

# Office & Retail Space Available Coral Springs, FL

**1933 – 1955 NORTH UNIVERSITY DRIVE**

**For Lease**



## PROMENADE OF CORAL SPRINGS

- **54,223 SF RETAIL AND OFFICE CENTER**
- **ANCHORED BY BB&T BANK ON GROUND FLOOR**
- **CLOSE TO MANY MAJOR RETAILERS**
- **OFFICE SPACE AVAILABLE ON 2<sup>ND</sup> & 4<sup>TH</sup> FLOORS**
- **3 OFFICES FOR LEASE – 907 SF, 1,180 SF AND 2,613 SF**
- **OFFICE LEASE RATE IS \$11-13 PSF, + \$10.26 PSF EXPENSES, PLUS ELEC. (INCLUDES JANITORIAL)**
- **POPULAR ALE HOUSE RESTAURANT ALSO LOCATED AT CENTER!**



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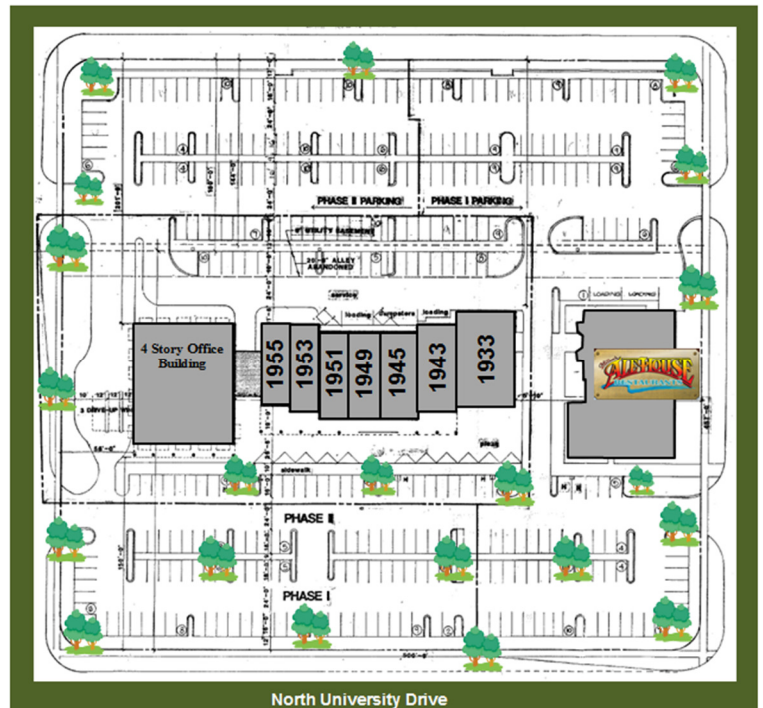


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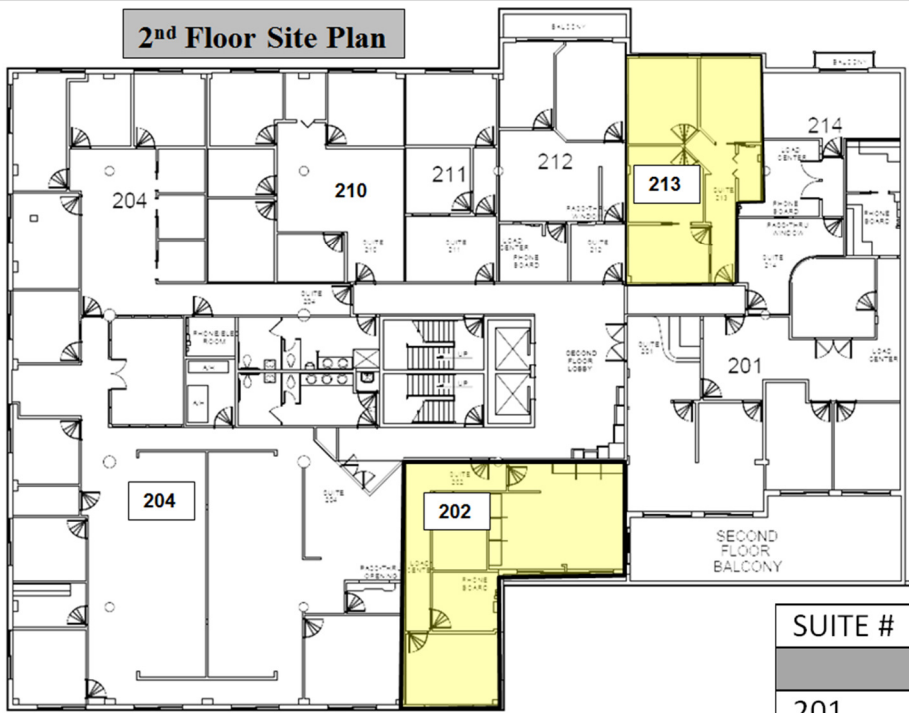


SUITE	RETAIL TENANTS/AVAILABLE
1933	Egg & I Restaurant
1943	Avis Rent a Car
1945	Frank Galluzzo Ins.
1949	Nothing But Bundt Cakes
1951	Coral Springs Styling and Barber
1953	Pink Nails
1955	Berger Realty Group

DEMOGRAPHICS		
	Population	AHI
(1 mile)	19,207	\$82,536
(3 miles)	173,115	\$78,488
(5 miles)	359,964	\$77,752



### 2<sup>nd</sup> Floor Site Plan



SUITE #	TENANT/AVAILABLE
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	All Benefits Consulting
404	AVAILABLE – 2,613 SF

