



## 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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500 W Cypress Creek Road  
Suite 550  
Fort Lauderdale, FL 33309





# Office and Retail for Lease

## The Promenade

1999 & 1933-1955 N. University Drive | Coral Springs, FL 33071



### Office Availability

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

### Retail Availability

- Suite 100: 4,940 sf \*
- \* First Generation Space*
- Suite 1945: 1,020 sf

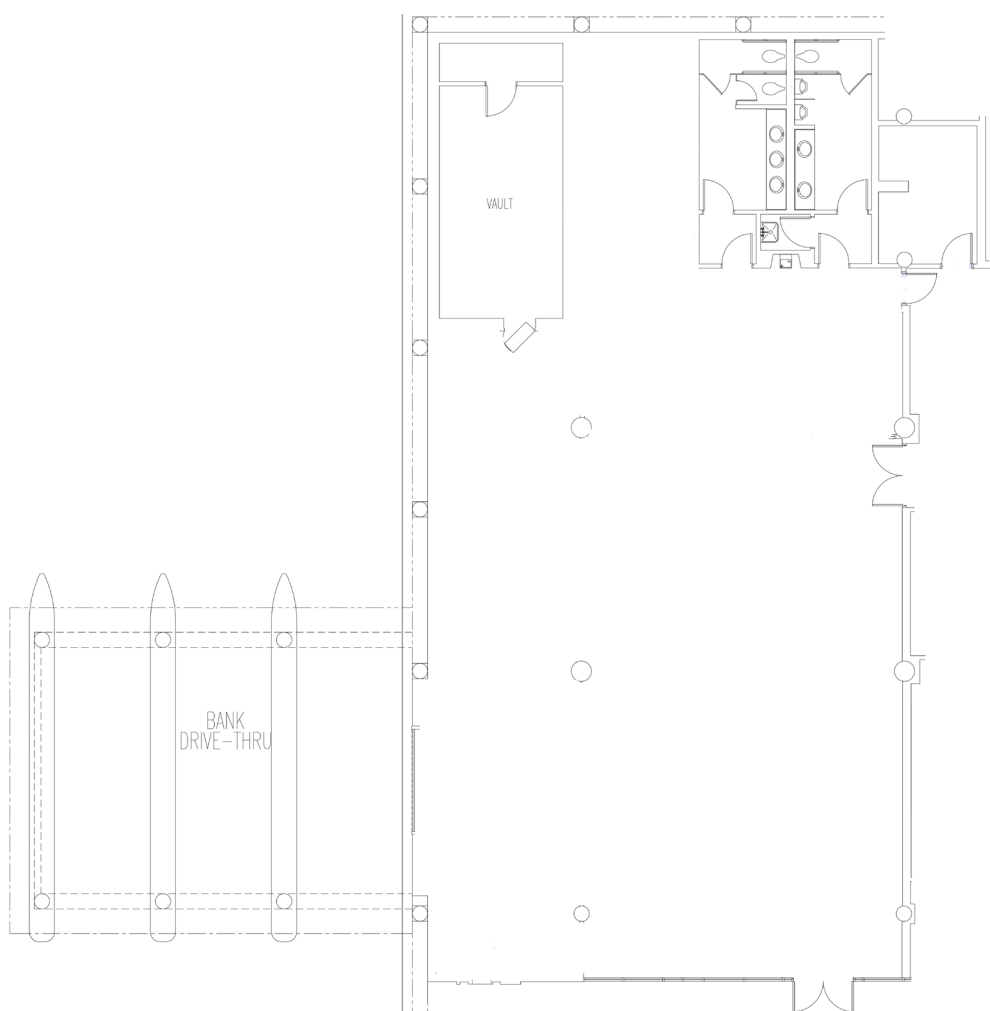
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**Suite 100 - 4,940 sf**  
*First Generation Space*



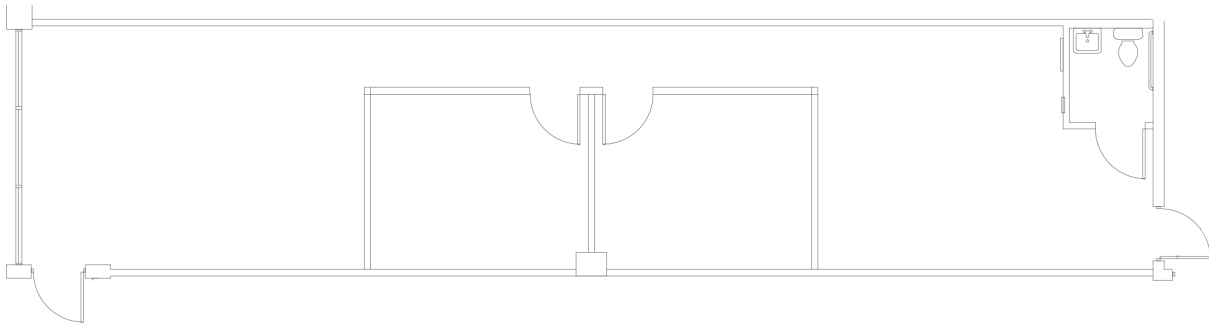
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## Suite 1945 - 1,020 sf



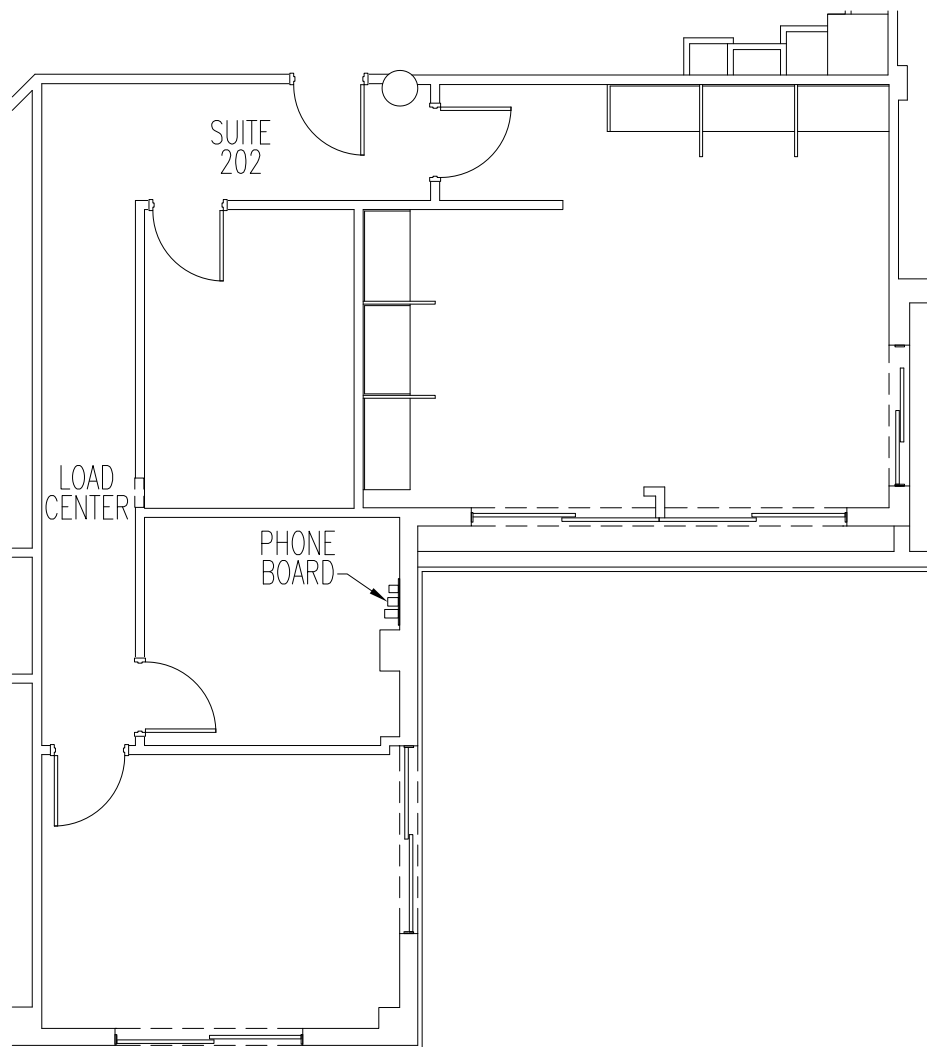
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## Suite 202 - 1,180 sf



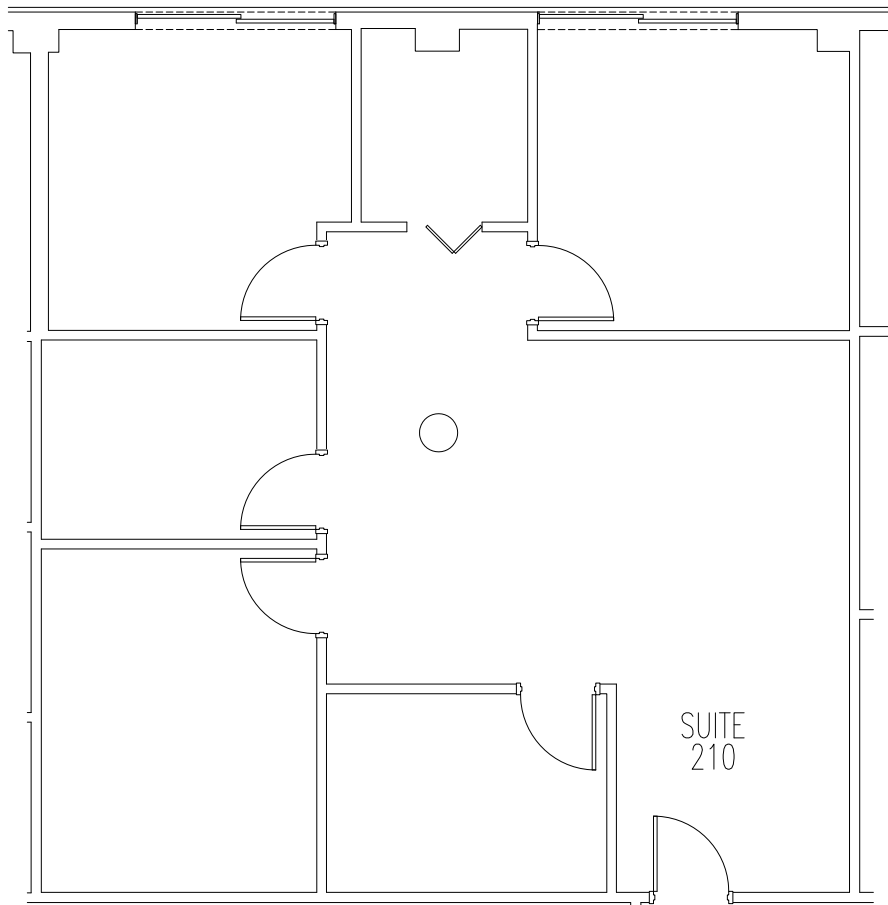
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## Suite 210 - 1,319 sf



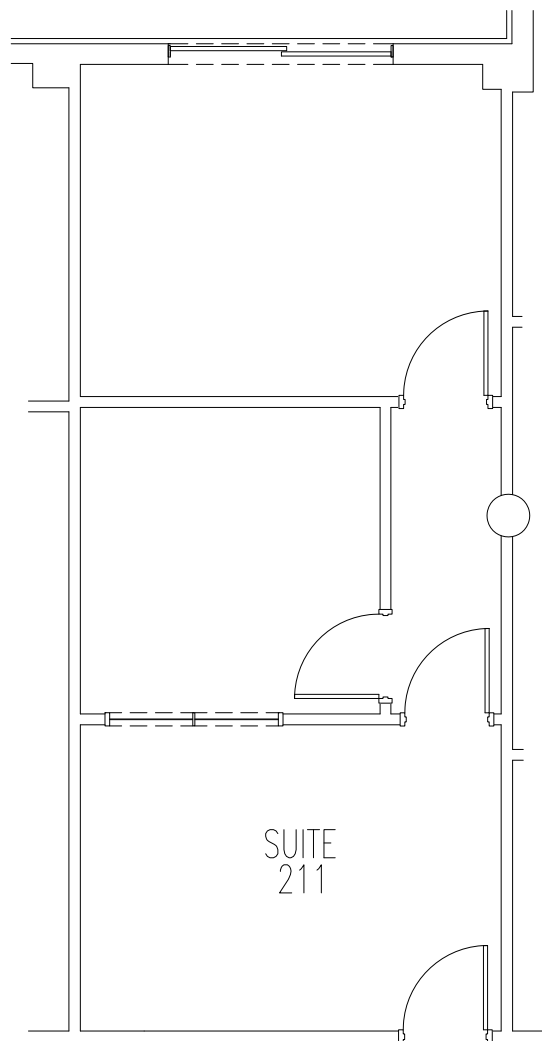
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## Suite 211 - 604 sf



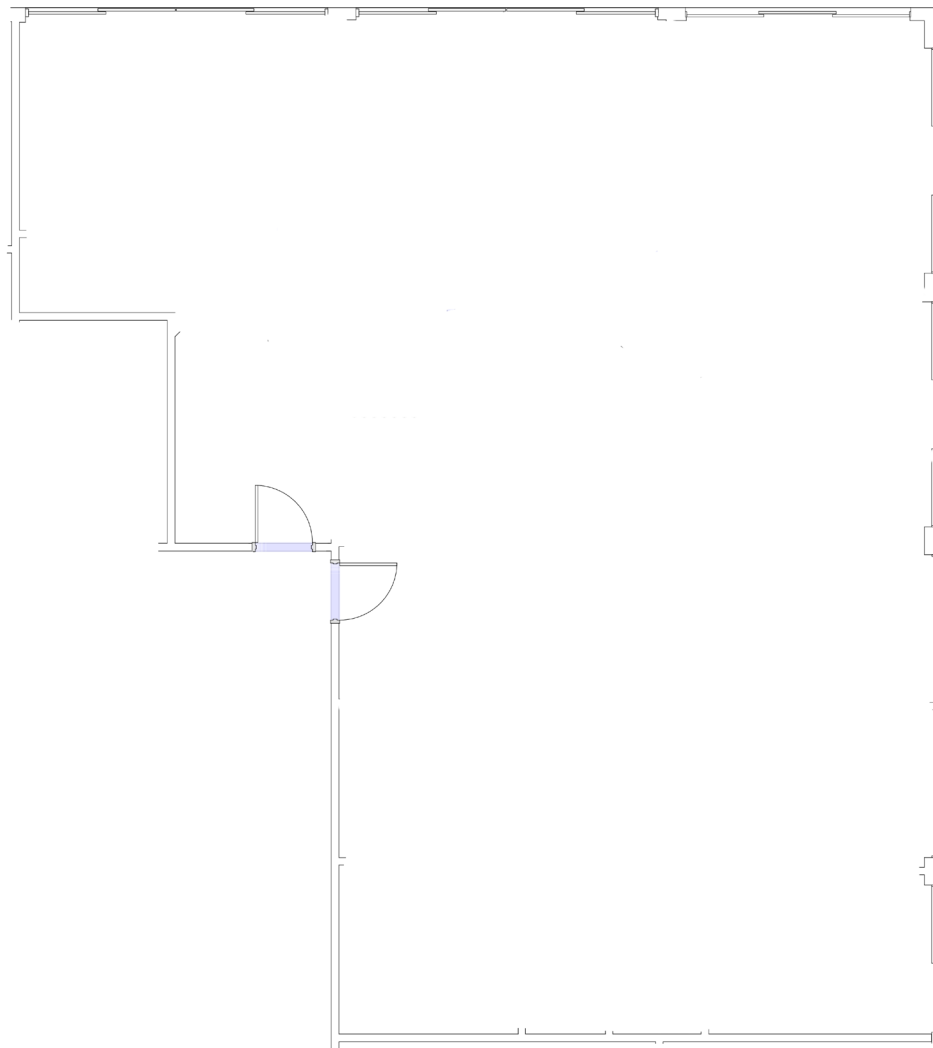
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**Suite 404 - 2,613 sf**  
*First Generation Space*



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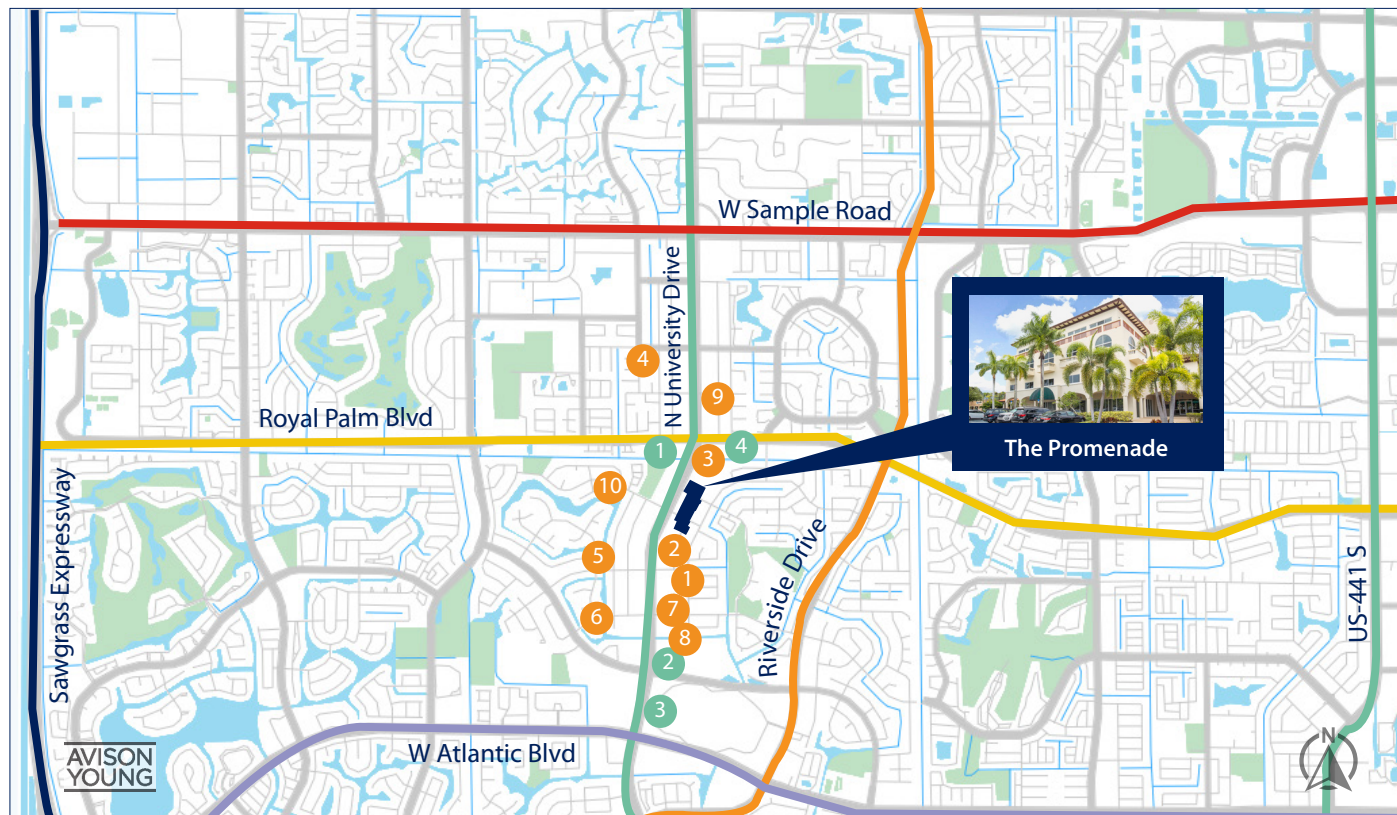
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## Property Location



### 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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