

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:

UNIVERSITY PLACE AT CITY CENTER

Colliers



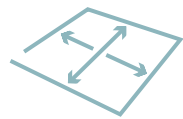
NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

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	PRICE PSF	OPEX
103	1,231 SF	Retail	Now	Starting at \$40.00 NNN	\$15.51
104	1,295 SF	Retail	Now	Starting at \$30.00 NNN	\$15.51
106	3,882 SF	Retail	Now	Starting at \$30.00 NNN	\$15.51
109	1,533 SF	Retail	Now	Starting at \$30.00 NNN	\$15.51
400	1,686 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
402	927 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
404	1,258 SF	Office	5/1/25	Starting at \$28.00 NNN	\$15.51
425	3,736 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
500/502	28,858 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
604	2,452 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
625	4,530 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
900	13,303 SF	Office	Now	Starting at \$28.00 NNN	\$15.51
1000	4,370 SF	Office	Now	Starting at \$28.00 NNN	\$15.51



High Speed
Elevators



Conference
Center



Modern Concept
Lobby



On-site
Restaurants



Expansive
Views



10 Story
Atrium



Flexible
Floor Plans

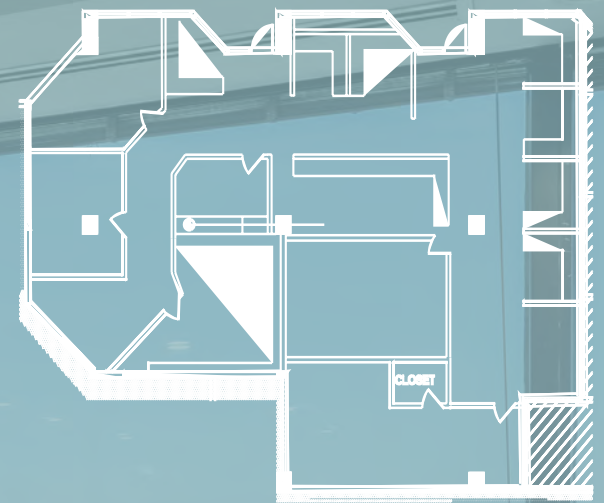
FLOOR PLANS



Suite 103: 1,231 SF



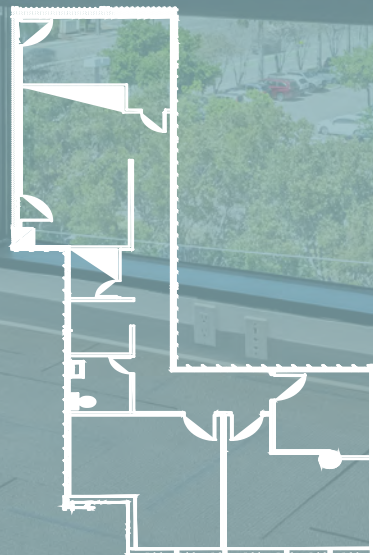
Suite 104: 1,295 SF



Suite 106: 3,882 SF



Suite 109: 1,533 SF



Suite 400: 1,686 SF

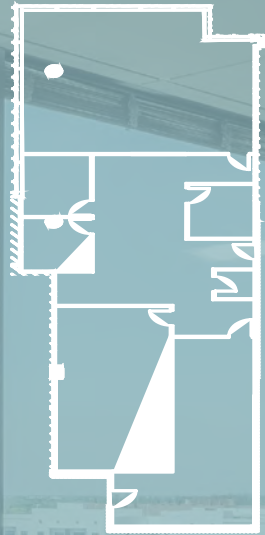


Suite 402: 927 SF

FLOOR PLANS



Suite 404: 1,258 SF



Suite 425: 3,736 SF

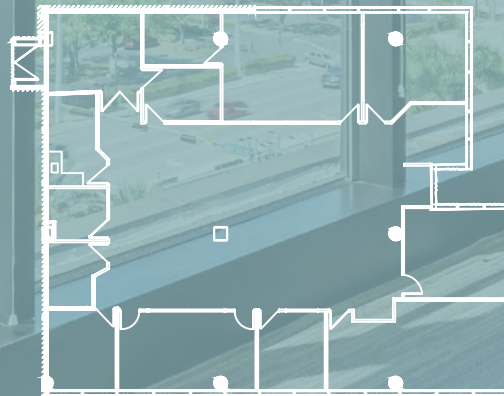


Suite 500/502: 28,858SF



Suite 604: 2,452 SF

[View Virtual Tour](#)



Suite 625: 4,530 SF



Suite 1000: 4,370 SF



RENOVATED LOBBY



10 STORY ATRIUM



MODERN FINISHES



BUSINESS CENTER



HIGH SPEED ELEVATORS

UNIVERSITY PLACE AT CITY CENTER

ON-SITE RETAIL & RESTAURANTS

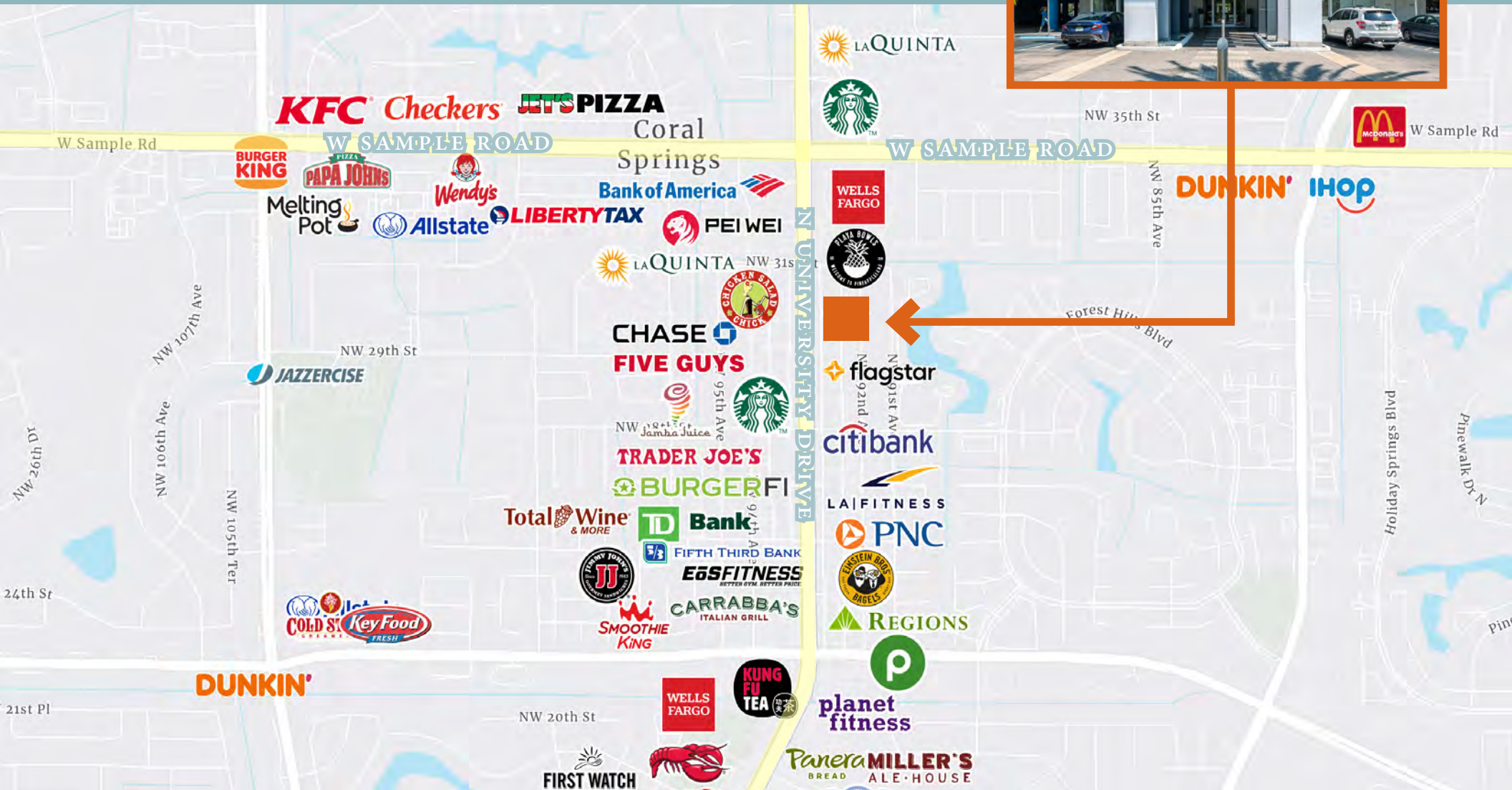
- › Tap 42
- › Centennial Bank
- › Tax Leaf
- › Playa Bowls
- › Embarcadero 41
- › Downtown Espresso
- › I Heart Mac & Cheese
- › Impression Imaging



YOUR PREMIER CORAL SPRINGS HUB FOR ALL THINGS BUSINESS & ENTERTAINMENT

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