



Property Highlights

- Located on the corner of University Drive and Royal Palm Boulevard
- Parking ratio: 4/1,000 sf
- Convenient access to Florida's Turnpike and I-95
- Located minutes from restaurants, shopping, and more

Rental Rate

- Office: \$15.00 NNN
- Retail: \$20.00 NNN

Operating Expenses

- \$11.57*
- * Net of electric

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Lisa Blumer, Senior Associate
D 954 903 3703
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500 W Cypress Creek Road
Suite 550
Fort Lauderdale, FL 33309



Office Availability

- Suite 202: 1,180 sf
 - Suite 210: 1,319 sf
 - Suite 211: 604 sf *
 - Suite 404: 2,613 sf *
- * Available 1/1/2021*
** First Generation Space*

Retail Availability

- Suite 100: 4,940 sf
- Suite 1945: 1,020 sf

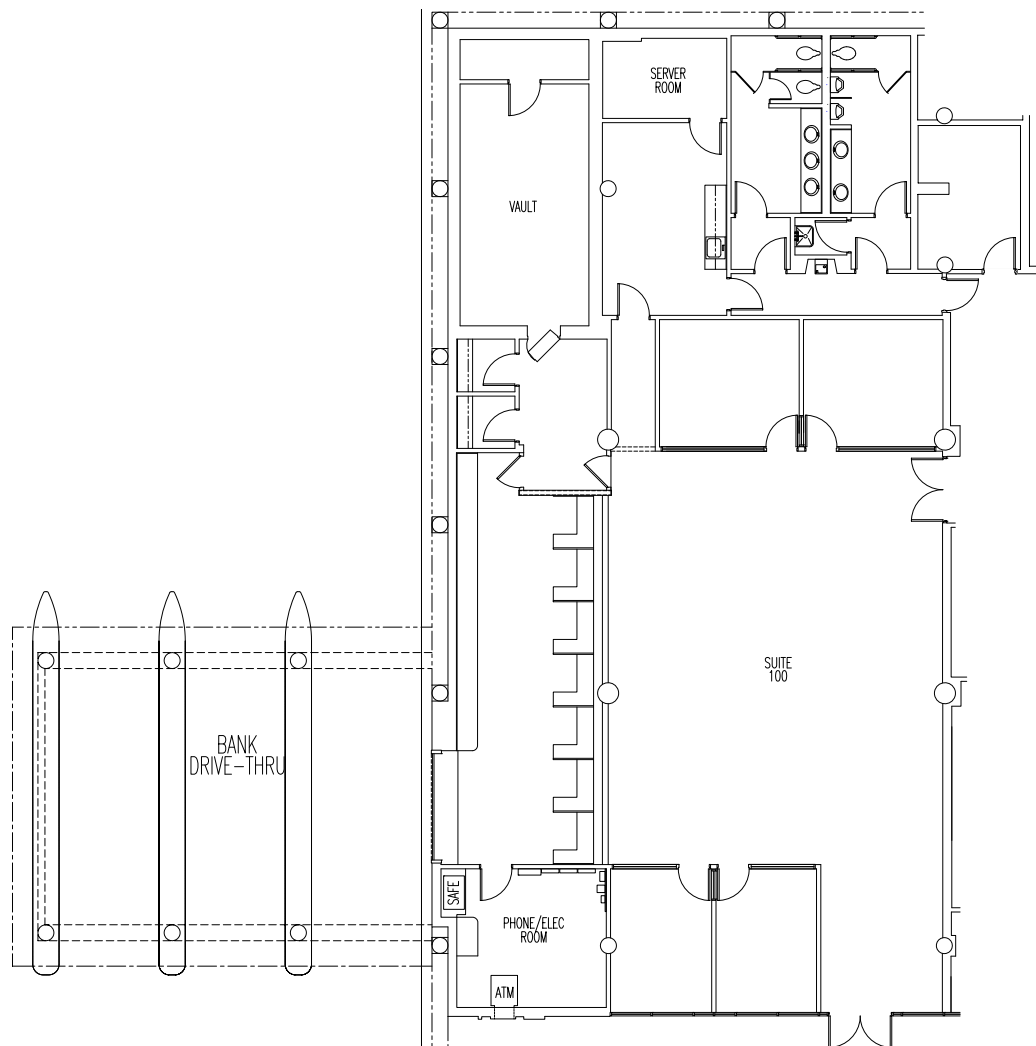
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Suite 100 - 4,940 sf



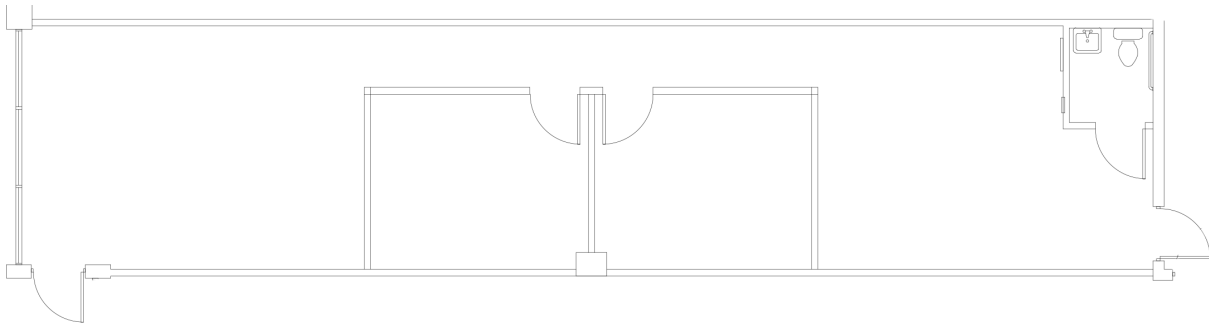
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Suite 1945 - 1,020 sf



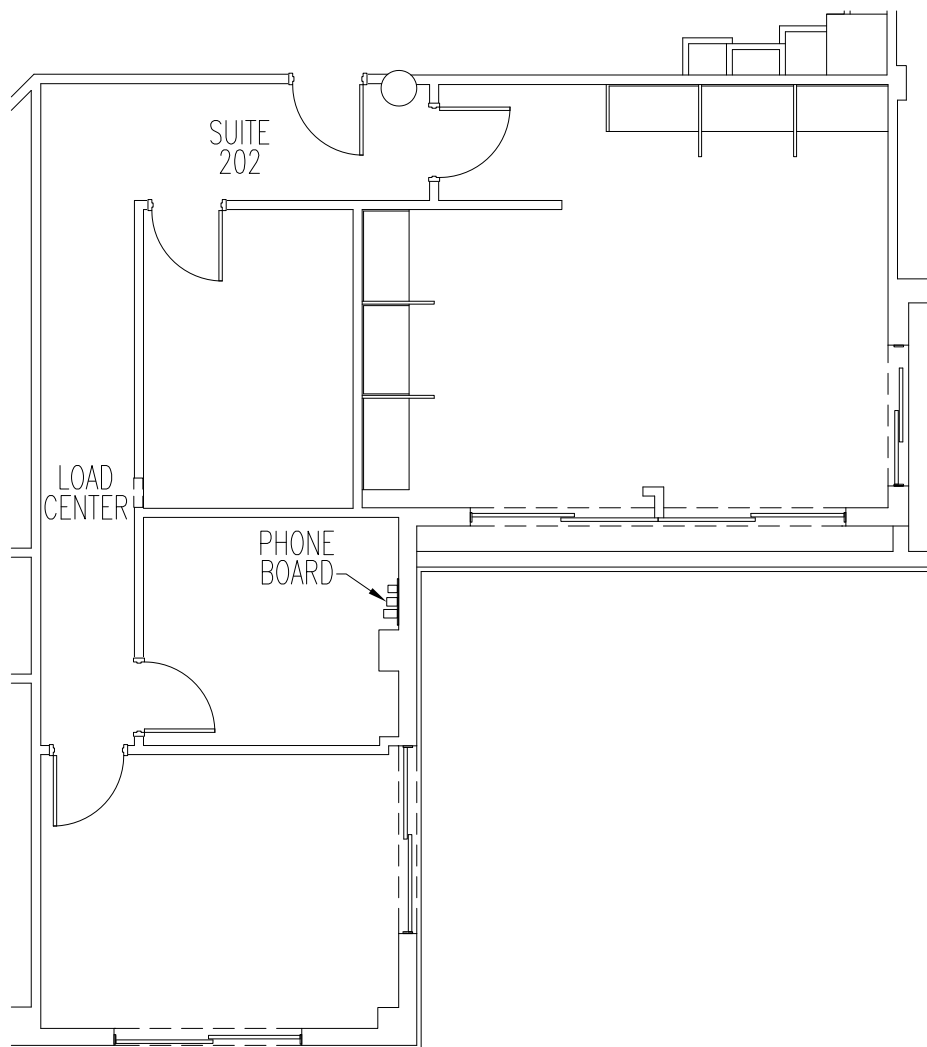
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Suite 202 - 1,180 sf



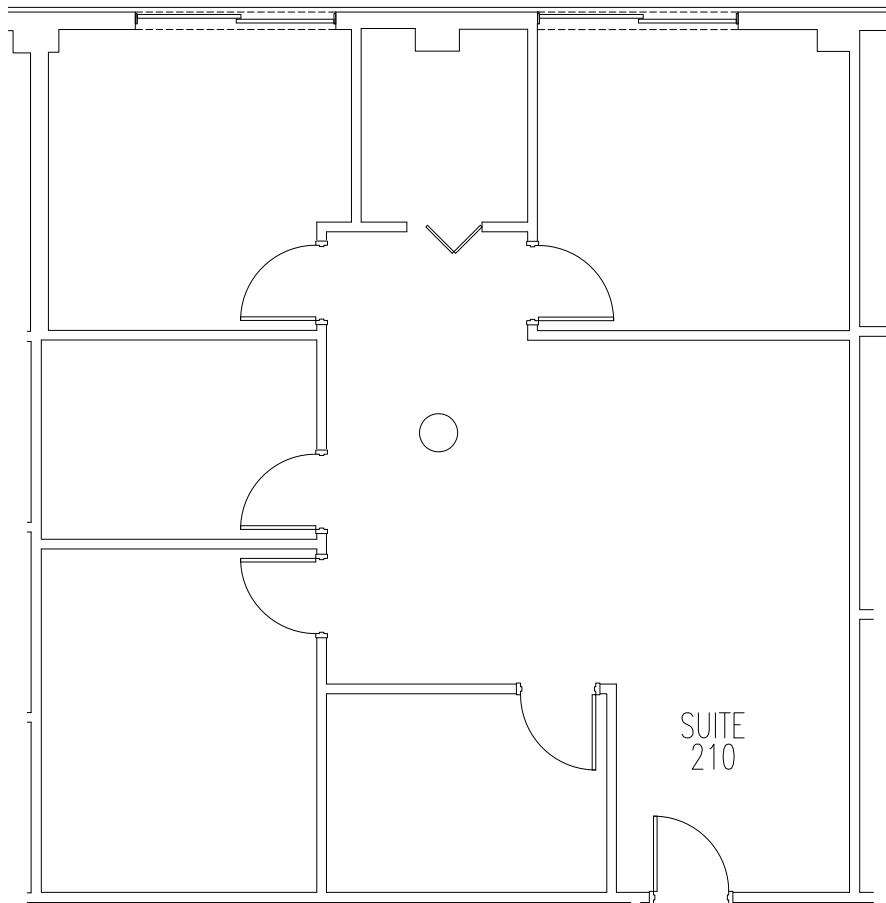
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Suite 210 - 1,319 sf



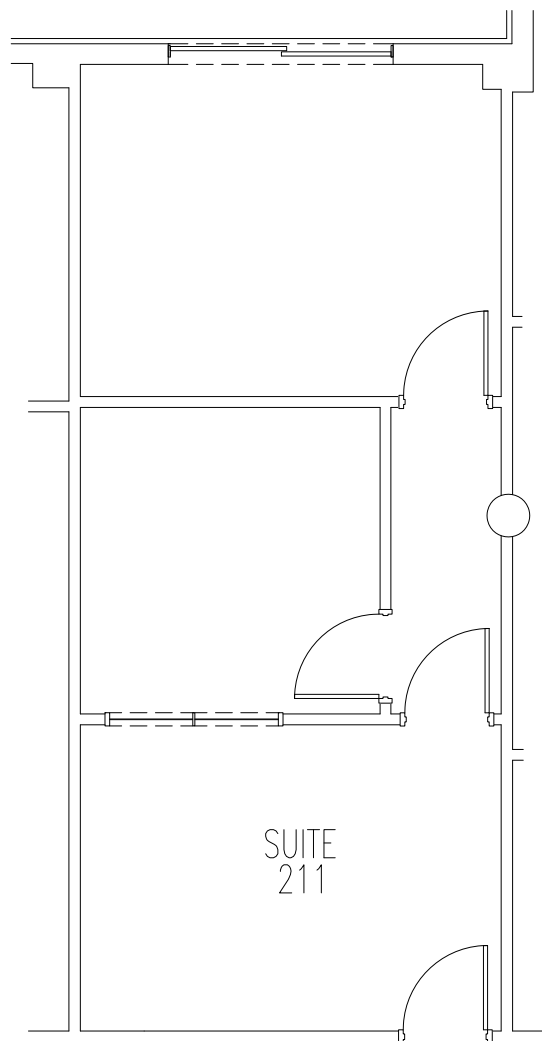
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Suite 211 - 604 sf
Available 1/1/2021



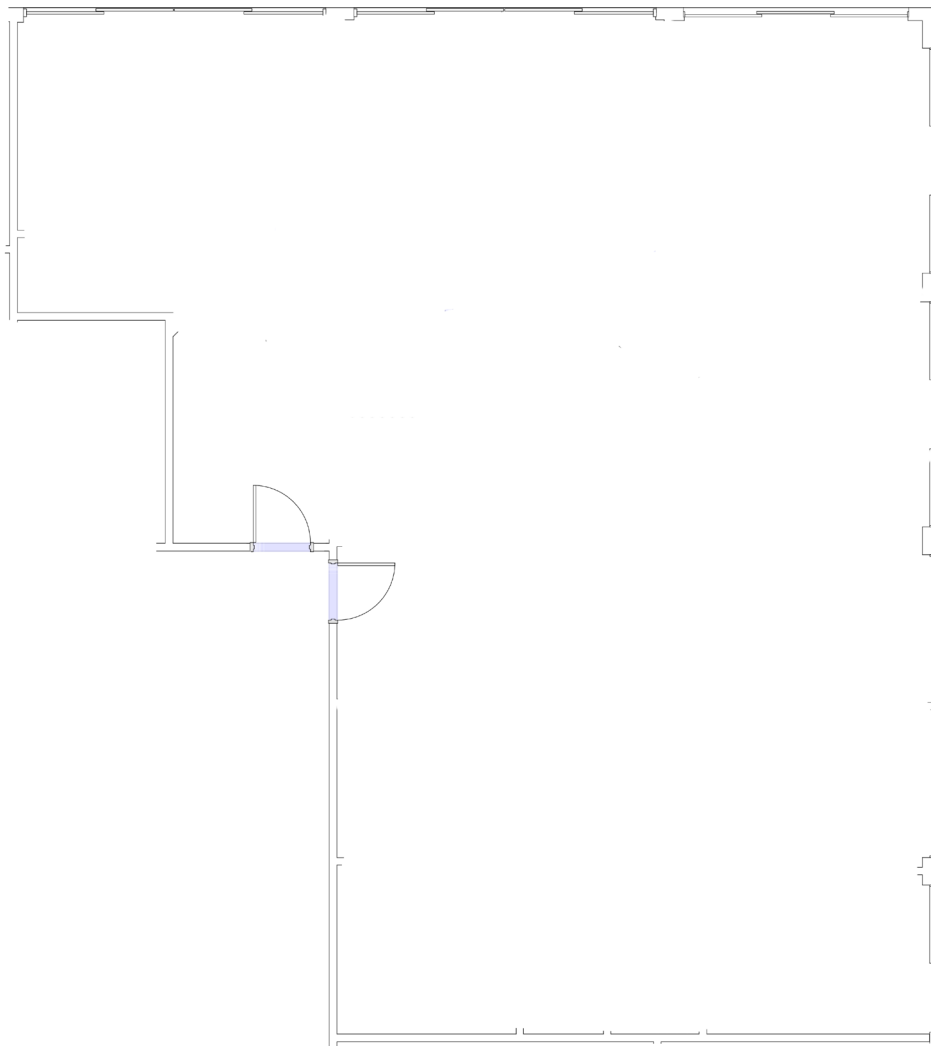
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Suite 404 - 2,613 sf
First Generation Space



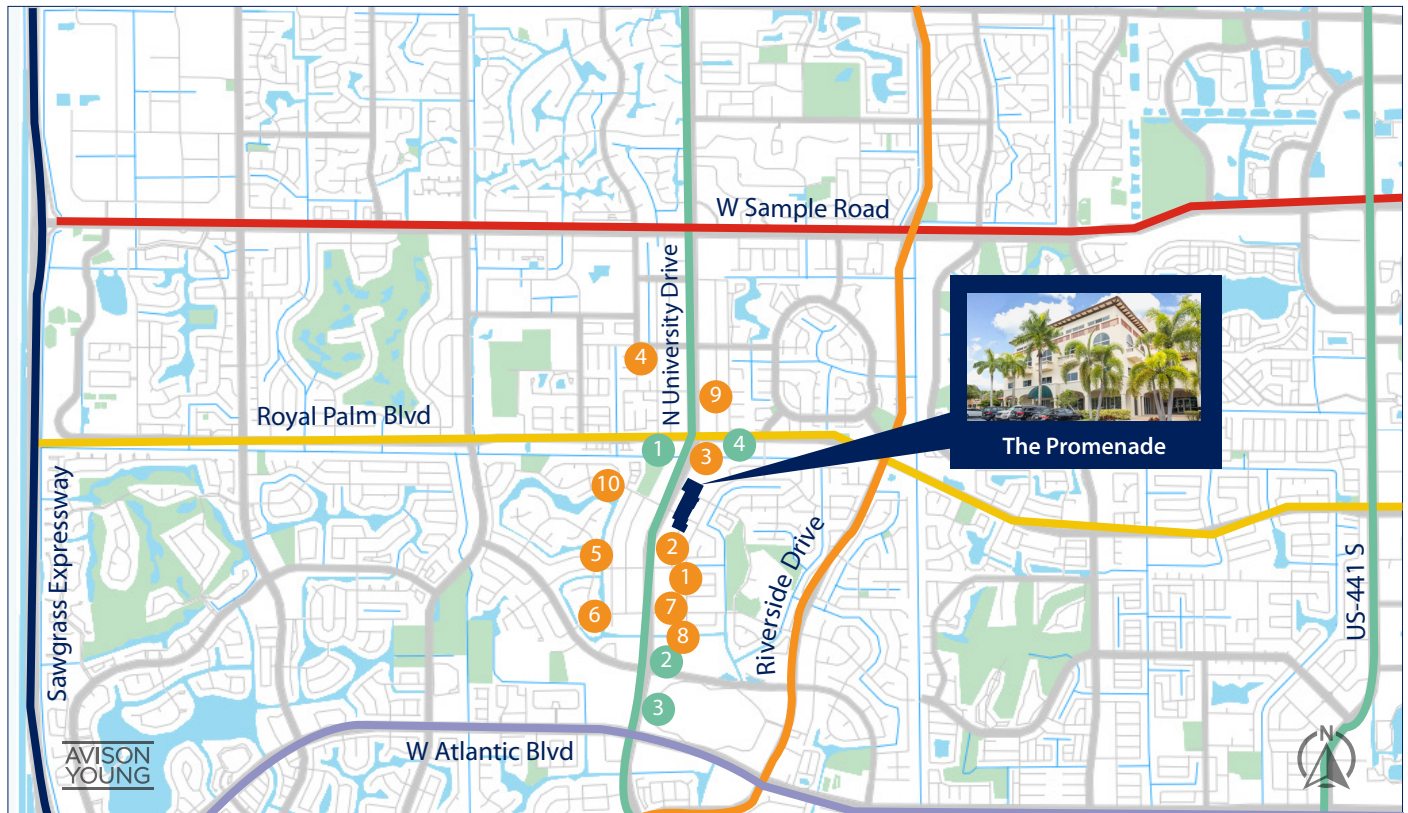
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Property Location



RESTAURANTS

- | | |
|----------------------------|-------------------------------|
| 1 Benihana | 6 BJ's Restaurant & Brewhouse |
| 2 Chipotle | 7 Olive Garden |
| 3 Panera Bread | 8 Bonefish Grill |
| 4 Starbucks | 9 Carrabba's Italian Grill |
| 5 Big Bear Brewing Company | 10 Red Lobster |

MISC.

- 1 FedEx Office Print & Ship
- 2 Bank of America
- 3 The UPS Store
- 4 Publix

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