



210  
N UNIVERSITY



# Undeniably Unique

Coral Springs Executive Tower  
210 N University Drive, Coral Springs, FL

**Class A Office Space for Lease**





### Availability

Floor/ Suite	RSF Available	Rates
200	1,185	\$18.50 NNN
302	1,676	\$18.50 NNN
500	1,186	\$18.50 NNN
501	2,937	\$18.50 NNN
700	6,037	\$18.50 NNN
702	5,822	\$18.50 NNN
800	2,392	\$22.00 NNN
804	5,169	\$22.00 NNN

### OpEx

\$16.06 RSF

which includes electric and janitorial

# The most recognizable asset with the best visibility

Iconic architectural **'upside-down'** design makes the Property the most recognizable office building in Coral Springs and recent cosmetic renovations combined with meticulous upkeep has kept 210 N University competing with the top-tier buildings in the submarket.



## Highlights



Uninterrupted panoramic views from all floors



Advanced high-speed internet connections



On-site property management



24-hour controlled access



Flexible, open floor plans



4 per 1,000 parking ratio



Excellent natural light throughout



Fiber optic capabilities and back-up generator for extended power outages



**Royal University Plaza and The Walk on University**

**Coral Springs Restaurant Corridor**

**Maplewood Plaza**

**FRIDAYS**

**Ramblewood Square**

**DICK'S SPORTING GOODS**

**Coral Breeze Plaza**

**BEST BUY**

**Arby's**

**Office DEPOT**

**Coral Square Mall**

5 MIN TO SAWGRASS EXPRESSWAY

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## Unmatched access

- > Coral Springs Executive Tower's location offers proximity to over 250+ dining and shopping options located within 2 miles of the Property on University Drive, including: Coral Square Mall, Coral Breeze Plaza, and Royal University Plaza
- > Outstanding access to the educated workforce in surrounding communities and suburban Neighborhoods
- > Great location for C-Suite/top executives who live in western Broward County's most affluent neighborhoods



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