

UNIVERSITY PLACE AT CITY CENTER

NEW OWNERSHIP

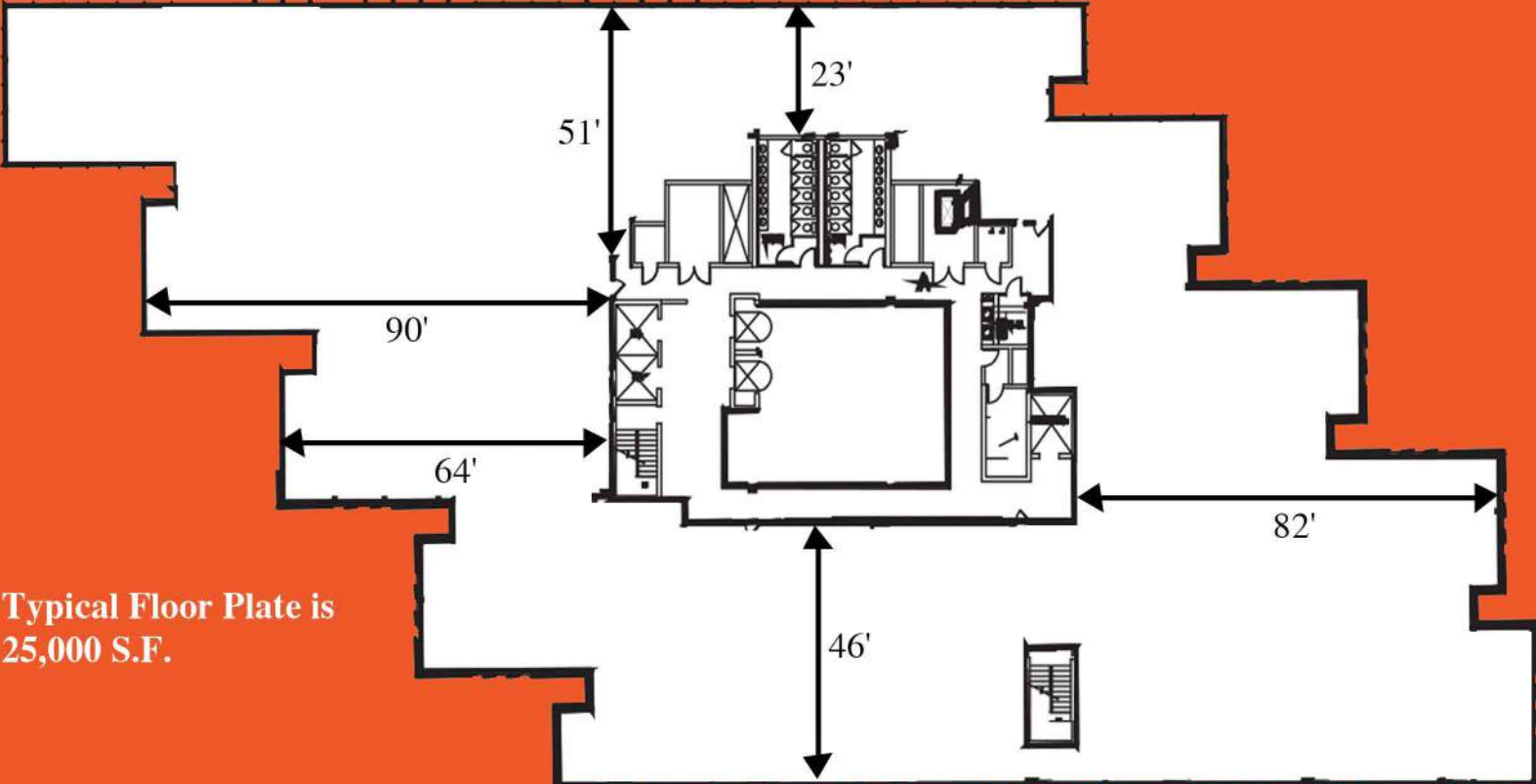
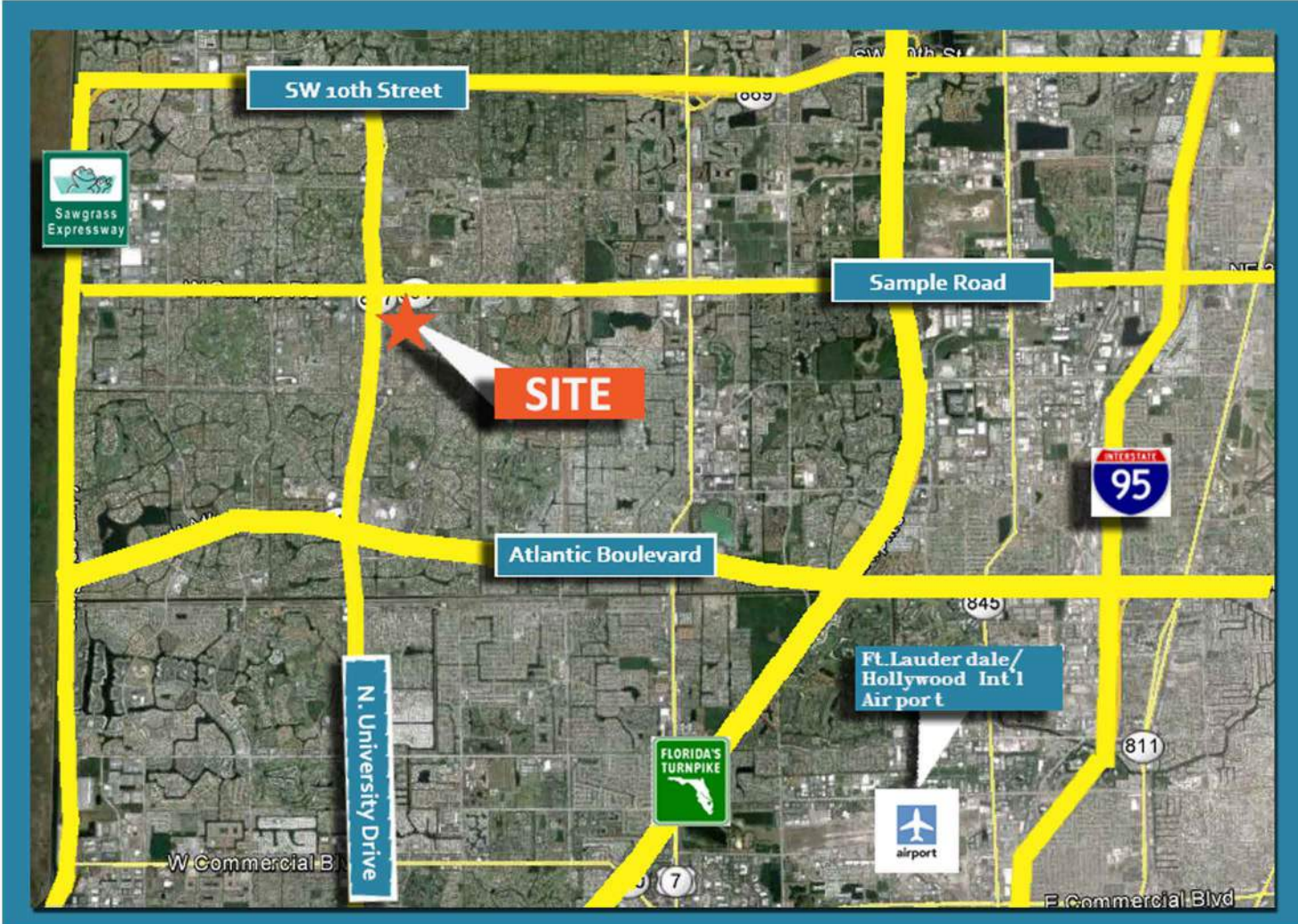


A Co-Development by:



3111 N. University Drive
Coral Springs, FL 33065

From Small Ready To-Go Suites to 75,000 SF on 3 Contiguous Floors



Typical Floor Plate is 25,000 S.F.

Located in the center of South Florida's 5.5 million population and the heart of Coral Springs



Located central to Broward, Palm Beach & Miami- Dade Counties.

Ready to go spec suites.



Includes the largest floor plate in NW Broward.

Ability to accommodate large, medium, and small floor plate tenants.



This premier full-service luxury building features a 10 story atrium upscale lobby with an on-site cafe, and 20+ restaurants and shops within walking distance.

The Highest Walkability Score in NW Broward County



- New retail and pedestrian link to University Dr.
- Building signage available
- The premier building address in Coral Springs
- Strong institutional ownership
- On-site property management and building maintenance
- \$3.0 Million in current renovations
- Accommodate large, medium, and small floor plate tenants
- High traffic count
- 1,000 - 75,000 sf for lease
- Covered parking
- On site amenities including, cafe, full service bank
- Aggressive rates & flexible terms
- On site security