

***FOR LEASE***

4300 N. UNIVERSITY DRIVE  
LAUDERHILL, FL 33351



# EXECUTIVE UNIVERSITY COURT

*UP TO  $\pm 10,000$  SF AVAILABLE*  
*Prime Location Servicing Central Broward County*



***FULLY BUILT AMBULATORY  
SURGERY CENTER***





***SF RANGE OF:**  
1,000 – 10,546 SF available*

## Medical Office/Spa/Surgery Center

- **Location:** Prime location within the Executive University Court in Lauderhill, FL
- **Modern Efficient Layout:** Spacious suites designed for cosmetic procedure
- **High Patient Capacity:** Previously operated by one of the busiest elective surgery centers in the U.S.
- **Private Consultation Rooms:** Multiple rooms for one-on-one patient consultations
- **Surgical and Non-Surgical Areas:** Equipped for both surgical procedures and non-invasive treatments
- **State-of-the-Art Infrastructure:** Built for medical-grade equipment, including advanced laser systems
- **Efficient Workflow Design:** Optimized layout for smooth patient flow and efficient staff operations
- **Excellent Visibility and Accessibility:** Located near major highways with ample parking for patients
- **Flexible Use:** Suitable for surgical, wellness, or cosmetic professionals seeking a turn-key space

## Features & Amenities

*PROFESSIONAL CLASS B OFFICE BUILDING WITH SPACIOUS OUTDOOR COURTYARD FEATURING:*



Exterior Monument Signage Available



Fronting University Drive



4.5/1,000 SF Parking Ratio; Free of Charge



Proximity to Banking, Retail & Restaurants



Total of 97,125 Building SF



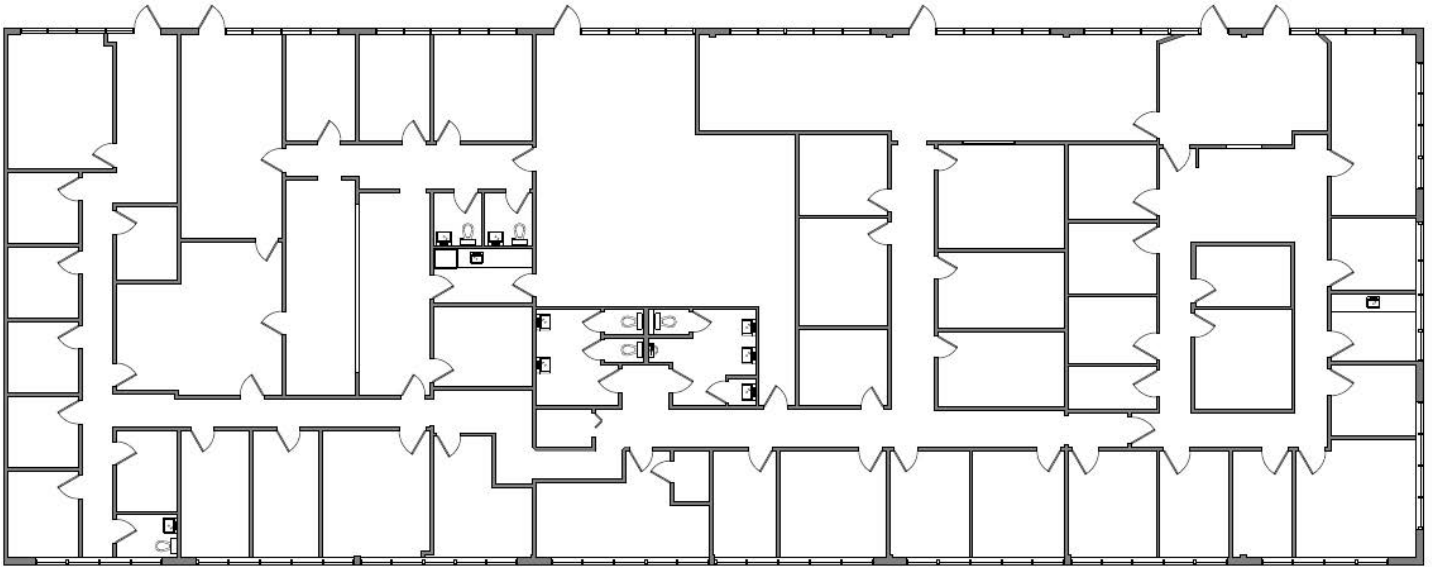
24 Hour HVAC (Separately Metered Suites)

# FLOORPLANS

10,546 SF

## SUITE A-200

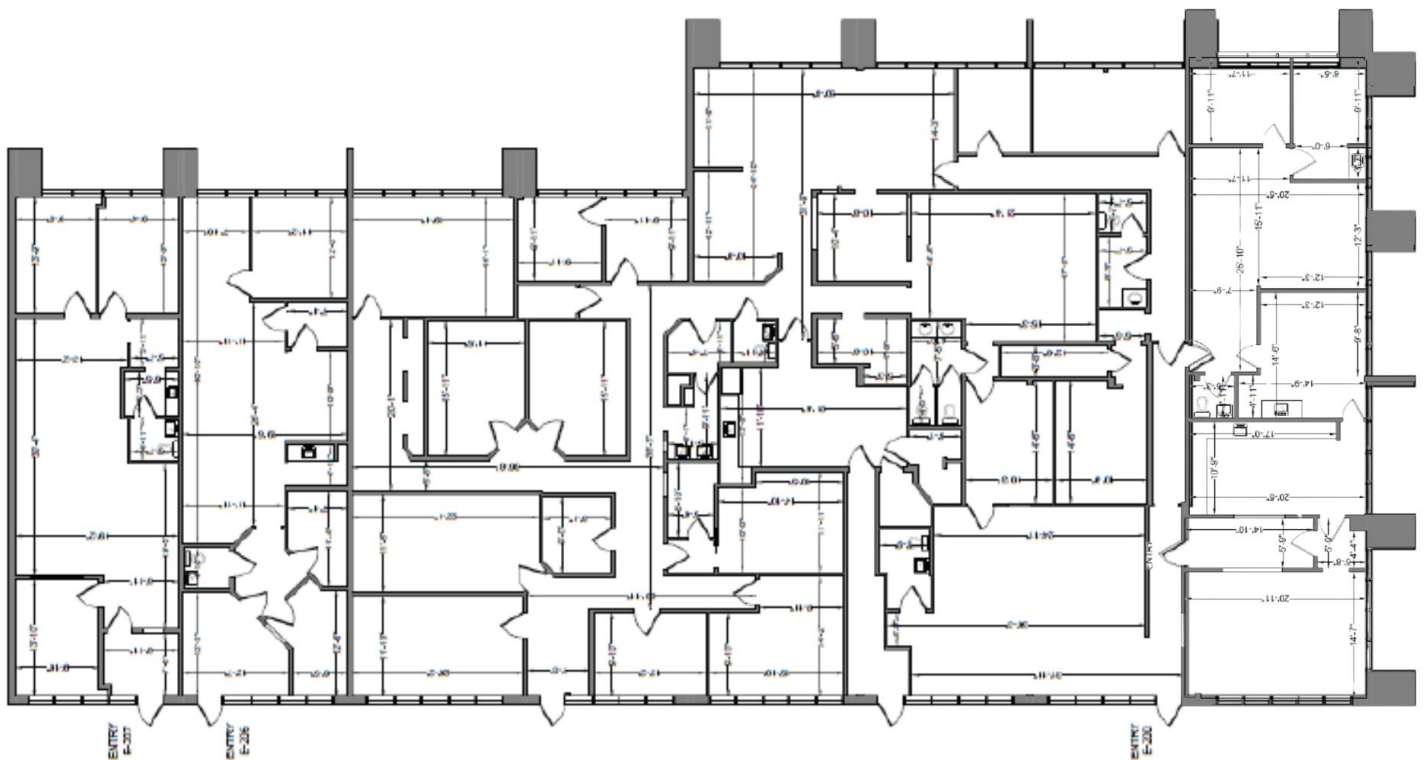
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9,240 SF

## SUITE F-200/202

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## CONTACT INFORMATION

**NICOLAS BELUSIC**  
*Senior Associate*  
 +1 954 938 2609  
[nicolas.belusic@cushwake.com](mailto:nicolas.belusic@cushwake.com)

515 E. Las Olas Blvd., Suite 900  
 Fort Lauderdale, FL 33301  
[cushmanwakefield.com](http://cushmanwakefield.com)



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