

For Lease

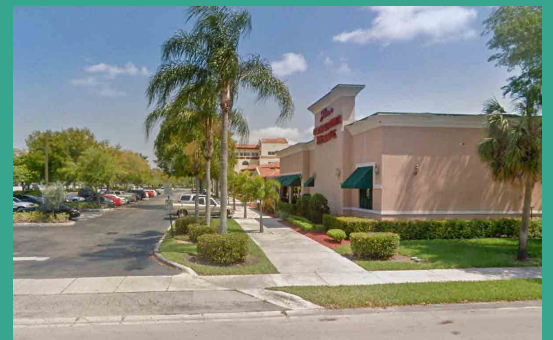
Coral Springs, FL



1933-1955 North University Drive

- 54,223 SF RETAIL AND OFFICE CENTER
- ANCHORED BY BB&T BANK ON GROUND FLOOR
- CLOSE TO MANY MAJOR RETAILERS
- OFFICE SPACE AVAILABLE ON 2ND & 4TH FLOORS
- 3 OFFICES FOR LEASE – 690 SF; 907 SF; 1,180 SF; AND 2,613 SF
- OFFICE LEASE RATE IS \$11-13 PSF, + \$11.00 PSF EXPENSES, PLUS ELEC. (INCLUDES JANITORIAL)
- POPULAR ALE HOUSE RESTAURANT ALSO LOCATED AT CENTER!

Promenade of Coral Springs



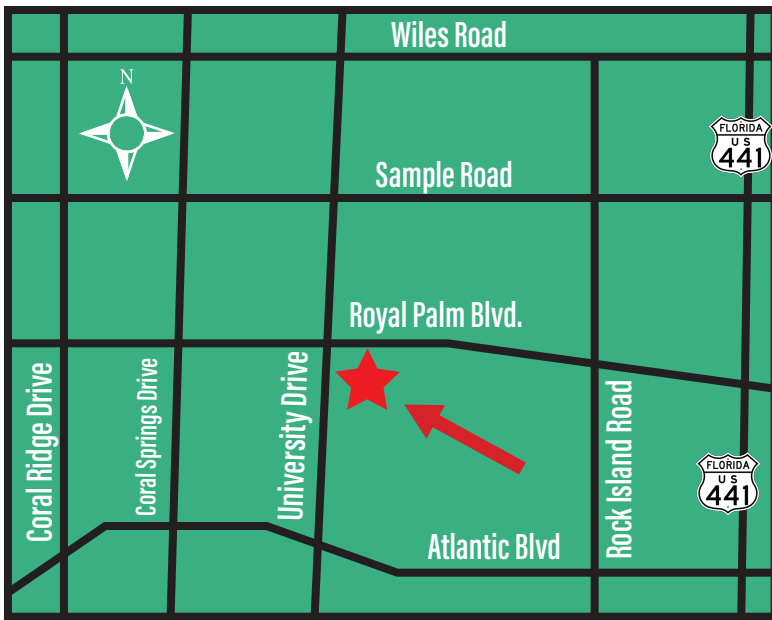
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Population:



3 Mile: 173,115

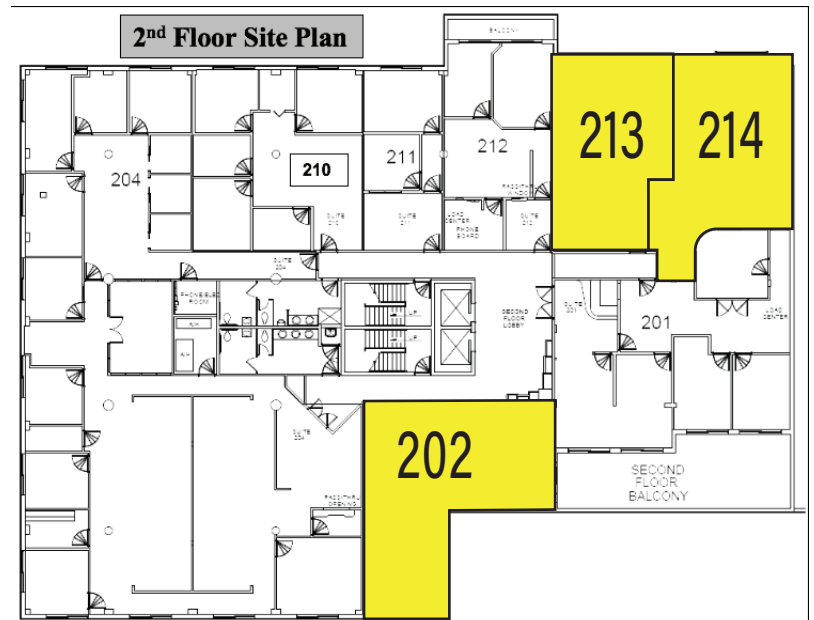
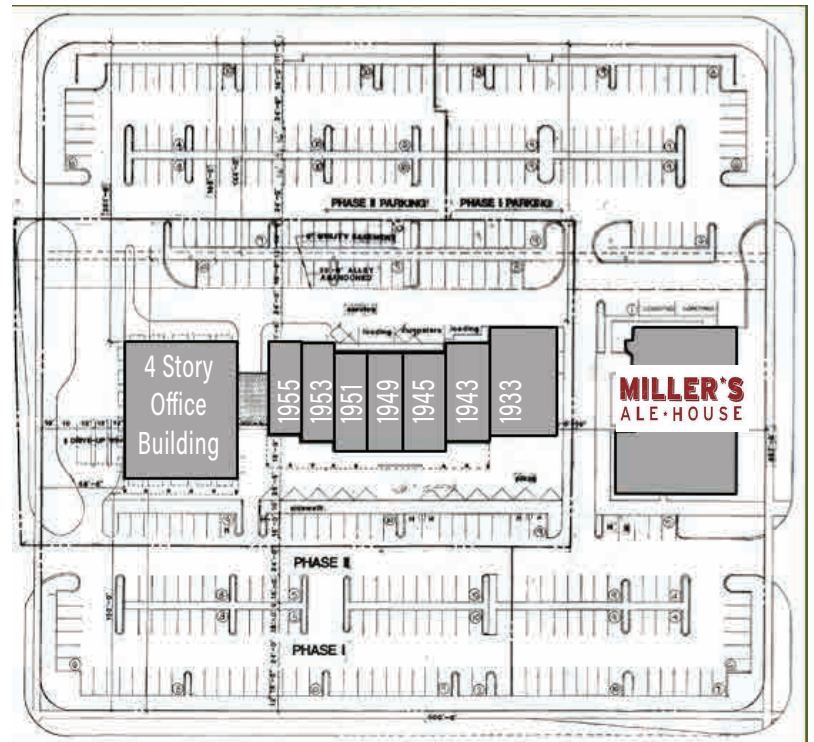
5 Mile: 359,964

Avg. Household Income:



3 Mile: \$78,488

5 Mile: \$77,752

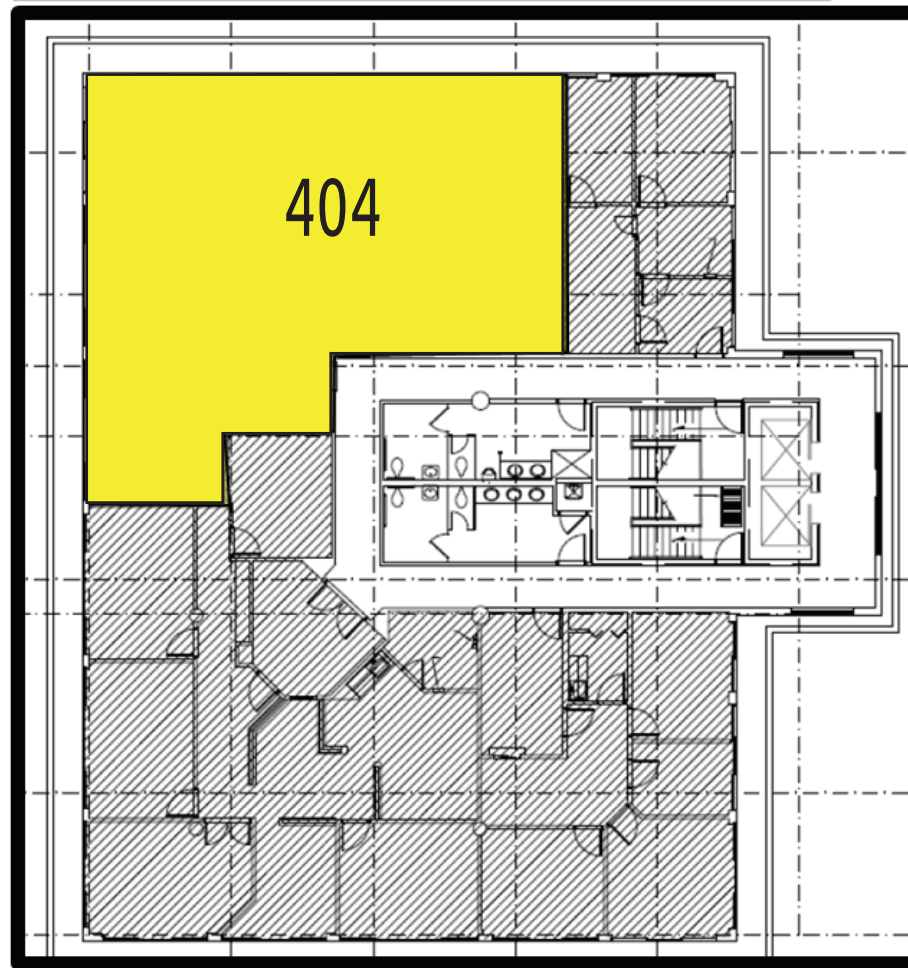


Suite #	Tenant
1933	Egg& I Restaurant
1943	Avis Rent a Car
1945	Frank Galluzo INS.
1949	Nothing but Bundt Cakes
1951	Coral Springs Styling and Barber
1953	Pink Nails
1955	Berger Realty Group
201	First International Title
202	AVAILABLE — 1,180 SF +/-
204	Choice Legal Group
210	First International Title
211	Paul Foster, Psychotherapist
212	Gene Bonham, CPA
213	AVAILABLE — 907 SF +/-
214	AVAILABLE — 690 SF +/-
404	AVAILABLE — 2,613 SF +/-

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