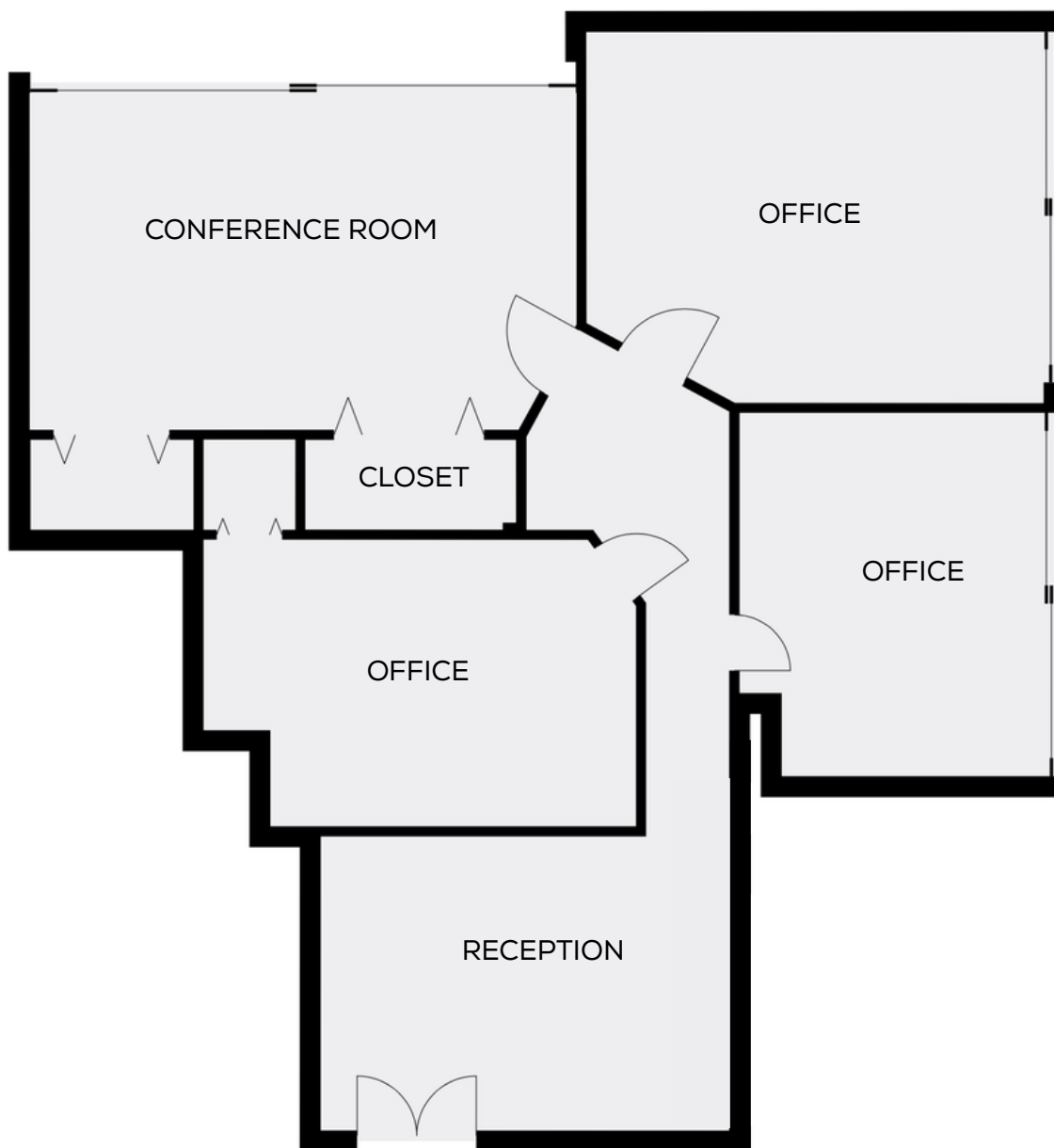
www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020



UNIT 311:

PRICE: \$25/SF NNN
SIZE: 1,209 SF



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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UNIT 313:

PRICE: \$25/SF NNN
SIZE: 969 SF



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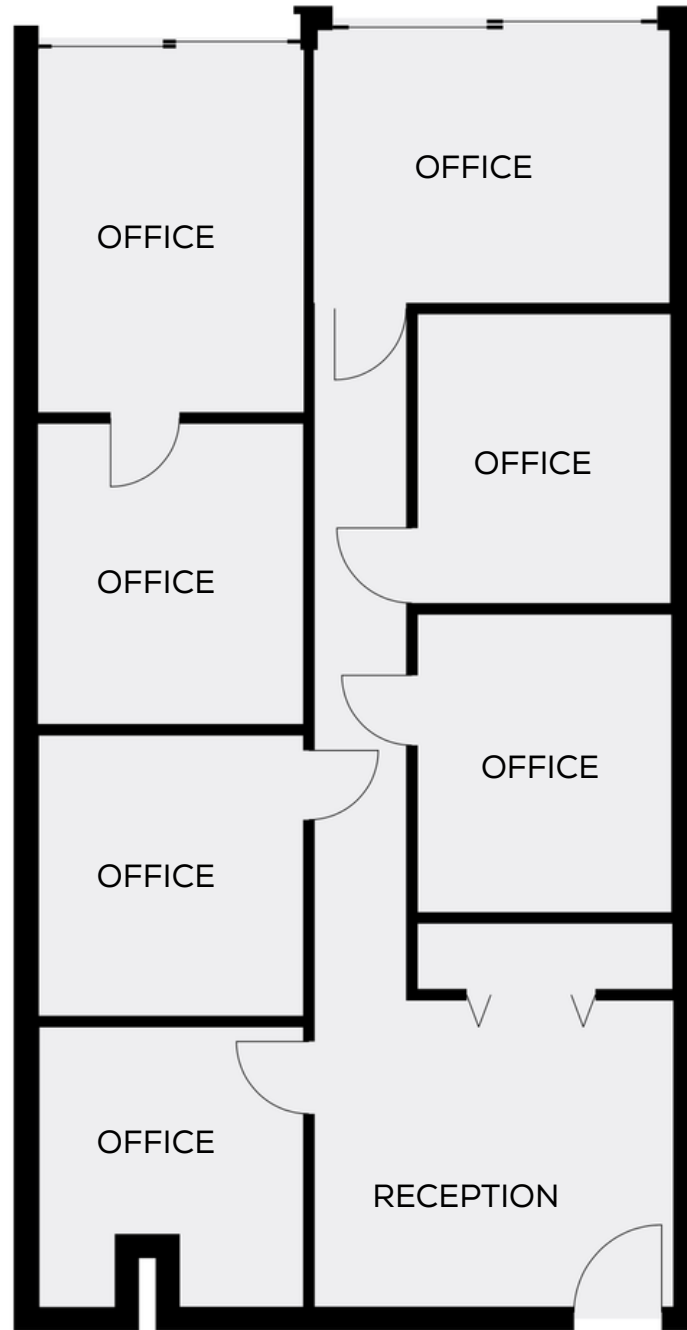
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UNIT 313:

PRICE: \$25/SF NNN
SIZE: 969 SF



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UNIT 320:

PRICE: \$25/SF NNN
SIZE: 955 SF



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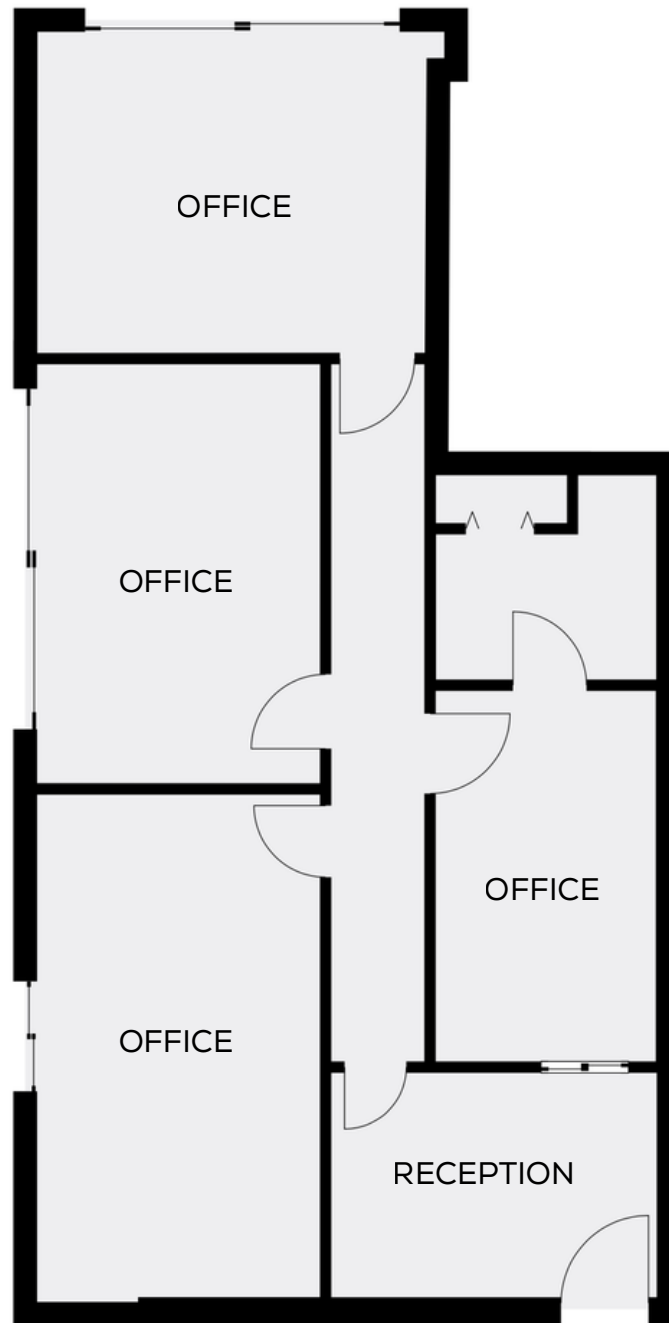
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UNIT 320:

PRICE: \$25/SF NNN
SIZE: 955 SF



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