

UNIVERSITY PLACE AT CITY CENTER

NW BROWARD'S PREMIER CORPORATE ADDRESS
URBAN AMENITIES | SUBURBAN LOCATION
INSTITUTIONAL OWNERSHIP | ON-SITE MANAGEMENT



3111
North University Drive
Coral Springs, FL 33065



Darcie Lunsford
T: 954.312.2435
C: 954.261.3820
DLunsford@butters.com

Caroline Fleischer
T: 954.312.2426
C: 954.483.7116
CFleischer@butters.com

Sky Butters
T: 754.227.5032
C: 954.464.0402
Sky@butters.com

BRISTOL GROUP



PROPERTY FEATURES

Be part of the unique tenant-centric experience at University Place. Best Location. Best Service. Best Building.

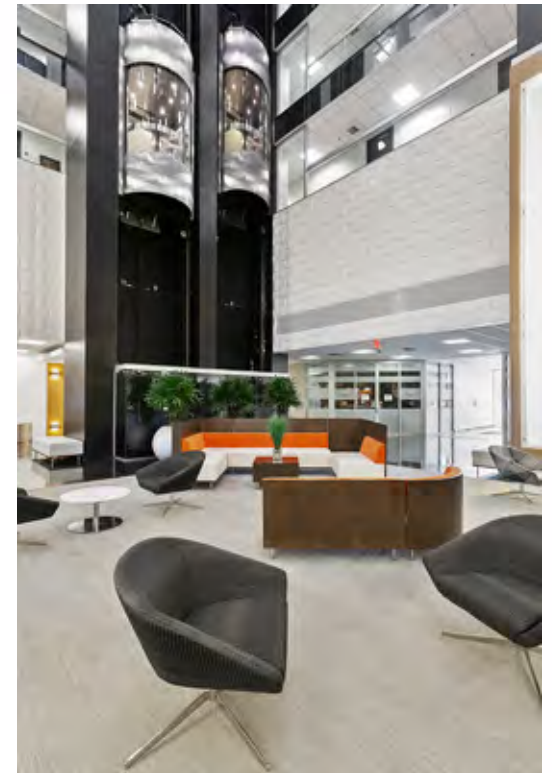
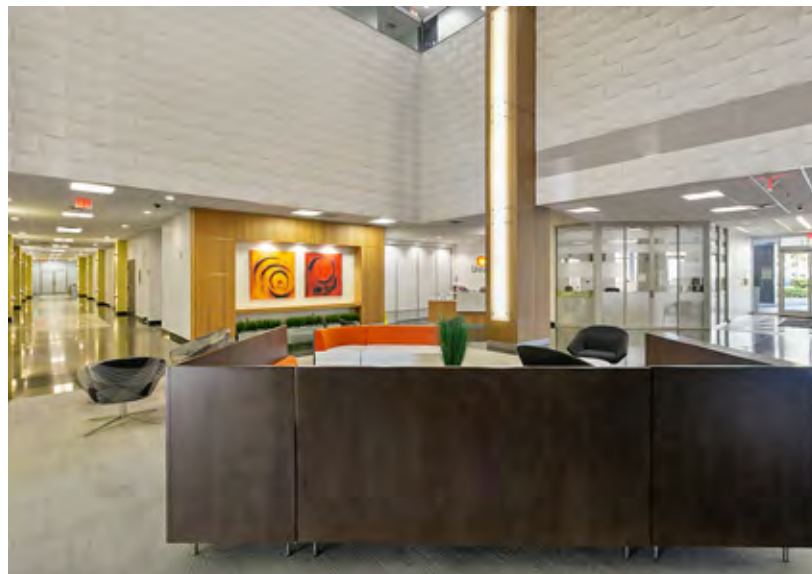
- CDC COMPLIANT FOR CORONAVIRUS SAFETY GUIDELINES
- HEALTHY BUILDING FRESH AIR HVAC SYSTEM
- STRONG INSTITUTIONAL OWNERSHIP
- ON-SITE PROPERTY MANAGEMENT, MAINTENANCE AND SECURITY
- READY-TO-OCCUPY PROFESSIONAL SUITES
- HIGH-END MODERN FINISHES
- COMMON AREA CONFERENCE AND TRAINING FACILITY
- UNIQUE CONTEMPORARY-MODERN LOBBY

- FULL PENTHOUSE FLOOR AVAILABLE/IDEAL FOR A MARQUIS OCCUPANT
- AMPLE AND EXECUTIVE GARAGE AND SURFACE PARKING
- BUILDING OR MONUMENT SIGNAGE FOR LARGER OCCUPANTS
- FOUR HIGH SPEED ELEVATORS
- VARIETY OF ON-SITE RESTAURANTS
- OPEN AIR 10-STORY ATRIUM
- \$21.00 PSF NNN + \$11.22 OPEX
- BUILDING VIDEO LINK: [HTTPS://VIMEO.COM/465391925](https://vimeo.com/465391925)

AVAILABLE SUITES

SUITE 104	1,356 RSF	SUITE 422	1,926 RSF	SUITE 718	573 RSF
SUITE 109	1,644 RSF	SUITE 602	1,363 RSF	SUITE 725	1,437 RSF
SUITE 310	3,153 RSF	SUITE 604	2,476 RSF	SUITE 1030	1,076 RSF
SUITE 312	1,169 RSF	SUITE 608	6,236 RSF	SUITE 1050	2,446 RSF
SUITE 400	1,410 RSF	SUITE 613	2,101 RSF		
SUITE 402	927 RSF	SUITE 623	1,323 RSF		
SUITE 420	960 RSF	SUITE 710	1,750 RSF		

NEW UNIQUE MODERN LOBBY



COMMON AREA FEATURES

MONUMENT SIGNAGE



ON-SITE RESTAURANTS & RETAIL



COMMON AREA CONFERENCE CENTER



HIGH SPEED MODERN ELEVATORS



10 STORY ATRIUM LOBBY



**OPEN OFFICE CONCEPTS
FLOOR-TO-CEILING GLASS
WITH EXPANSIVE VIEWS**



**OPEN OFFICE CONCEPTS
FLOOR-TO-CEILING GLASS
WITH EXPANSIVE VIEWS**



ON-SITE RESTAURANTS AND RETAIL AMENITIES NEARBY



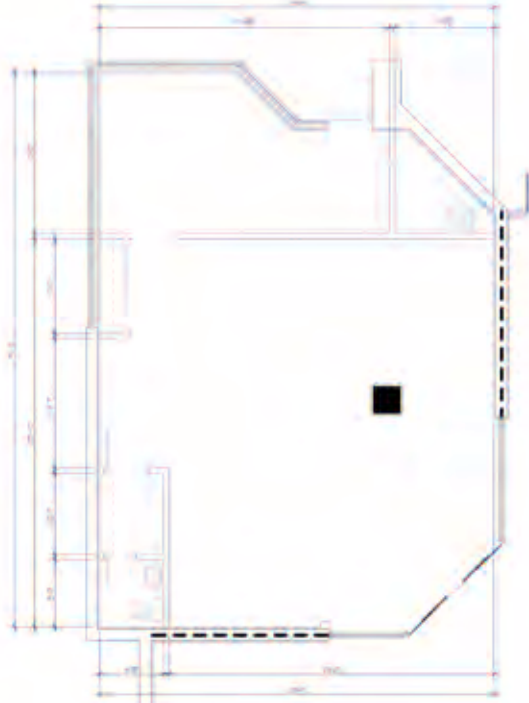
LOCATION MAP



SUITE 104 | 1,356 RSF



FIRST FLOOR KEY PLAN

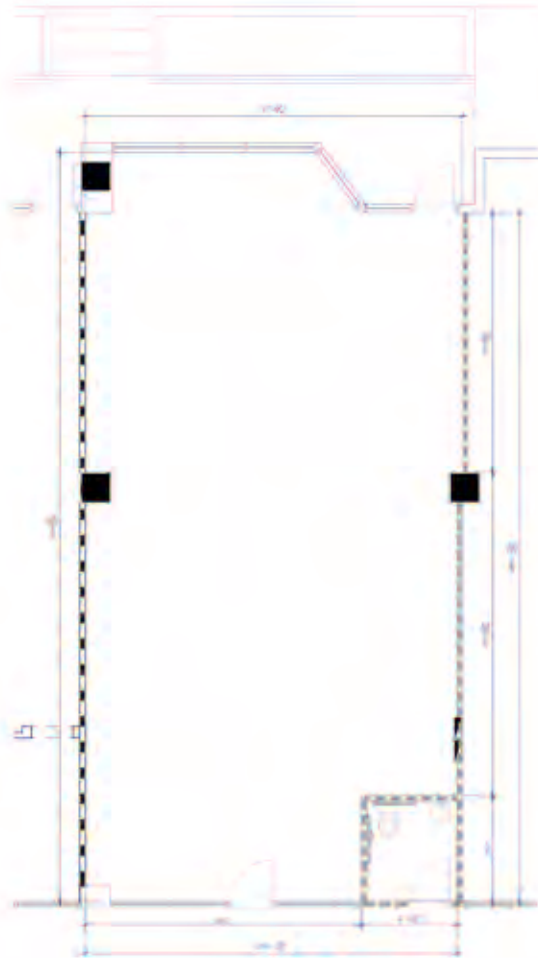


EXISTING FLOOR PLAN

SUITE 109 | 1,644 RSF

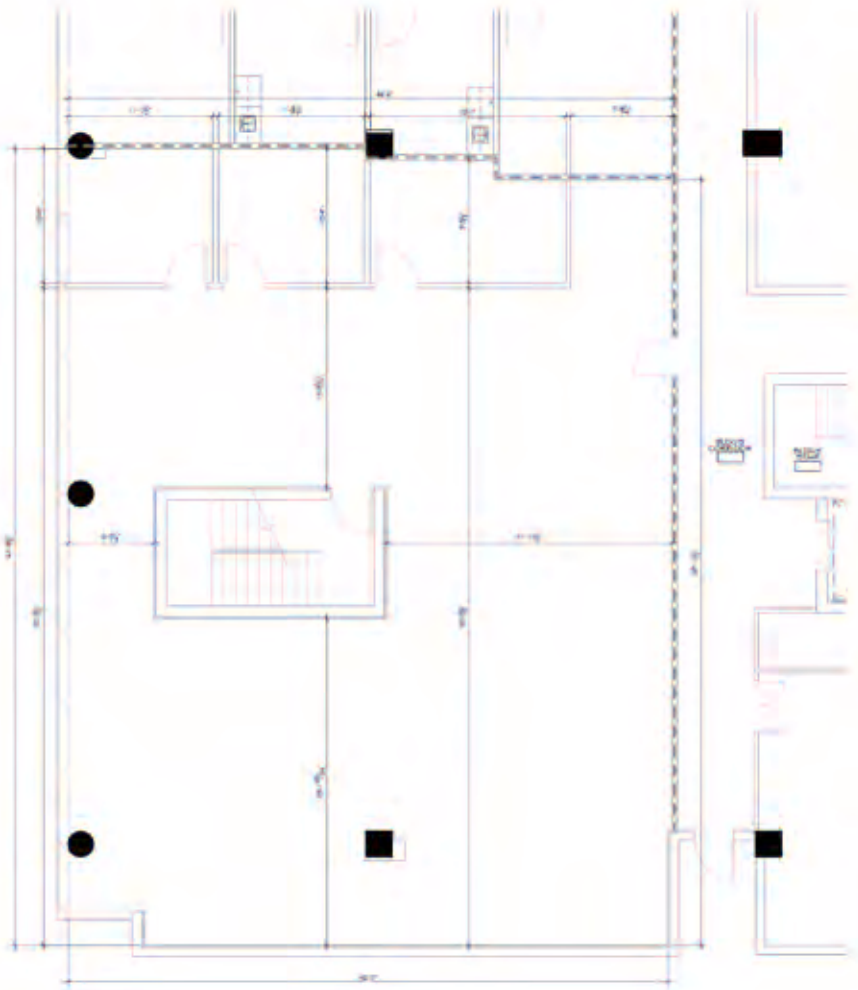


FIRST FLOOR KEY PLAN



EXISTING FLOOR PLAN

SUITE 310 | 3,153 RSF



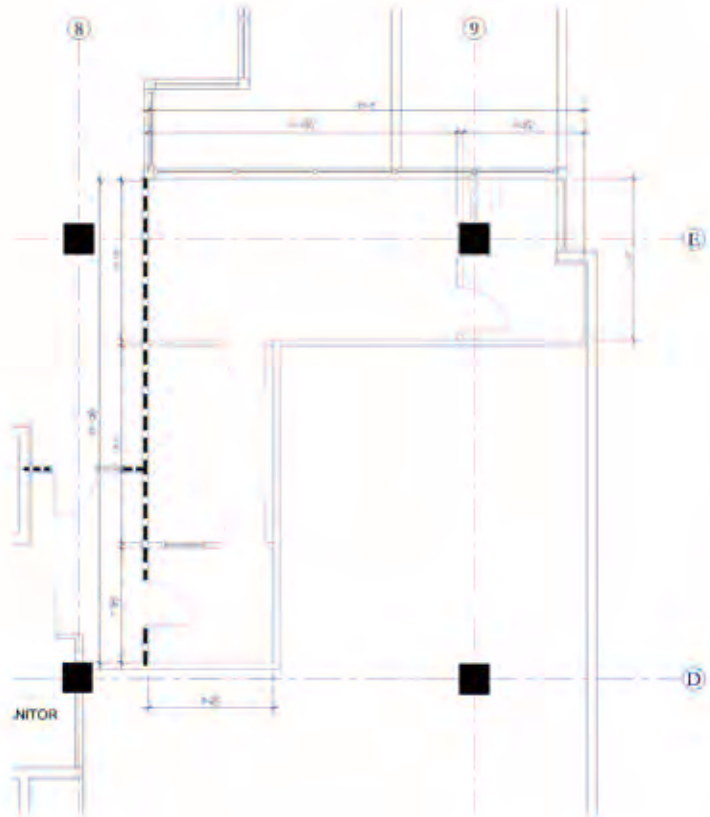
3RD FLOOR KEY PLAN

$\frac{2}{1/8"=1'-0"}$ EXISTING FLOOR PLAN

SUITE 312 | 1,169 RSF

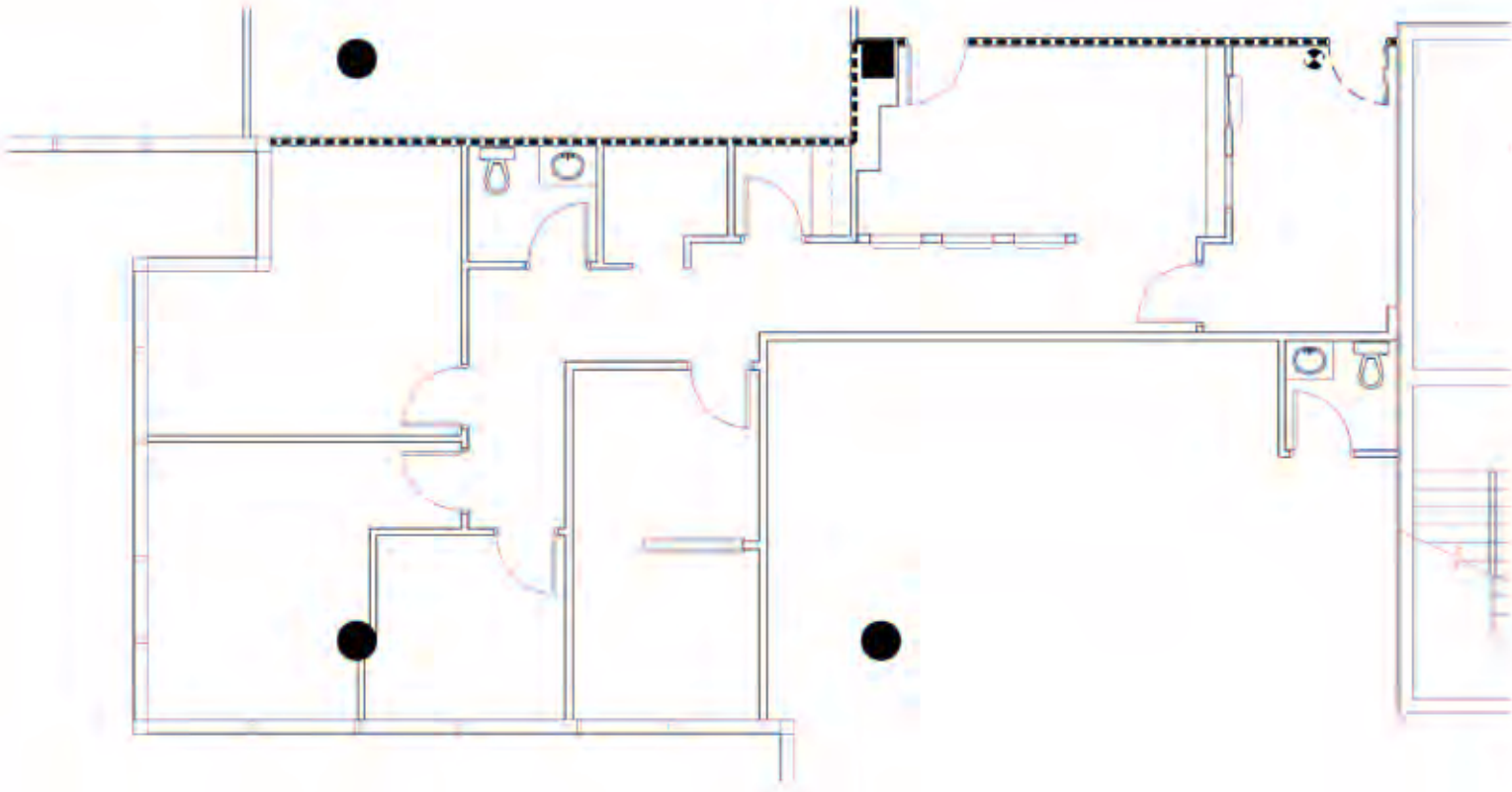


3RD FLOOR KEY PLAN

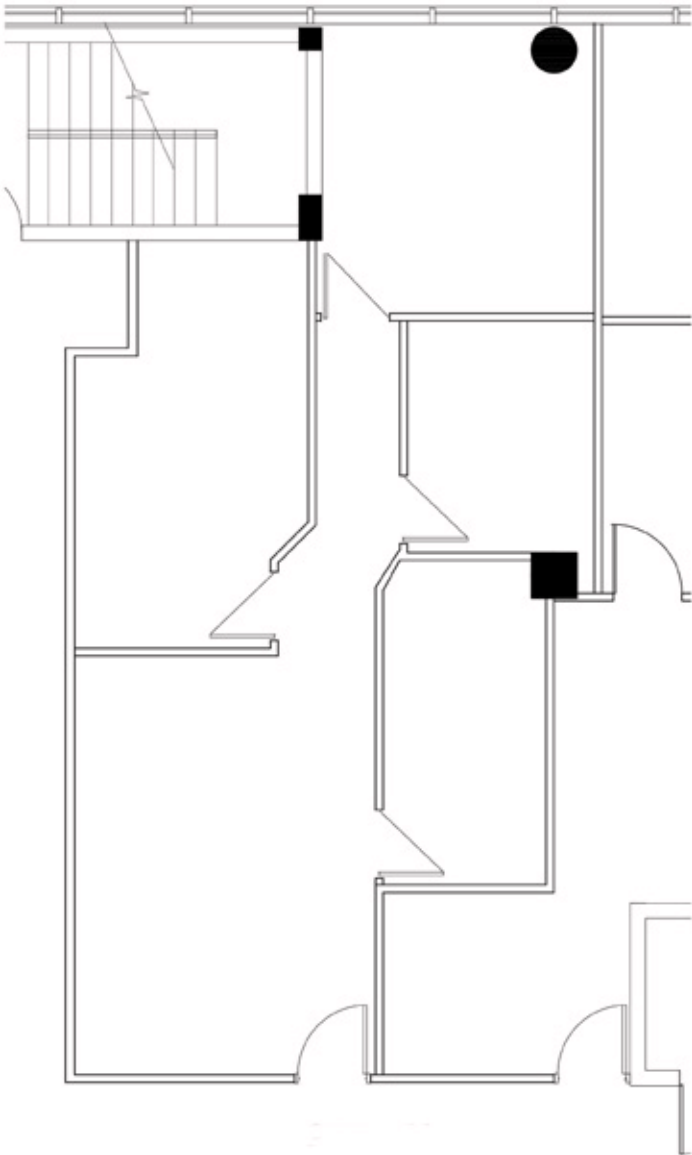


EXISTING FLOOR PLAN

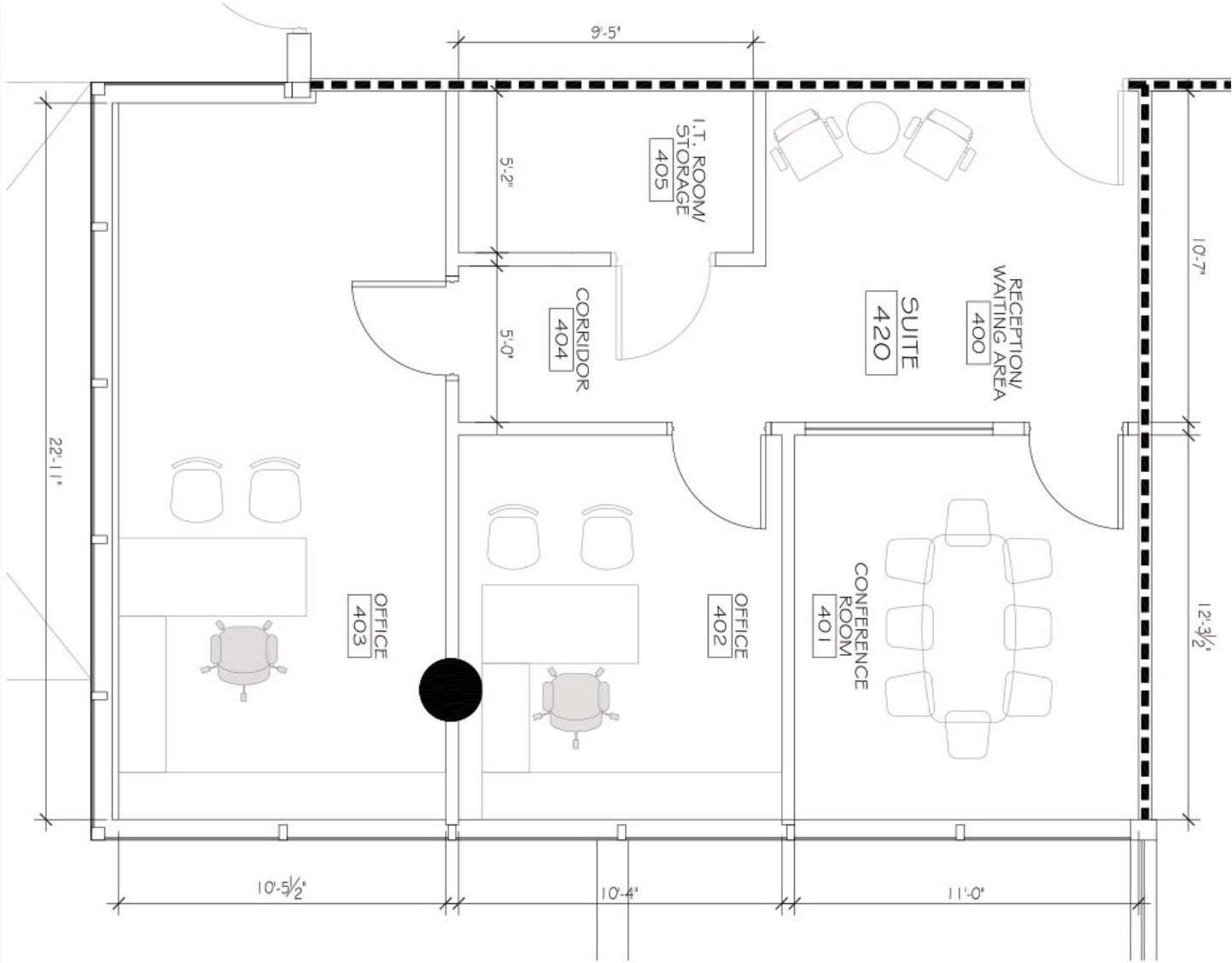
SUITE 400 | 1,410 RSF



SUITE 402 | 927 RSF



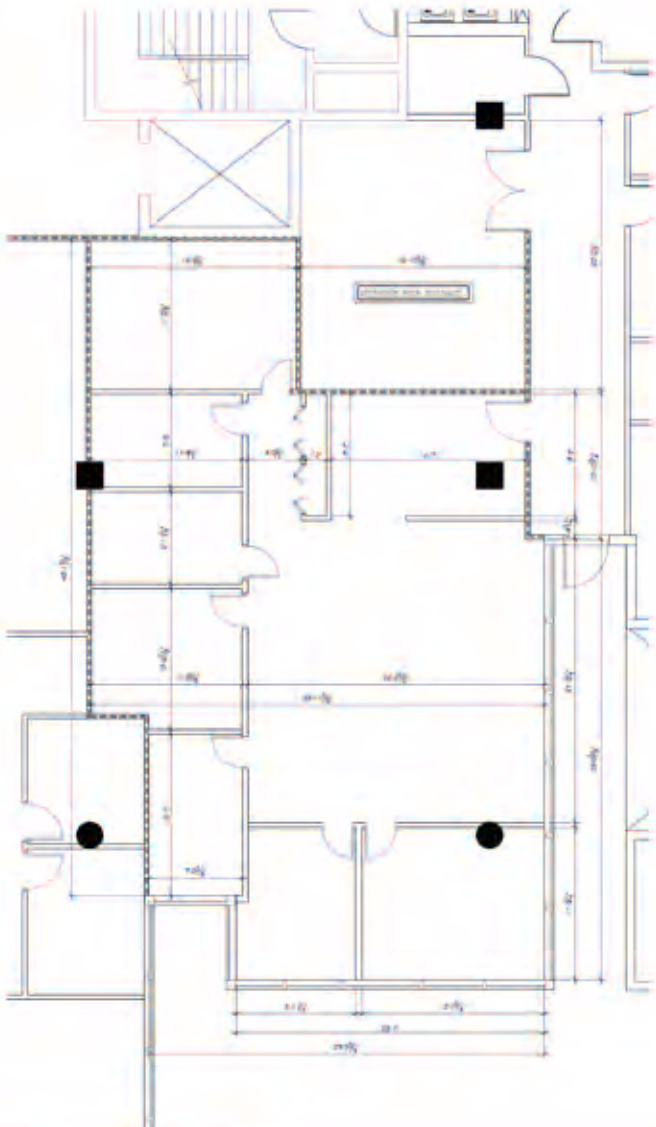
SUITE 420 | 960 RSF



SUITE 422 | 1,926 RSF

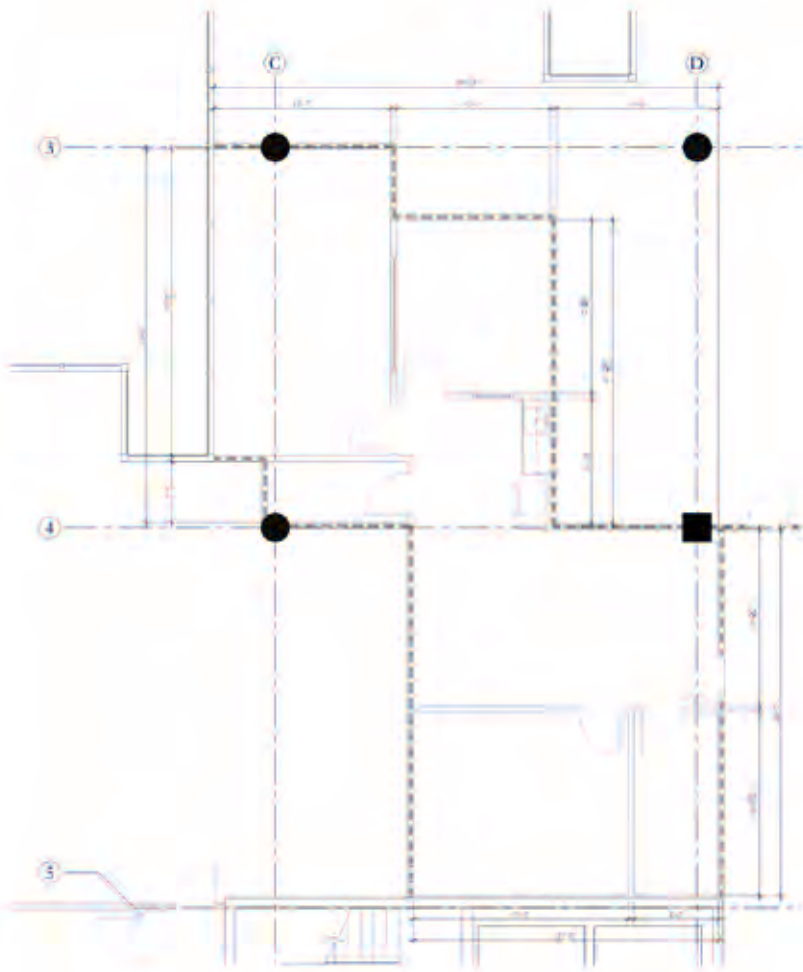


4TH FLOOR KEY PLAN



EXISTING FLOOR PLAN

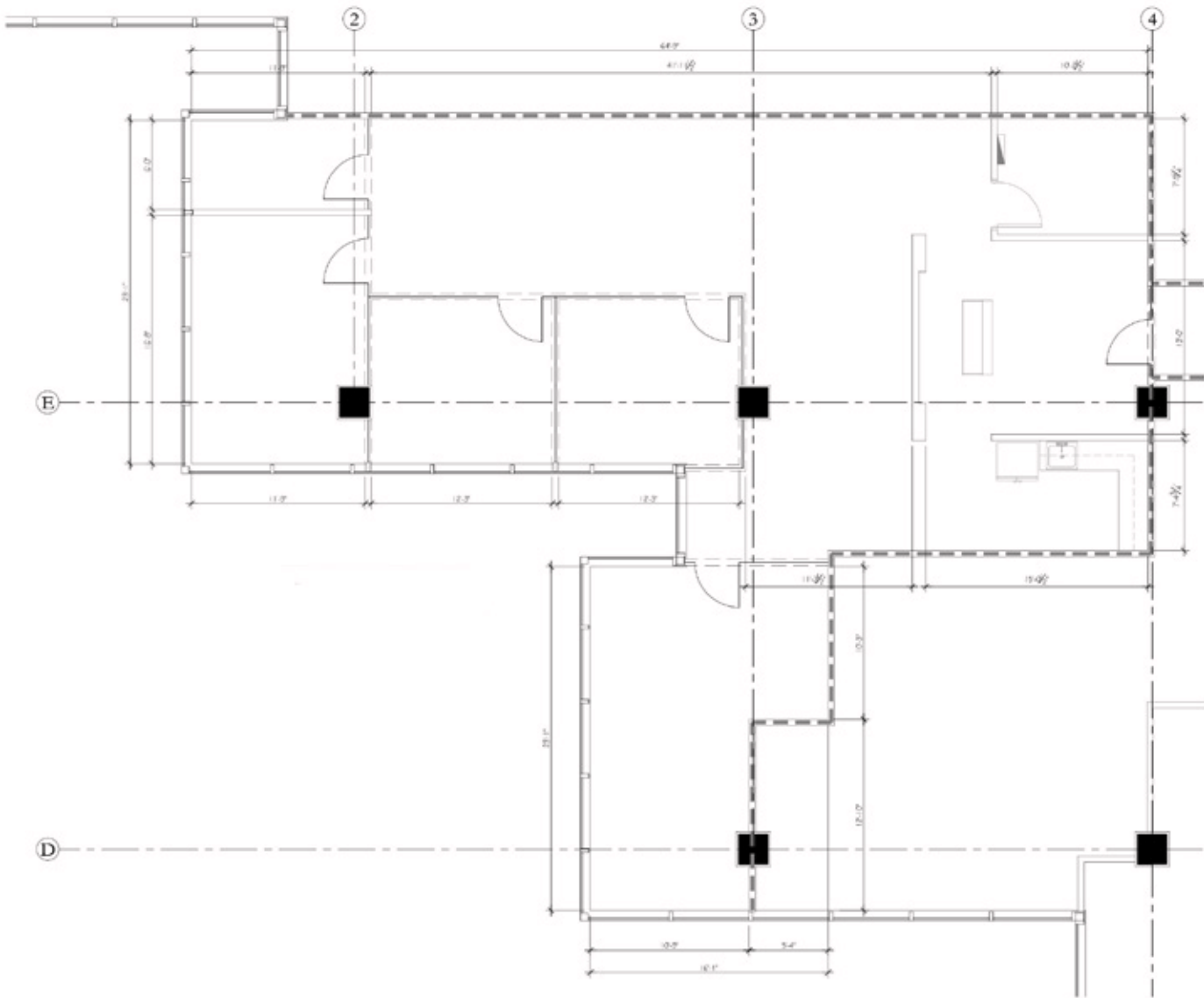
SUITE 602 | 1,363 RSF



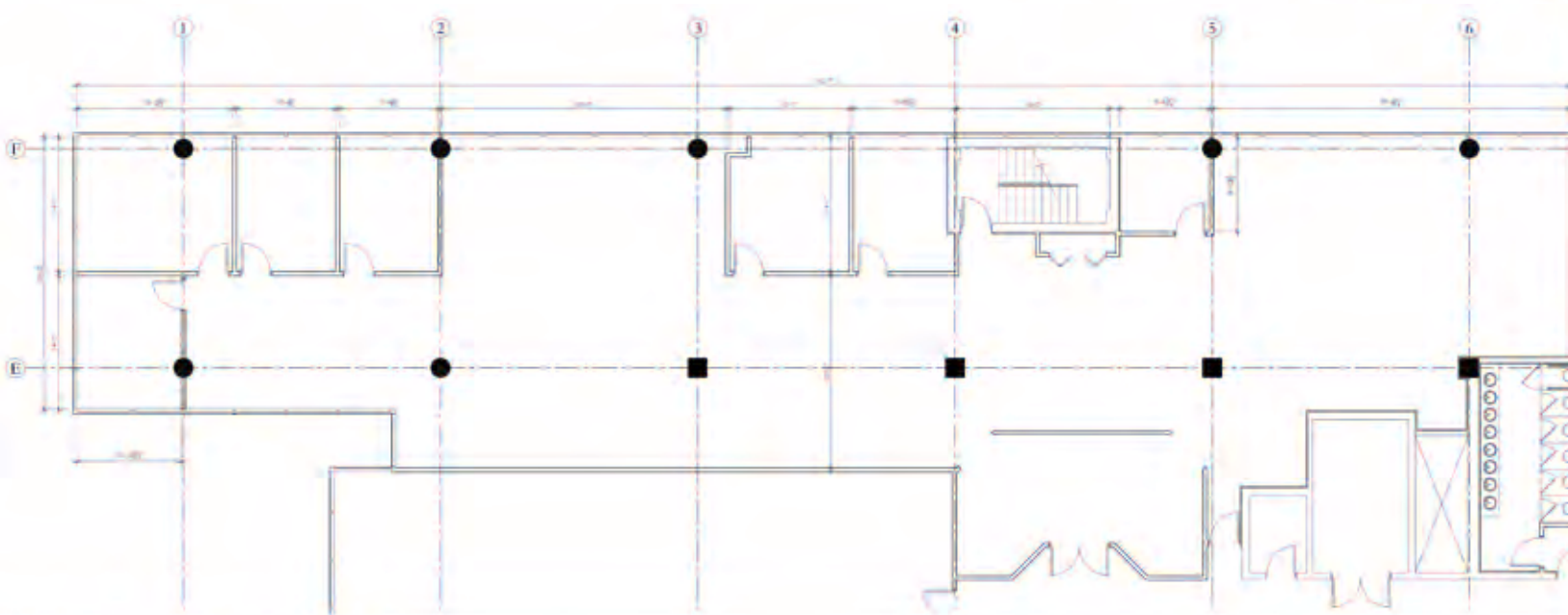
6TH FLOOR KEY PLAN

EXISTING FLOOR PLAN

SUITE 604 | 2,476 RSF



SUITE 608 | 6,236 RSF

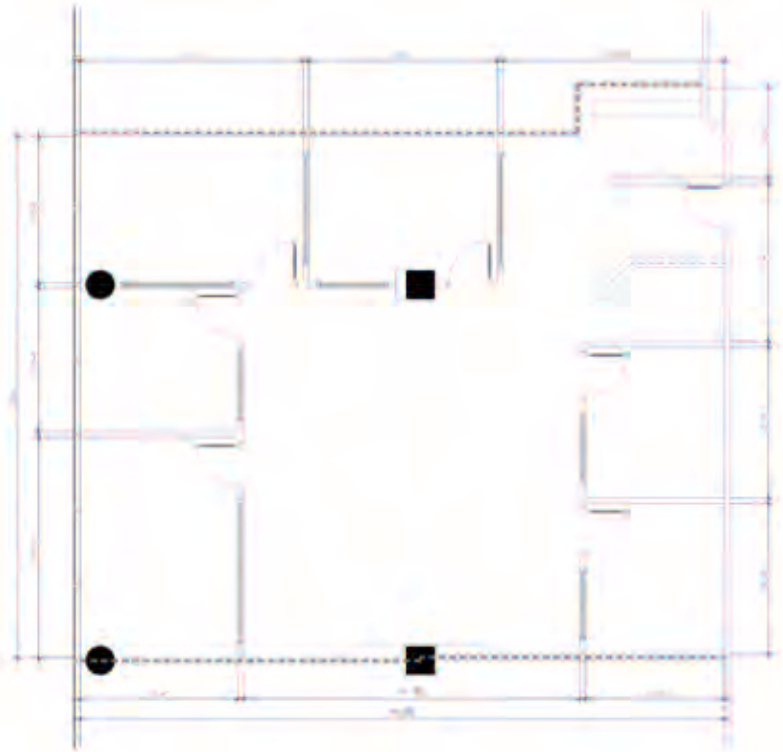


1 EXISTING FLOOR PLAN



2 6TH FLOOR KEY PLAN

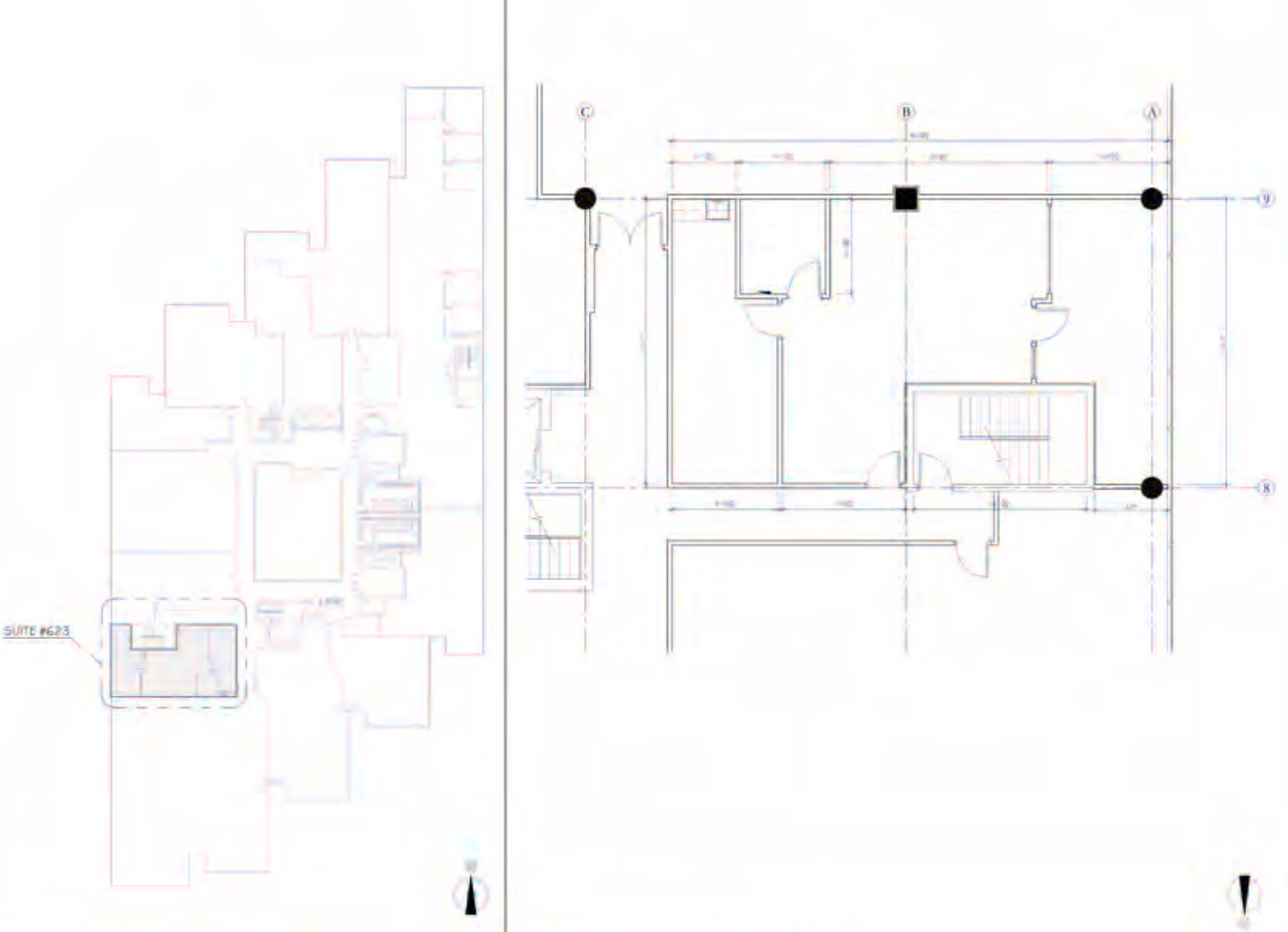
SUITE 613 | 2,101 RSF



6TH FLOOR KEY PLAN

EXISTING FLOOR PLAN

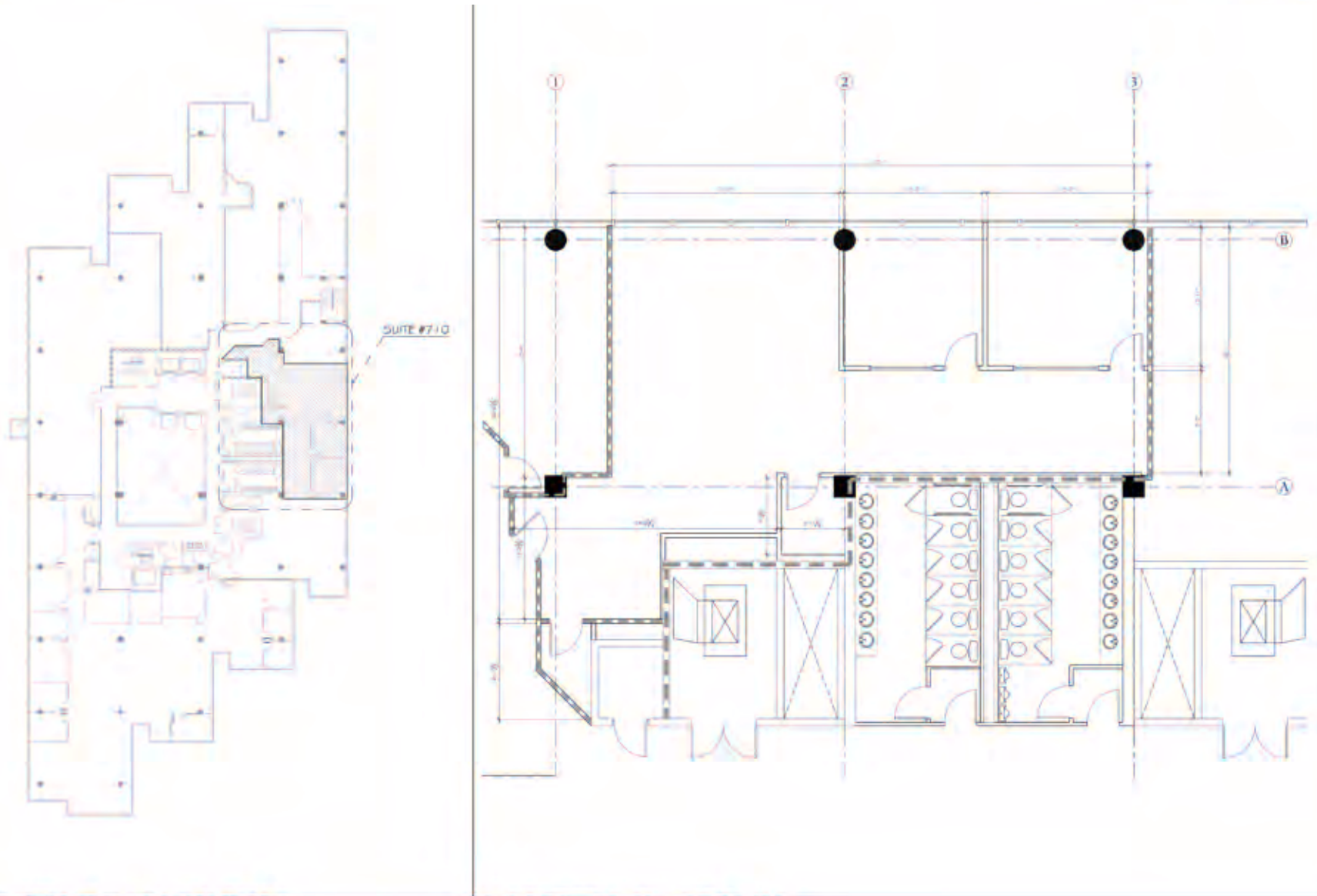
SUITE 623 | 1,323 RSF



6th FLOOR KEY PLAN

EXISTING FLOOR PLAN

SUITE 710 | 1,750 RSF



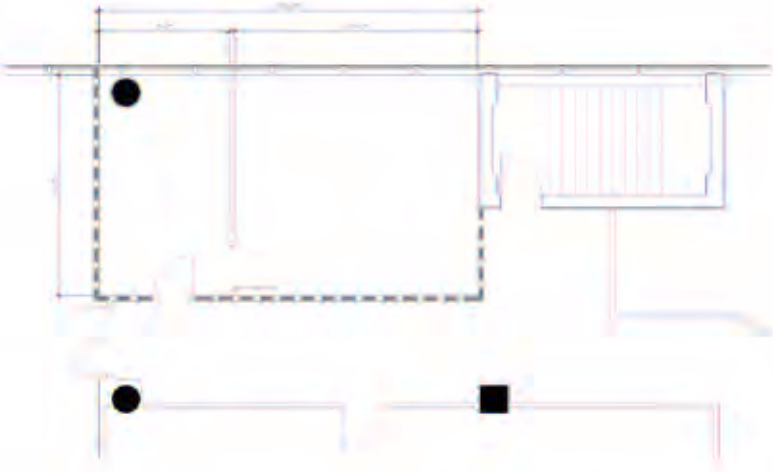
7TH FLOOR KEY PLAN

EXISTING FLOOR PLAN

SUITE 718 | 573 RSF



7TH FLOOR KEY PLAN

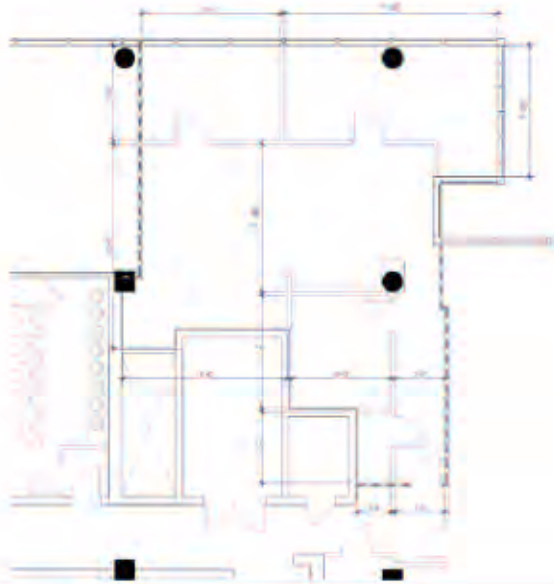


EXISTING FLOOR PLAN

SUITE 725 | 1,437 RSF

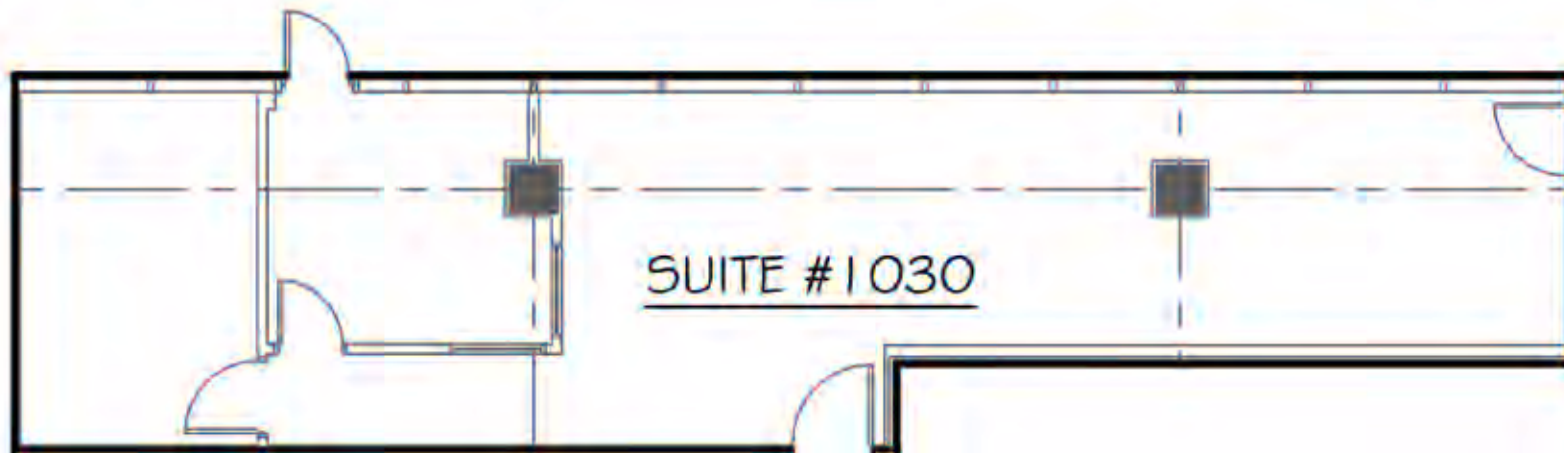


7TH FLOOR KEY PLAN



EXISTING FLOOR PLAN

SUITE 1030 | 1,076 RSF



SUITE 1050 | 2,446 RSF

