

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:
UNIVERSITY PLACE
AT CITY CENTER

Colliers



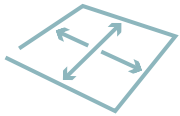
NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

PROPERTY HIGHLIGHTS

- › **Prime Location:** At the prominent intersection of University Drive and Sample Road, with easy access to major highways such as Sawgrass Expressway, Atlantic Boulevard, & I-95.
- › **Competitive Pricing:** Rents starting at \$28.00; OPEX \$15.51 is full-service including electric, daily janitorial services, security, and onsite management and maintenance.
- › **Contemporary Design:** Modern lobby and high-end finishes create a stylish, professional environment.
- › **Flexible Floor Plans:** Customizable office suites to fit your business needs, ready for immediate occupancy.
- › **State-of-the-Art HVAC & Fresh Air System:** Promoting a healthy and comfortable workspace with optimal air quality.
- › **On-Site Retail & Dining:** Popular retail shops and diverse restaurants for added convenience and networking opportunities.
- › **Ample Parking & Signage:** Executive garage and surface parking, with prominent signage options for larger tenants.



AVAILABILITY



Full Floor
Option

SUITE	SIZE	TYPE	AVAILABLE	STARTING PRICE PSF	OPEX
104	1,299 SF	Retail	Now	\$30.00 NNN	\$15.51
106	3,681 SF	Retail	Now	\$30.00 NNN	\$15.51
109	1,575 SF	Retail	Now	\$30.00 NNN	\$15.51
402	932 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
406	4,322 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
425	2,699 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
500/502	28,858 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
625	4,771 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
710	1,758 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
718	566 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
903	2,396 SF	Office	Q2 2026	\$30.00 NNN	\$15.51
1000	3,937 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51
1030	1,050 SF	Office	Now	\$28.00-\$30.00 NNN	\$15.51



High Speed
Elevators



Conference
Center



Modern Concept
Lobby



On-site
Restaurants



Expansive
Views

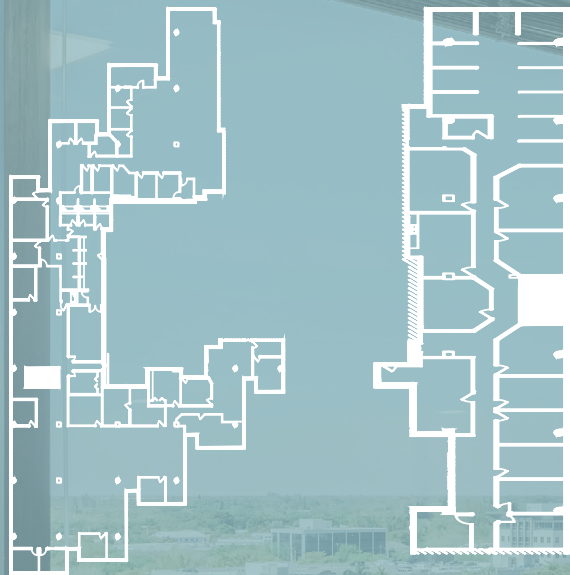


10 Story
Atrium



Flexible
Floor Plans

FLOOR PLANS



Suite 500/502: 28,858SF



Suite 625: 4,771 SF



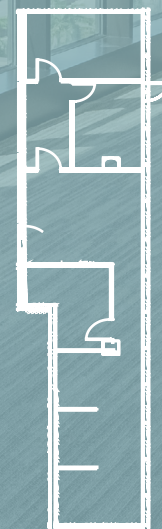
Suite 710: 1,758 SF



Suite 718: 563 SF



Suite 1000: 4,370 SF



Suite 1030: 1,050 SF



RENOVATED LOBBY



10 STORY ATRIUM



MODERN FINISHES



BUSINESS CENTER



HIGH SPEED ELEVATORS

UNIVERSITY PLACE AT CITY CENTER

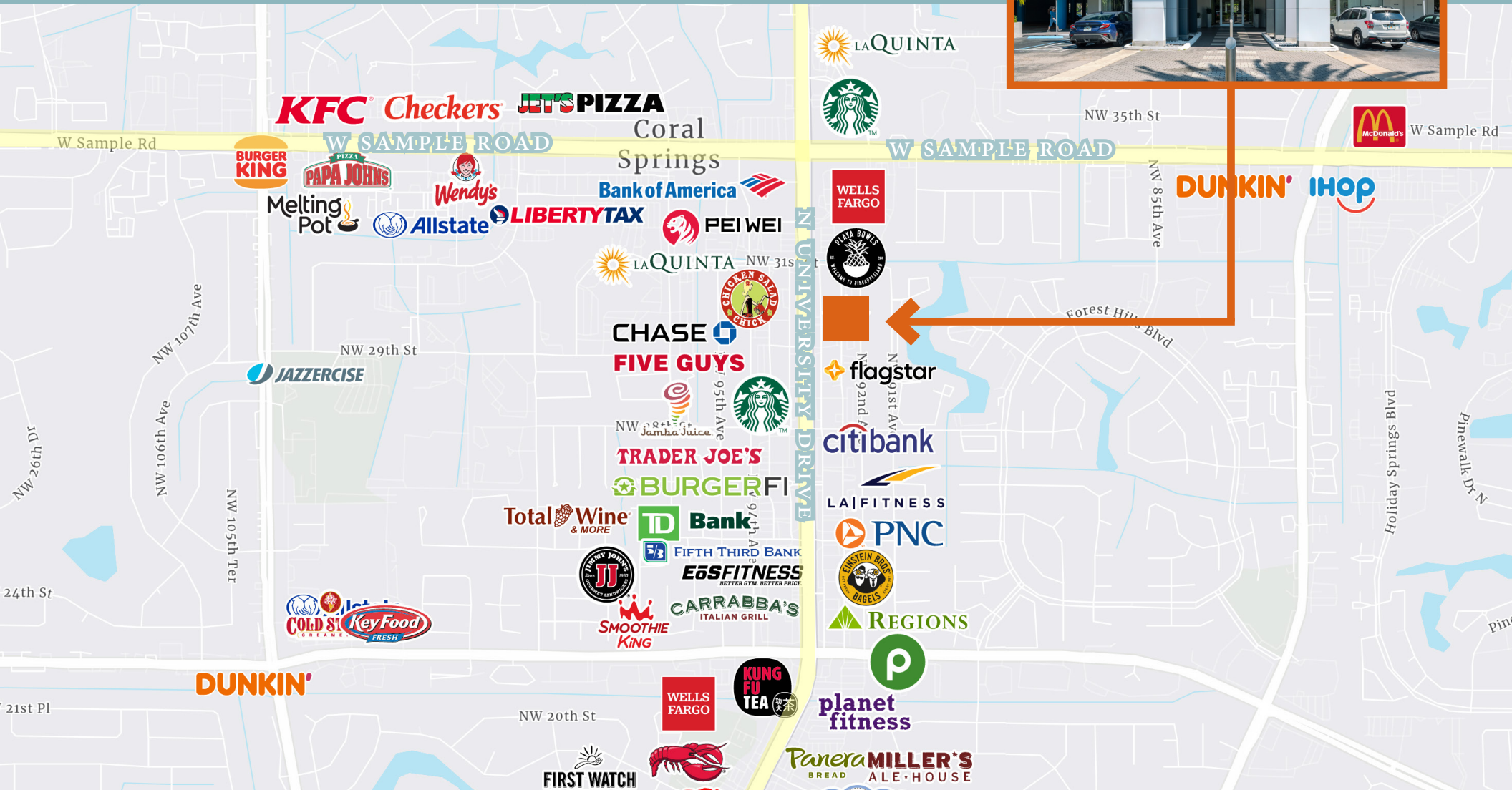
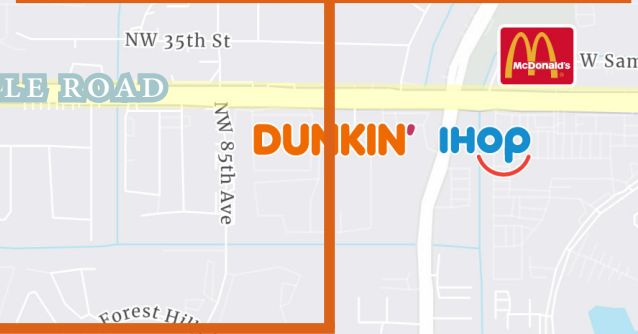
ON-SITE RETAIL & RESTAURANTS

- › Tap 42
- › Centennial Bank
- › Tax Leaf
- › Playa Bowls
- › Embarcadero 41
- › Downtown Espresso
- › I Heart Mac & Cheese
- › Impression Imaging



YOUR PREMIER CORAL SPRINGS HUB FOR ALL THINGS BUSINESS & ENTERTAINMENT

3111 N UNIVERSITY DRIVE | CORAL SPRINGS | FL



FOR LEASE:

UNIVERSITY PLACE AT CITY CENTER



CONTACT US

DARCIE LUNSFORD

+1 954 261 3820

darcie.lunsford@colliers.com

CARA GIRARDI

+1 973 270 5934

cara.girardi@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.