



CUSHMAN &
WAKEFIELD

DISCOVER THE NEW UNIVERSITY PLACE

FOR IMMEDIATE LEASE
600 SF to 9,670 SF

The New Place to Meet and Work
Unique Lobby and Completely Renovated Common Areas
Convenient On-Site Amenities and Restaurants
Ridiculously Great Things are Happening Here!



IS NOW OPEN!

**YOUR NEW SPACE
IS READY.**



BEST RENOVATED
BUILDING

**Structure
Award**



WALK SCORE

96



3111 N University Drive
Coral Springs, FL 33065

DISCOVER THE NEW PLACE TO MEET

CUSHMAN & WAKEFIELD



EXCITING NEW AMENITIES AND COMMON AREAS

PROPERTY HIGHLIGHTS

- Newly renovated common areas, tenant suites, and building systems
- Only building in Coral Springs with on-site security and property management
- Executive covered parking
- Unobstructed views, with floor to ceiling glass windows
- On-site business/conference center
- Building signage available

ON-SITE RETAIL AMENITIES

- Specialty Coffee Shop
- High end bar and restaurant coming soon
- Fast casual dining
- Multiple indoor and outdoor gathering areas

TAP 42 NOW OPEN!



DISCOVER THE NEW PLACE TO WORK



CUSHMAN & WAKEFIELD

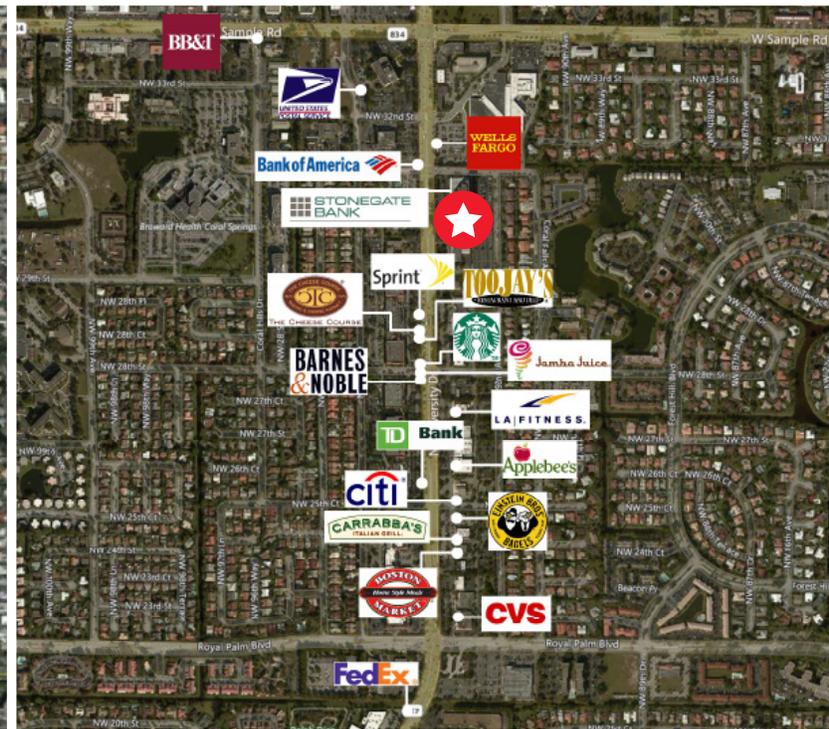
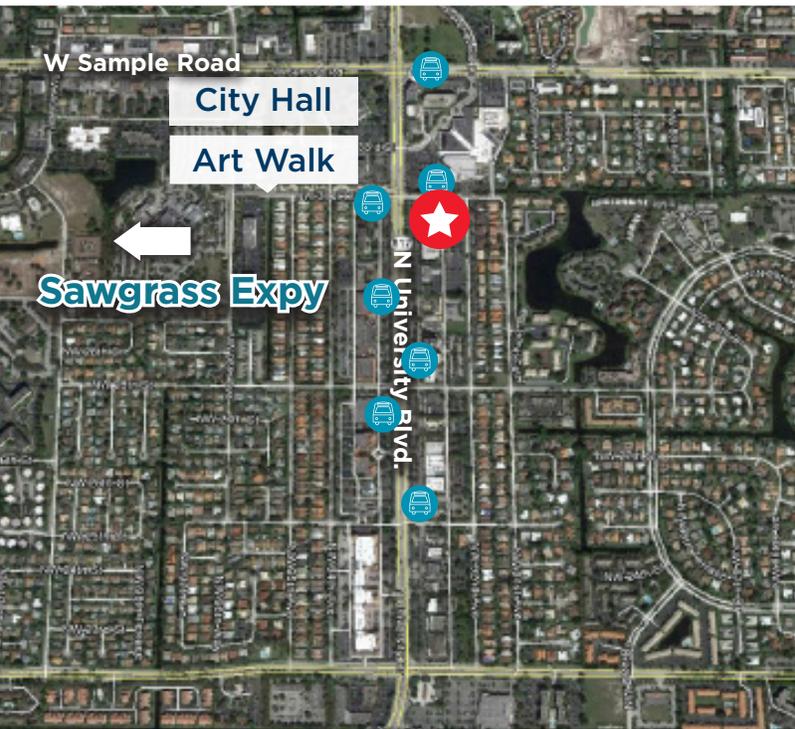


MOVE-IN READY SUITES RANGING FROM 1,000 SF TO 2,800 SF



HIGHLY VISIBLE ALONG UNIVERSITY DRIVE

WITH IMMEDIATE ACCESS TO RESTAURANTS AND RETAIL



2 MILES
FROM SAWGRASS
EXPRESSWAY



65.3% / 34.7%
OWNERS VS. RENTERS



48.6%
BACHELOR'S DEGREE



WALKING DISTANCE
FROM EXECUTIVE HOUSING



37
MEDIAN AGE



73,599
HOUSEHOLD MEDIAN
INCOME

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