



Property Highlights

- 4-Story, 80,489-sf, class A office building
- High-end finishes throughout lobby, restrooms, and other common areas
- Building fronts University Drive and Sample Road
- Free covered parking
- On-site banking
- Hurricane-resistant windows
- Close proximity to the finest restaurants and shopping in Coral Springs
- AT&T and FBL Fiber available

Rental Rate

- \$23.00 NNN (Suite 100)
- \$20.00 NNN (4th floor availabilities)

Operating Expenses

- \$15.11

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



Availability

- Suite 100: 7,387 sf
- Suite 300: 20,222 sf
- Suite 415: 2,249 sf *
- * *First generation space*
- Suite 420: 1,503 sf

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Contiguous Spaces (up to 8,400 sf)

- Suite 400: 1,816 sf *
- * *Available 2/1/21*
- Suite 405: 1,185 sf
- Suite 410: 2,311 sf
- Suite 425: 3,088 sf

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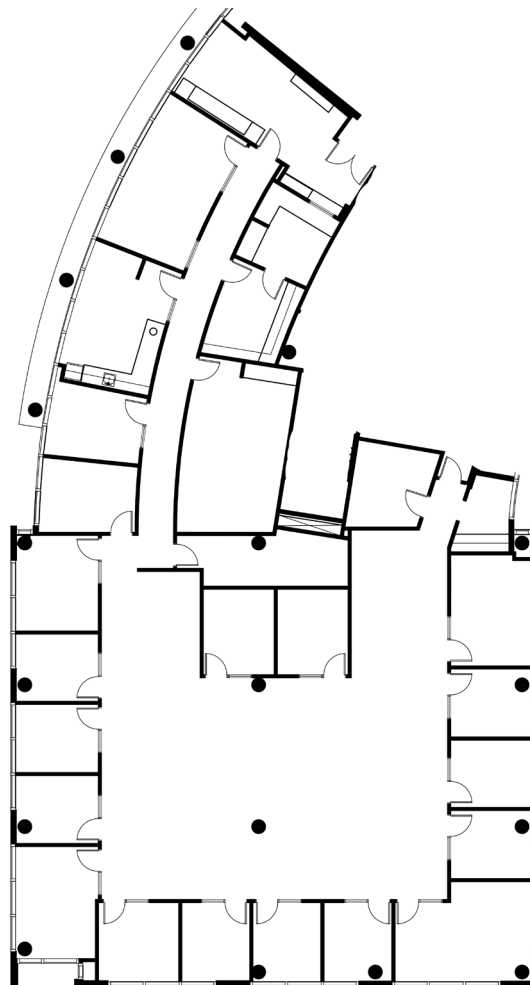
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Suite 100 - 7,387 sf

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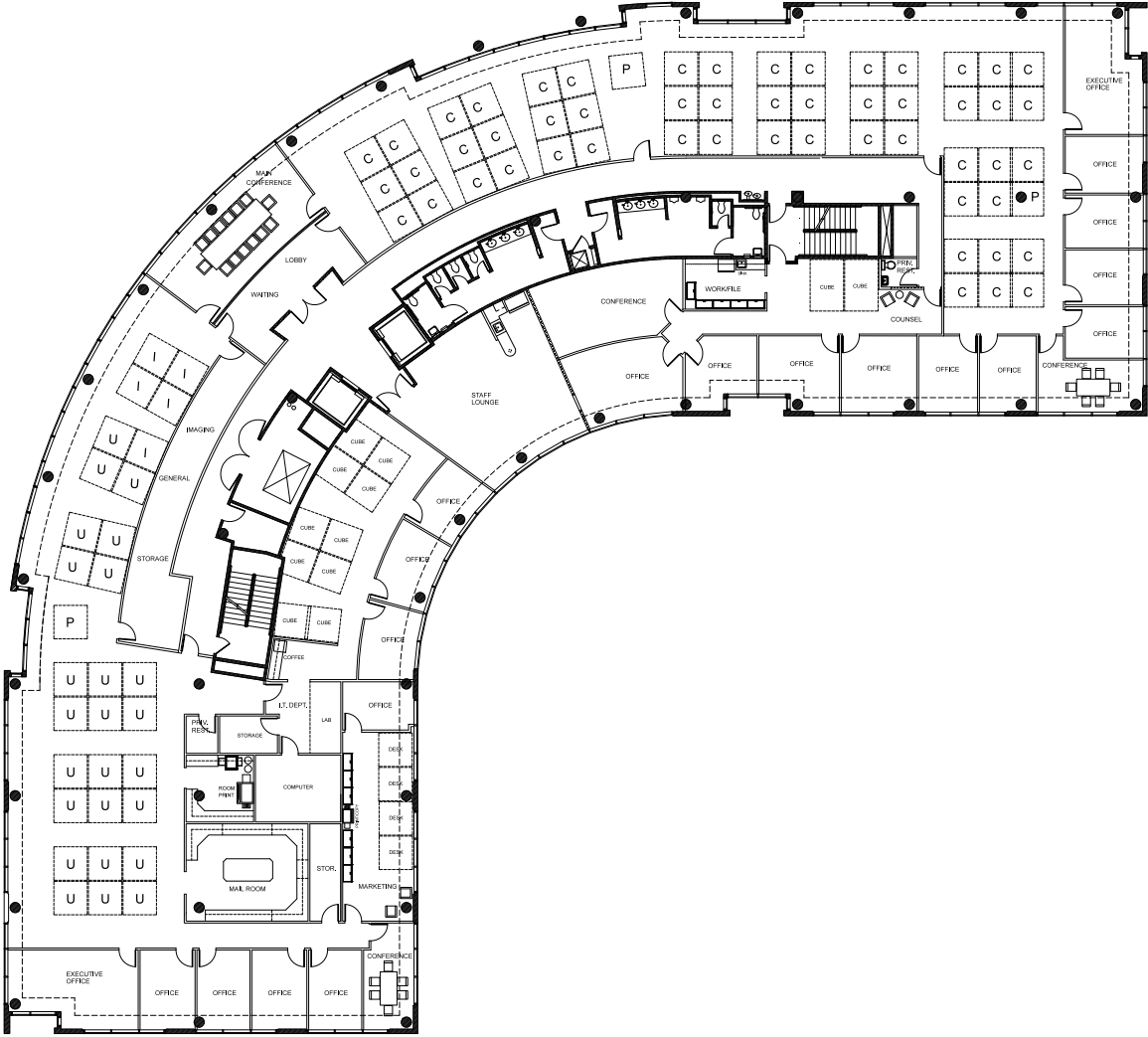
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Suite 300 - 20,222 sf

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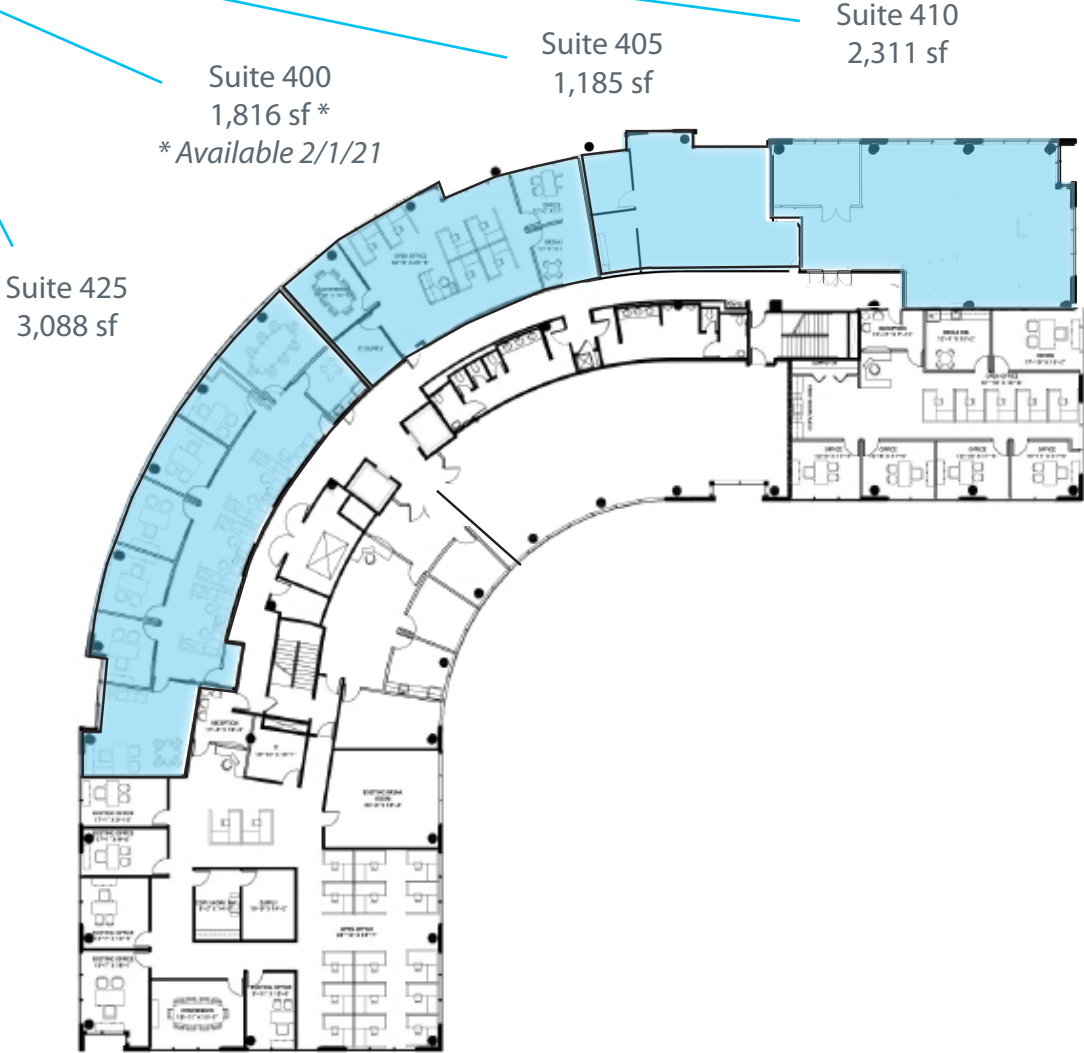
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Fourth Floor - Contiguous Availabilites

Contiguous up to
8,400 sf



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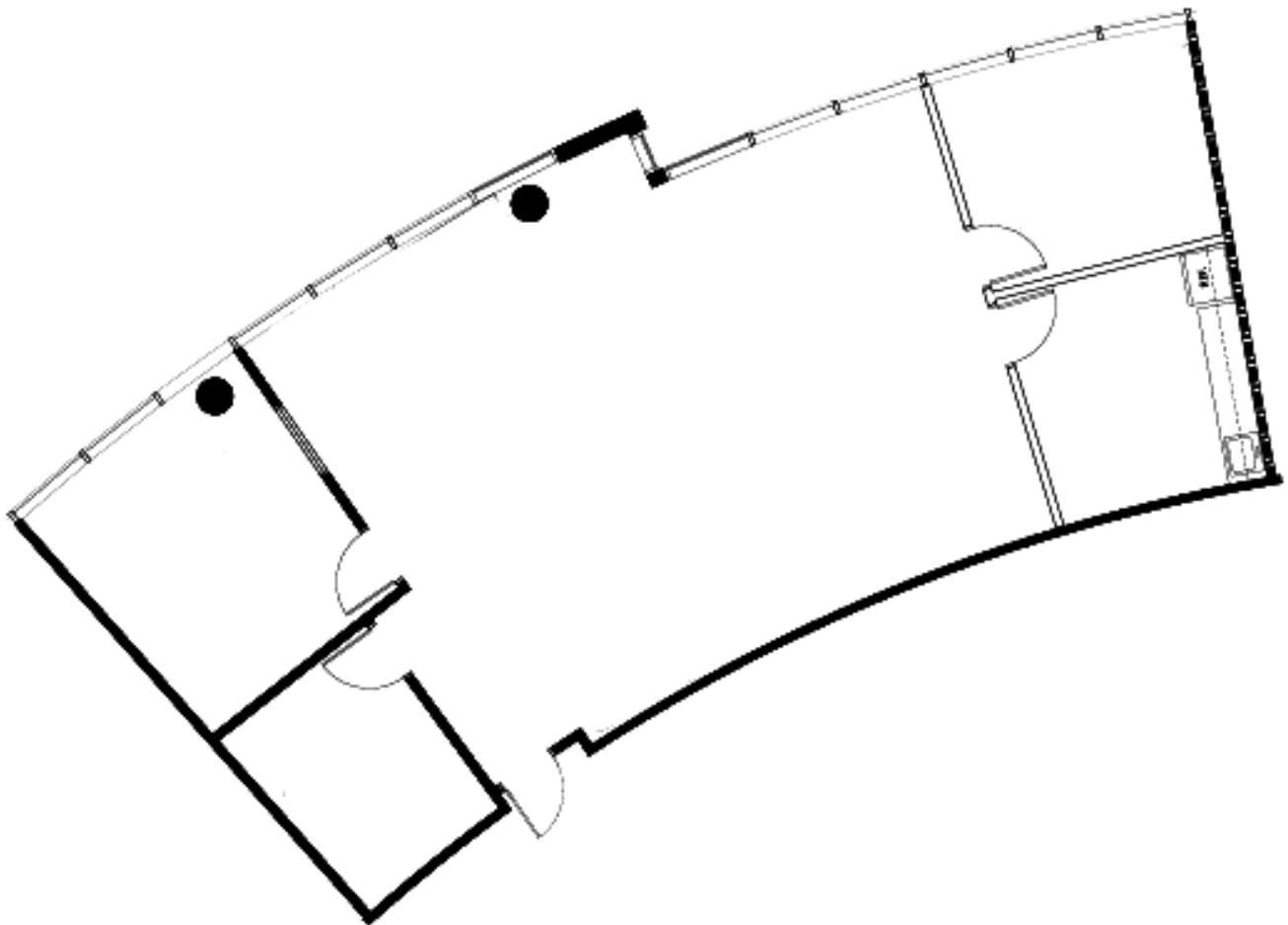
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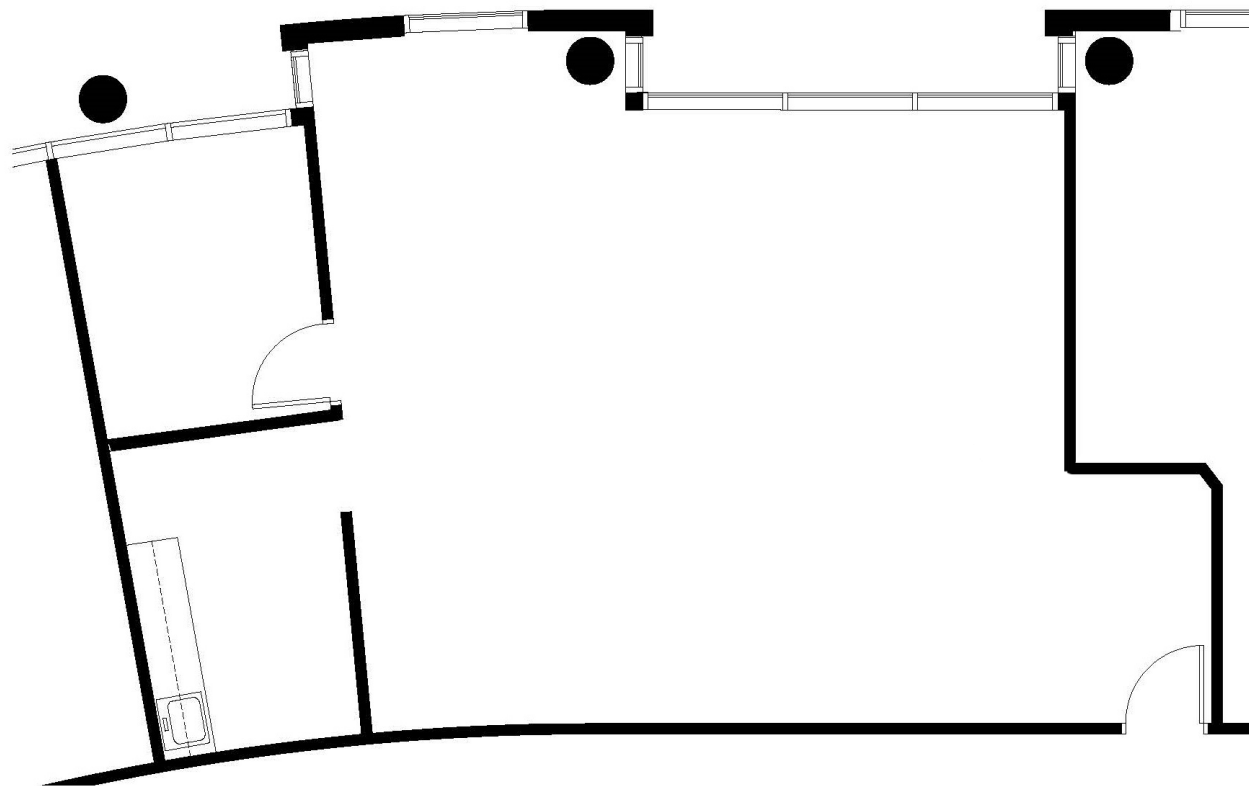
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Suite 405 - 1,185 sf

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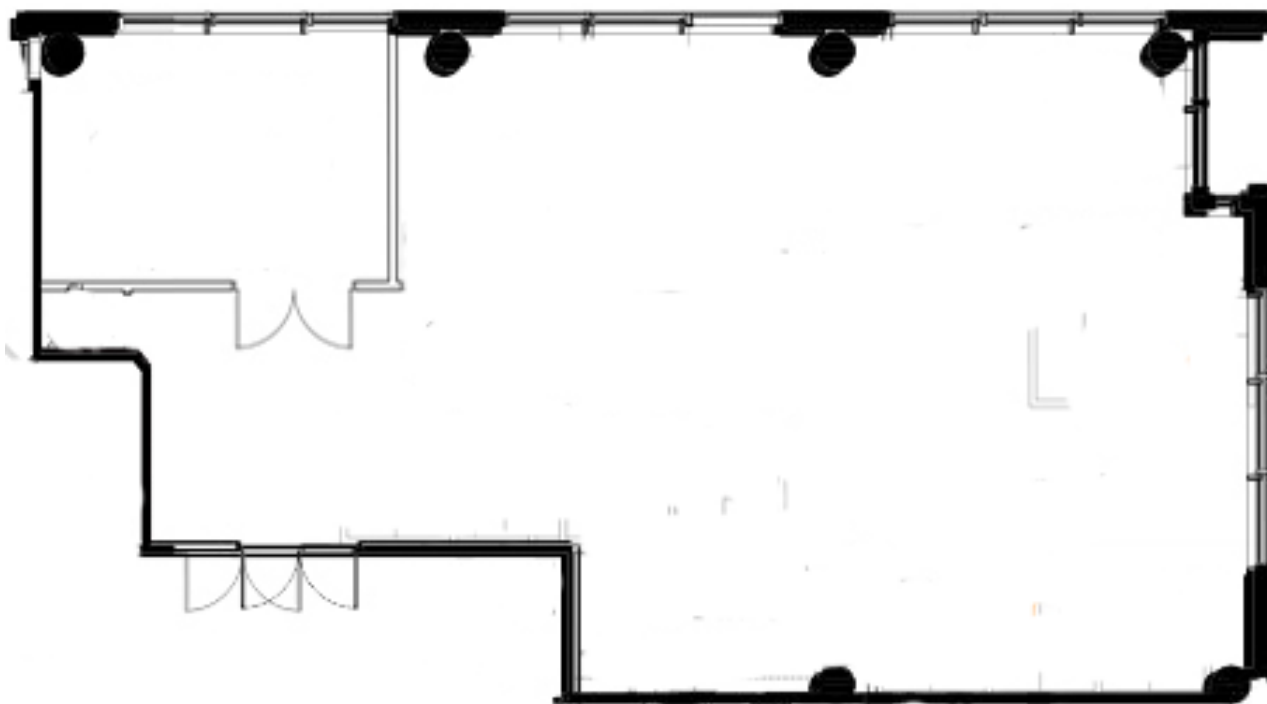
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Suite 410 - 2,311 sf



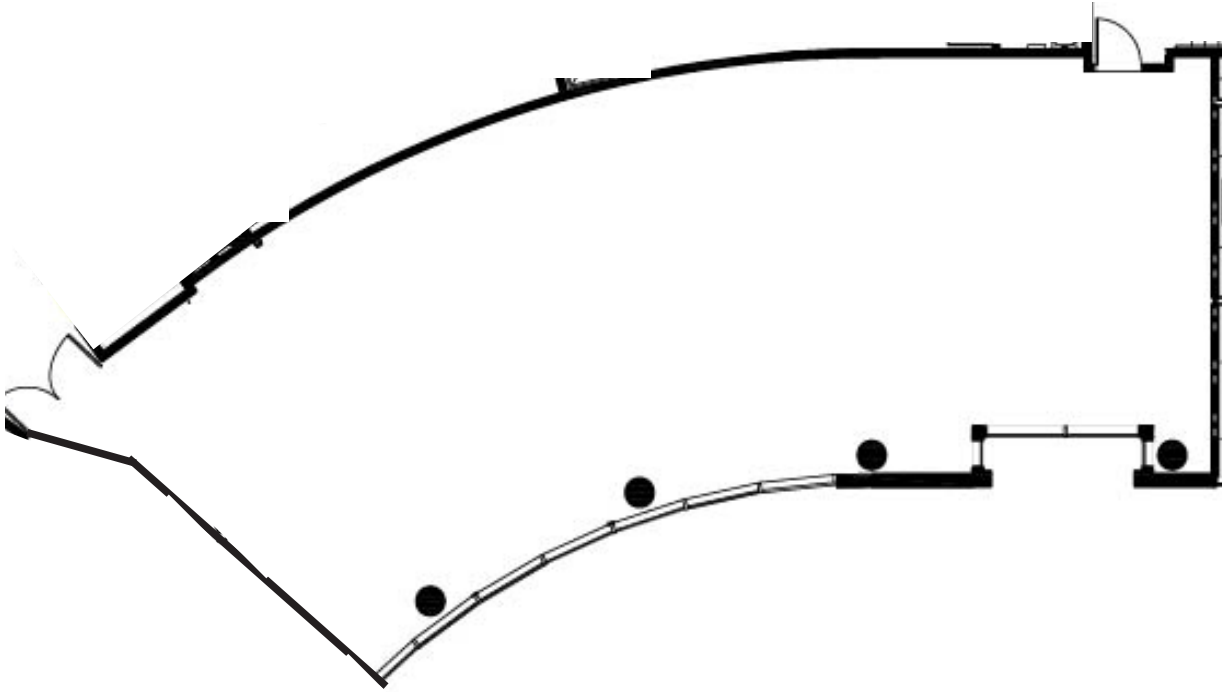
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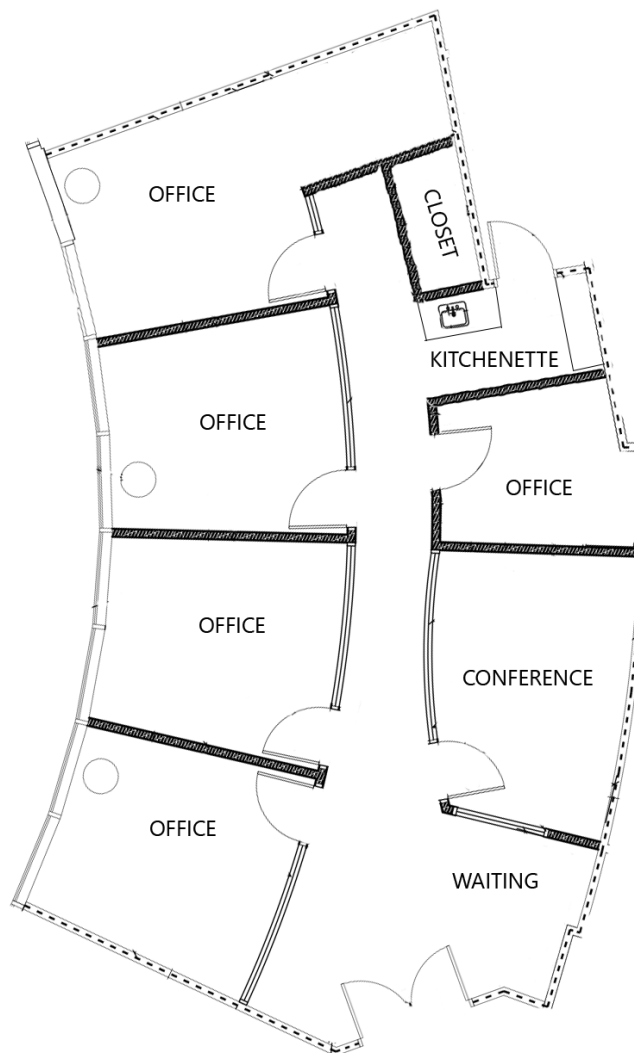
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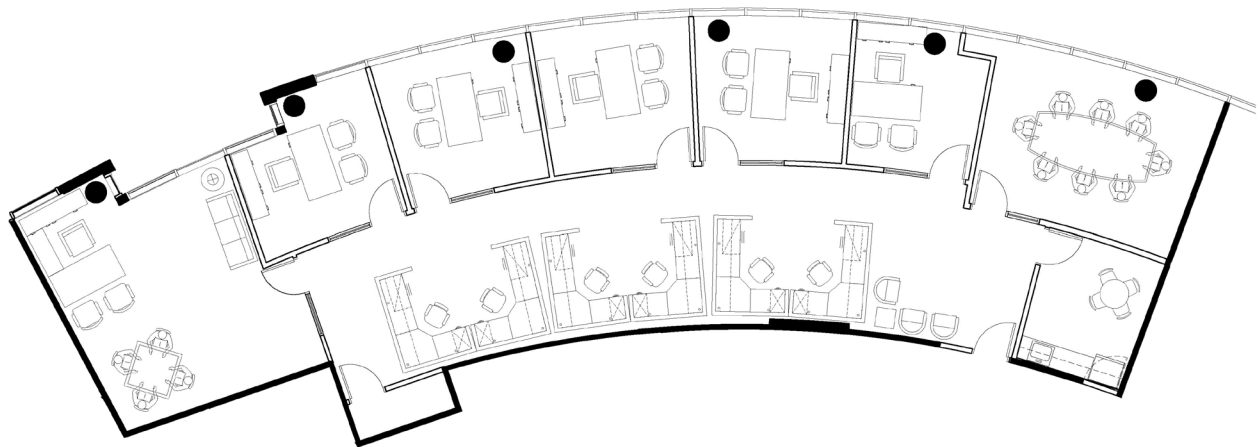
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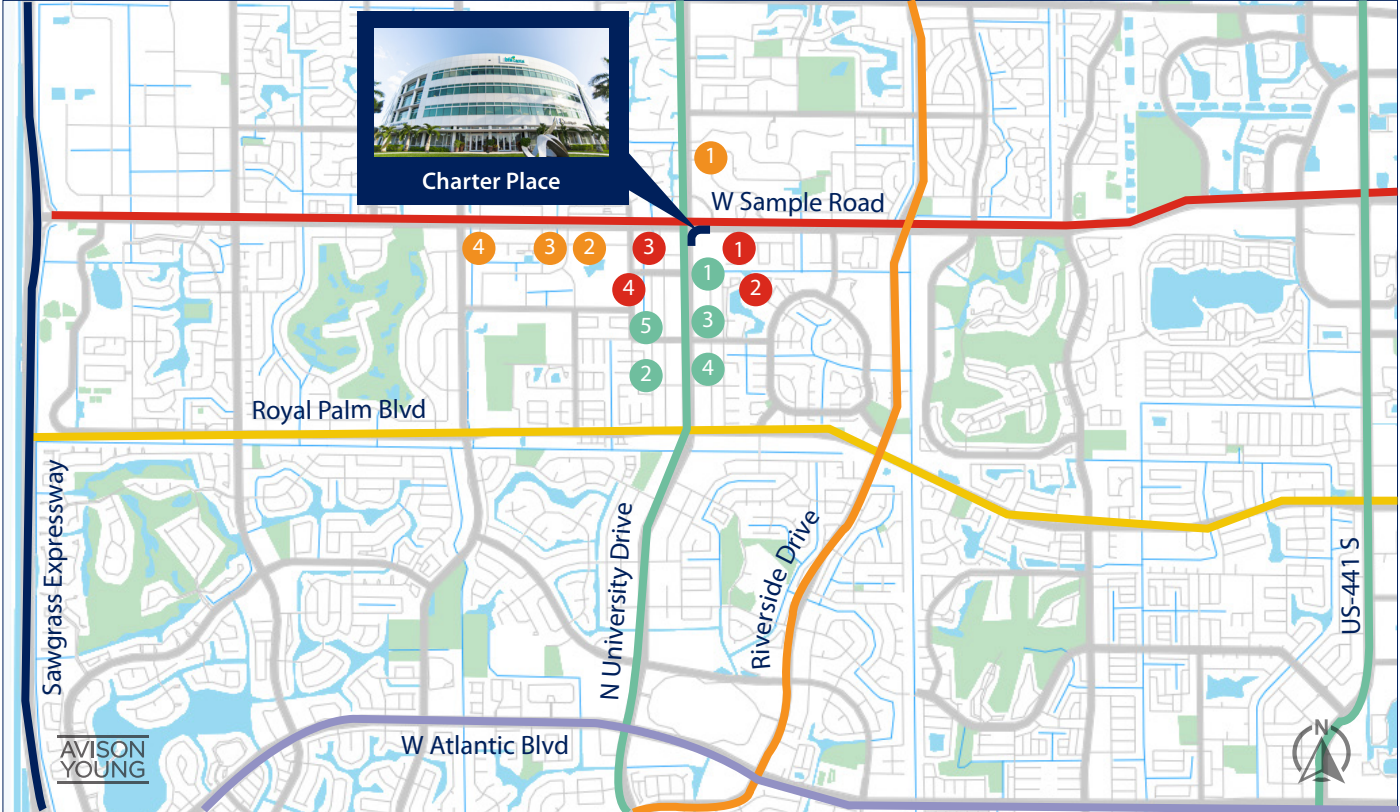
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Property Location



FINANCIAL

- 1 Wells Fargo
- 2 Bank of America
- 3 AmTrust
- 4 Citibank
- 5 Chase

RESTAURANTS

- 1 Starbucks
- 2 Red Ginger
- 3 Runyon's
- 4 The Melting Pot

MISC.

- 1 Coral Springs Charter School
- 2 Broward County Library
- 3 Coral Springs City Hall
- 4 USPS

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