

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:  
**UNIVERSITY PLACE**  
AT CITY CENTER

Colliers



NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

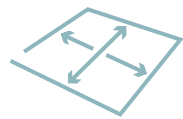


# PROPERTY HIGHLIGHTS

- › **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

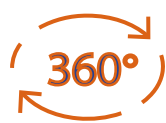
SUITE	SIZE	TYPE	AVAILABLE	PRICE PSF	OPEX
103	1,231 SF	Retail	Now	Starting at \$40.00 NNN	\$15.51
104	1,295 SF	Retail	Now	Starting at \$30.00 NNN	\$15.51
106	3,882 SF	Retail	Now	Starting at \$30.00 NNN	\$15.51
109	1,533 SF	Retail	Now	Starting at \$30.00 NNN	\$15.51
115	5,859 SF	Retail	Now	Starting at \$40.00 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
601	1,745 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



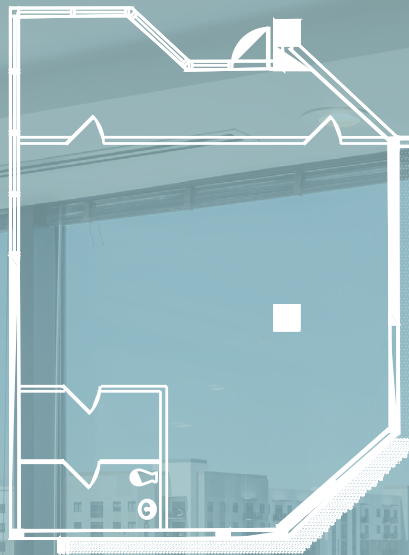
Flexible  
Floor Plans



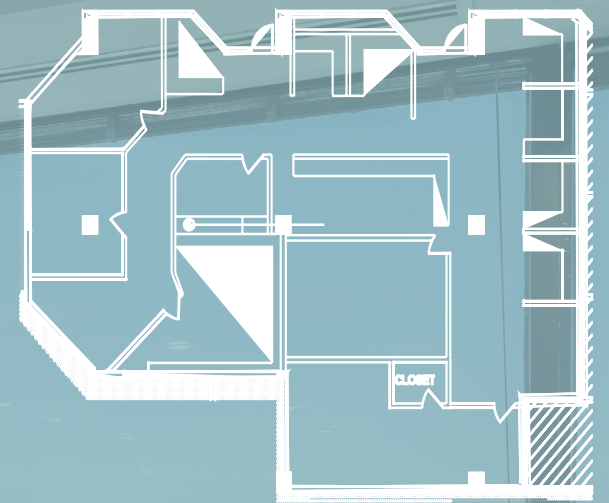
# FLOOR PLANS



Suite 103: 1,231 SF



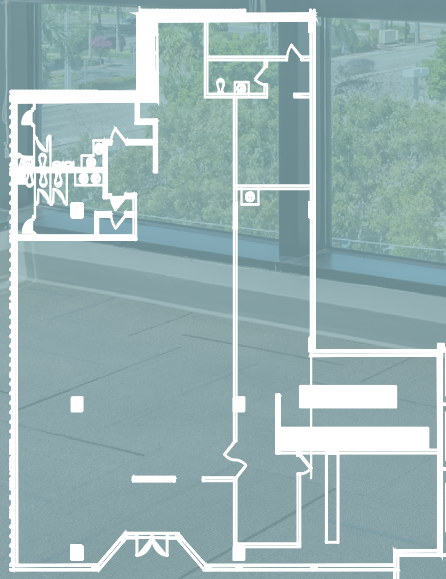
Suite 104: 1,295 SF



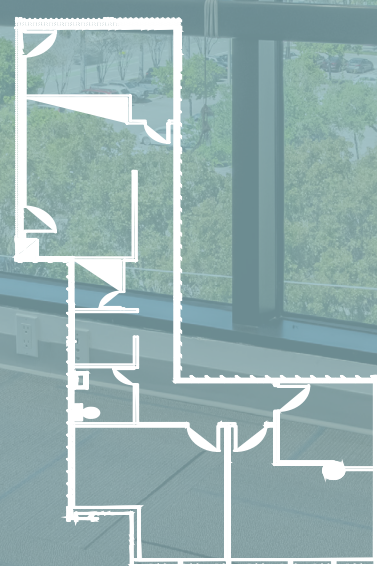
Suite 106: 3,882 SF



Suite 109: 1,533 SF



Suite 109: 1,533 SF



Suite 400: 1,686 SF



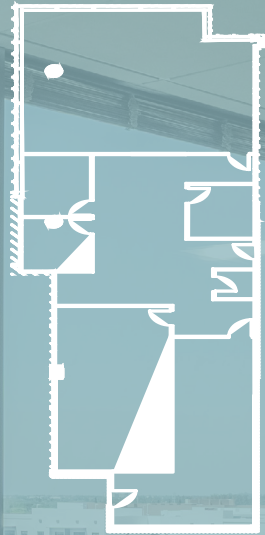
Suite 402: 927 SF



# FLOOR PLANS



*Suite 404: 1,258 SF*



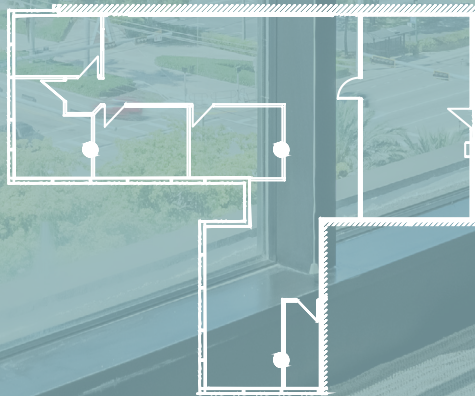
*Suite 425: 3,736 SF*



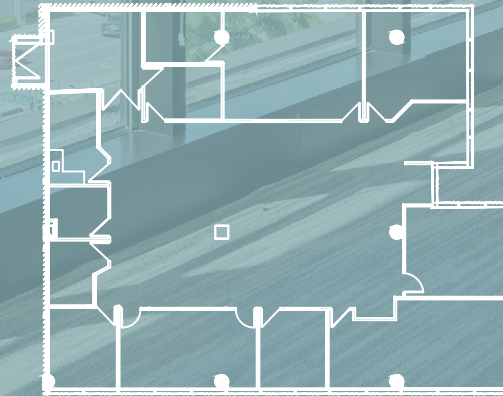
*Suite 500/502: 28,858SF*



*Suite 601: 1,745 SF*



*Suite 604: 2,452 SF*



*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

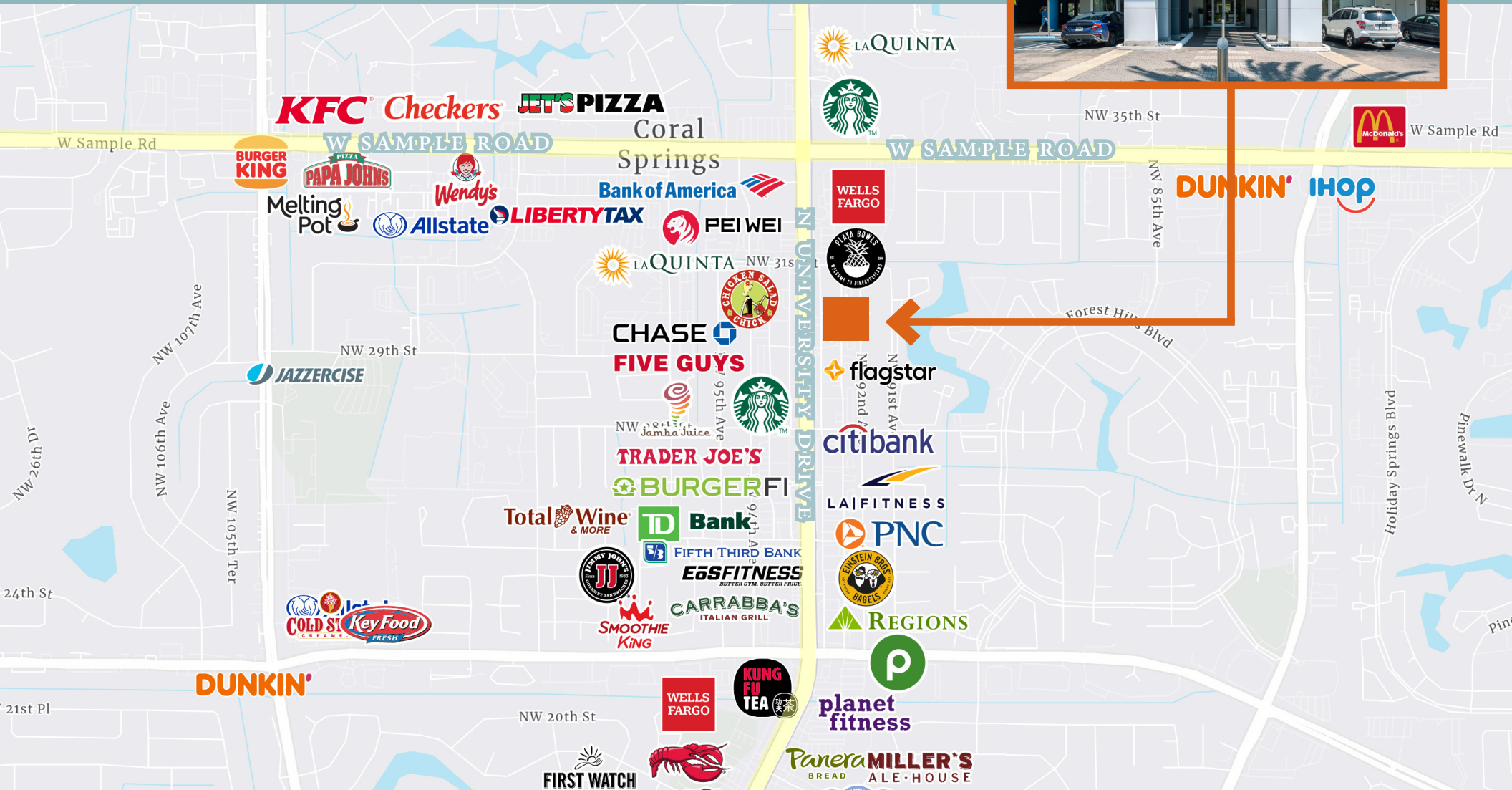
- › Tap 42
- › Centennial Bank
- › Tax Leaf
- › Playa Bowls
- › Embarcadero 41
- › Downtown Espresso
- › I Heart Mac & Cheese
- › Impression Imaging



*YOUR PREMIER CORAL SPRINGS HUB FOR ALL THINGS BUSINESS & ENTERTAINMENT*



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