



210
N UNIVERSITY

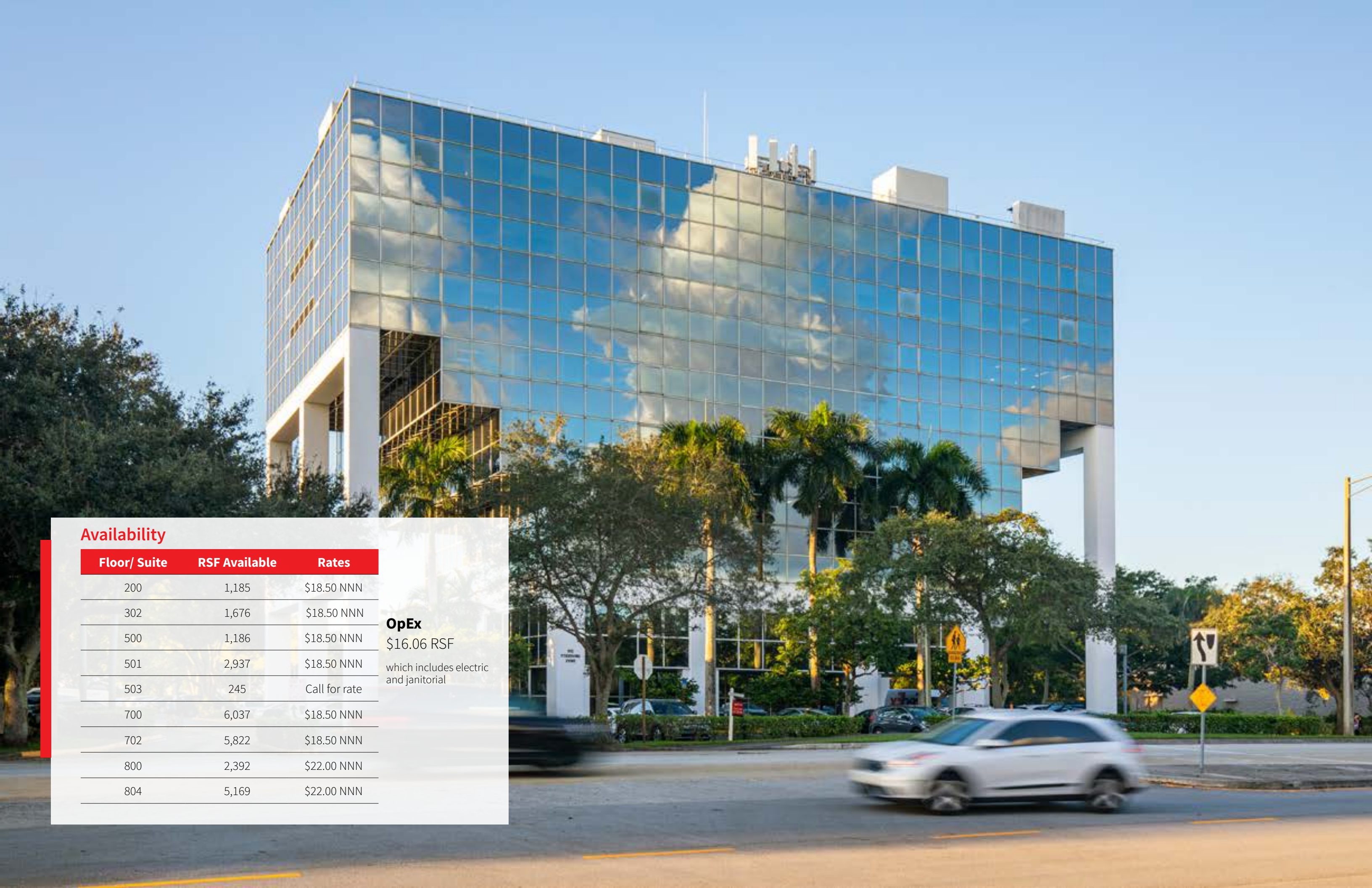


UndeniablyUnique

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
503	245	Call for rate
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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