



FOR SUBLEASE

■ 8901 W Atlantic Blvd

Coral Springs, FL 33071

PROPERTY OVERVIEW

Two-story commercial building with a secure entry lobby. The first floor features a spacious open front area, four glass-walled offices, a large teller area, and a safety deposit area. The second floor offers men's and women's restrooms, a large open workspace, four offices, a sizable training room, and a break room. This is a sublease thru December 21, 2028. In addition to the Base Rent, CAM is \$1.94/sf and RE Taxes are \$9.55/sf.

OFFERING SUMMARY

Land Size: 0.78 Acres
Available SF: 7,300 SF
Zoning: B-3 (City of Coral Springs)

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LEASE RATE

\$39.00/SF NNN



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Additional Photos

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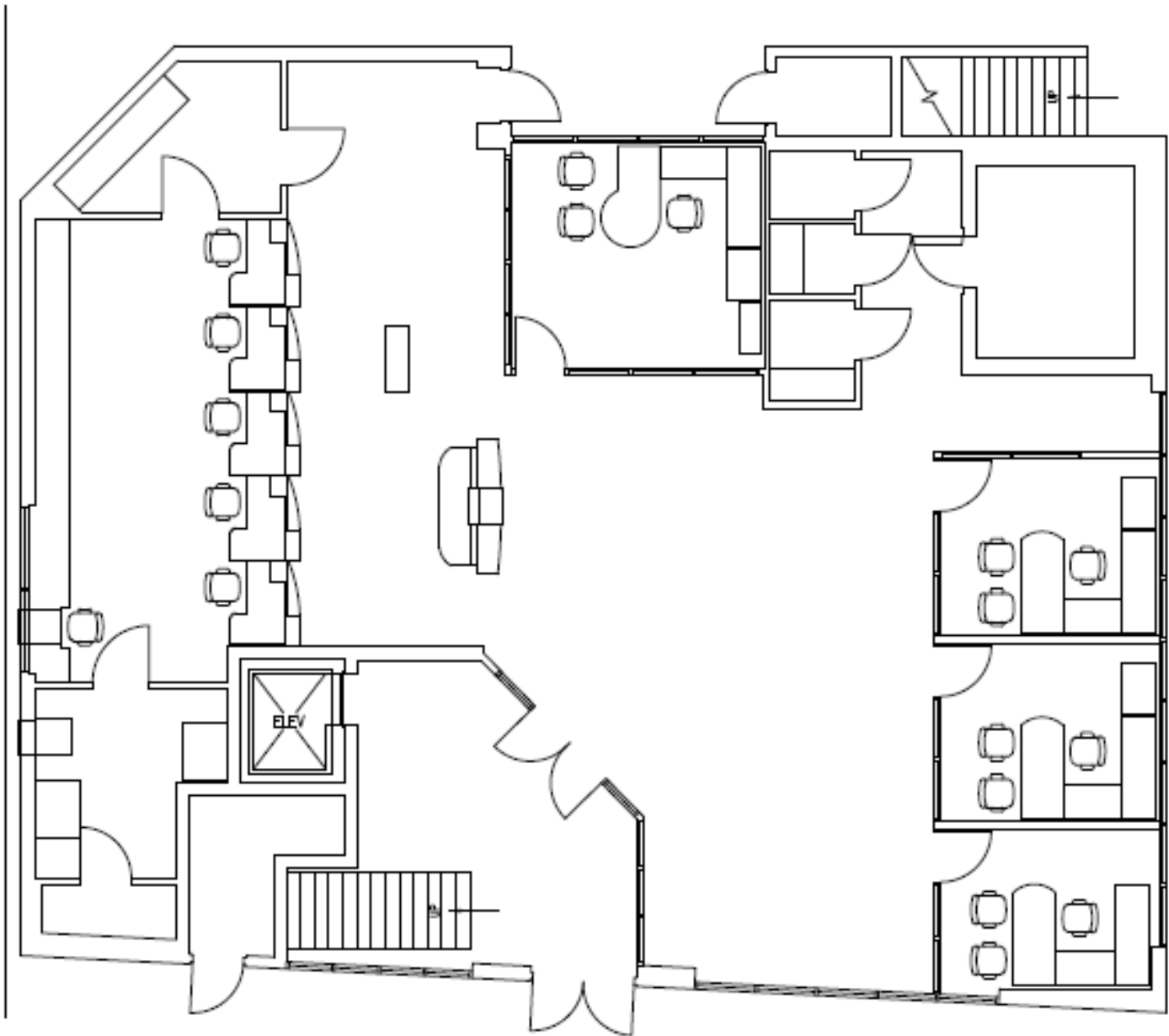
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First Floor Plan

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1st Floor

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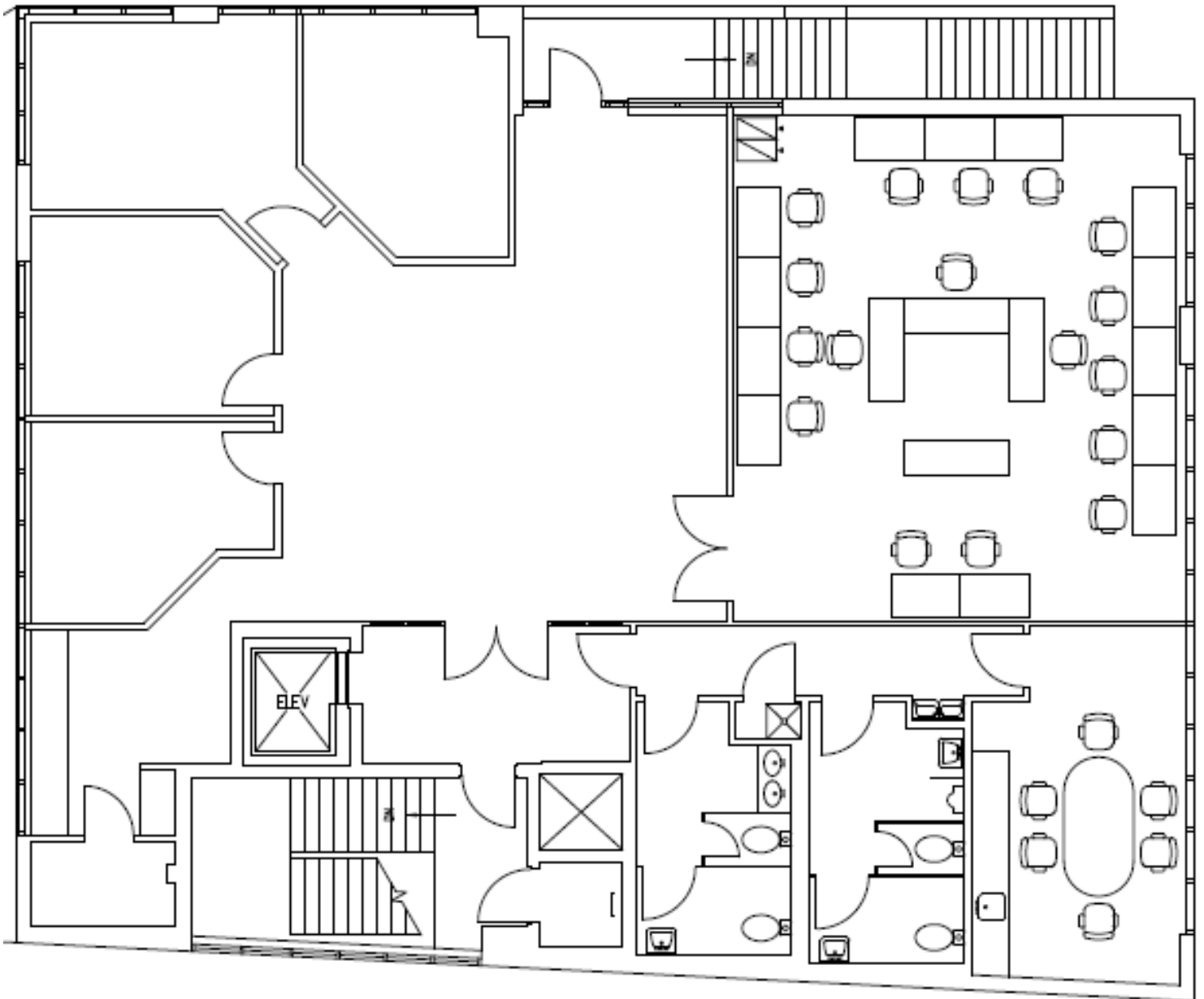
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Second Floor Plan

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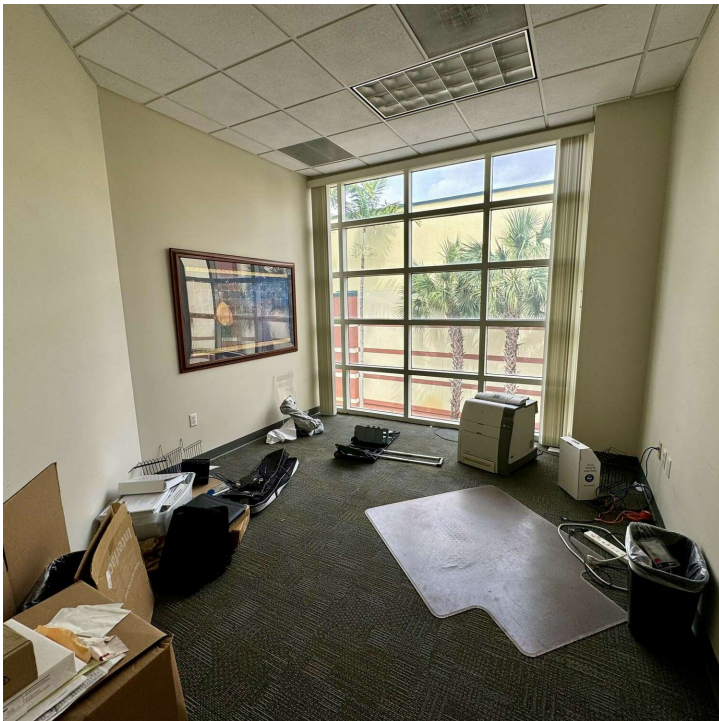
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2nd Floor

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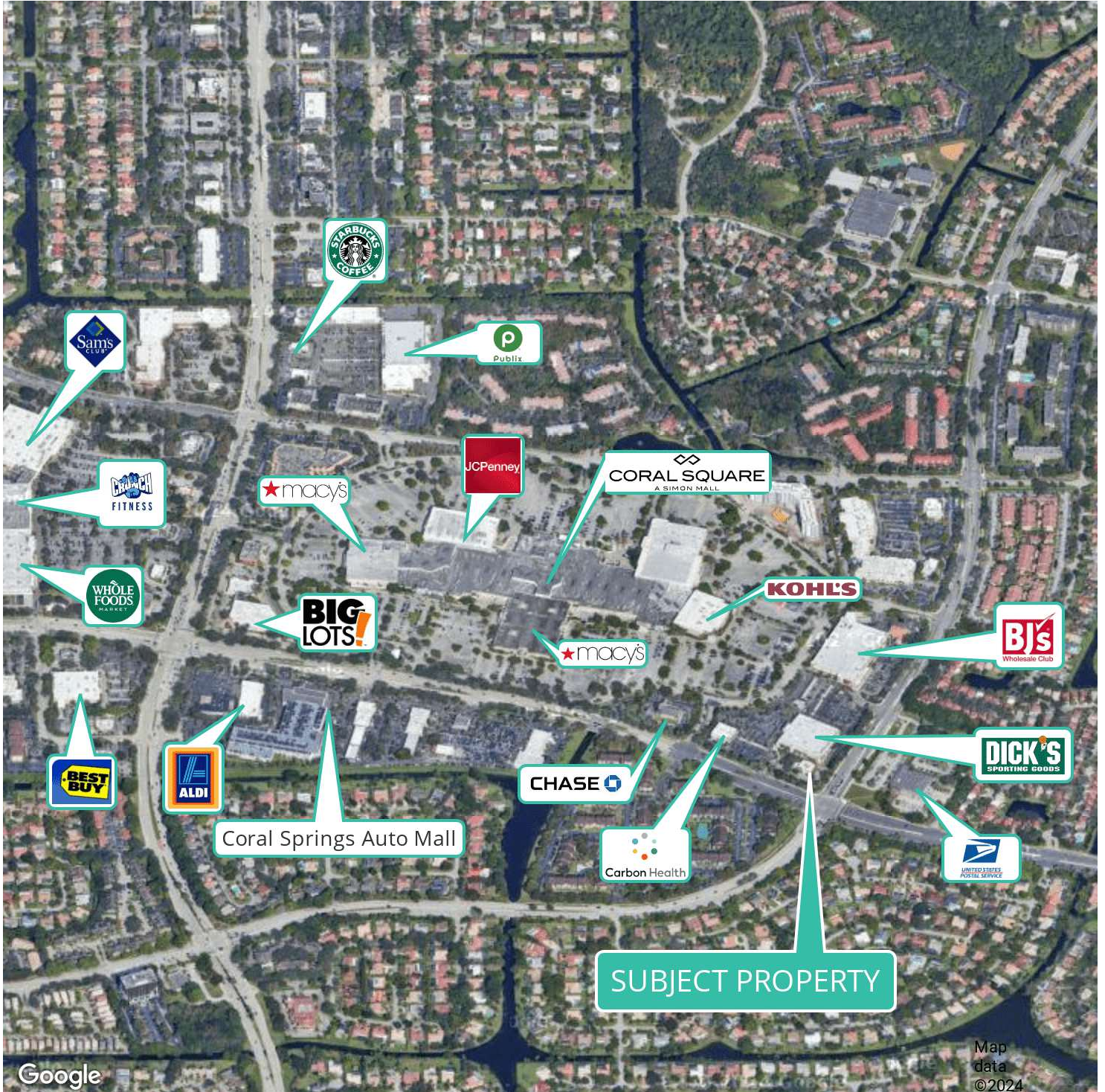
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Location Map

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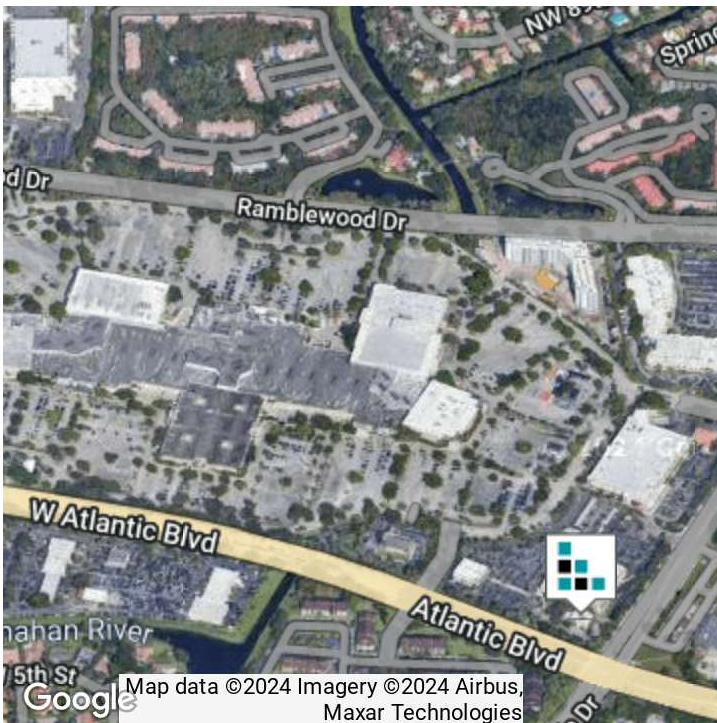
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Coral Square – A Simon Mall

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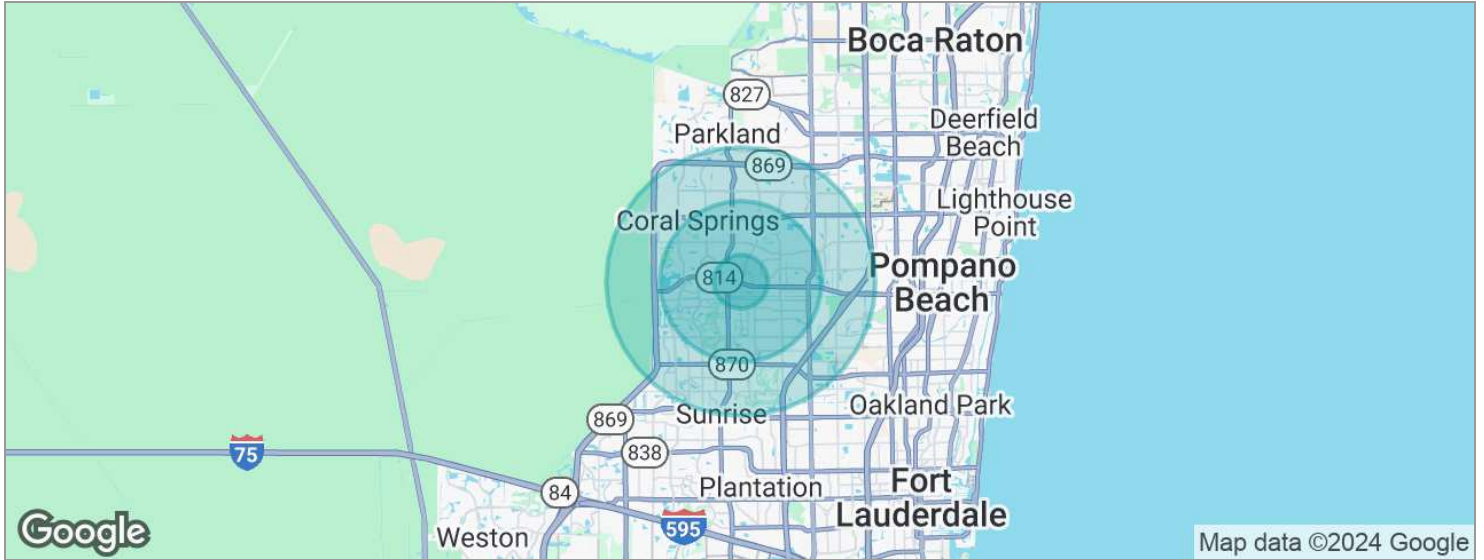


Coral Square is a shopping mall located at the intersection of W. Atlantic Boulevard and University Drive in Coral Springs, Florida. The mall features over 120 stores and shopper favorites such as Aldo, Bath & Body Works, Express, and Pandora and is anchored by Macy's, JCPenney, and Kohl's. Coral Square also features over 15 eateries, including the Dining Pavilion, an Aquarium, a Play Area, and various family events throughout the year. This property is located on an outparcel to the Coral Square mall.

Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,772	198,333	407,482
Median age	42	42	42
Median age (Male)	40	40	41
Median age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,793	73,676	154,447
# of persons per HH	2.8	2.7	2.6
Average HH income	\$105,338	\$89,315	\$95,318
Average house value	\$443,708	\$378,903	\$388,833

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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