

FOR LEASE



UNIVERSITY PLACE

A LANDMARK BUSINESS ADDRESS



3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL 33065

NORTHWEST BROWARD'S PREMIER CLASS A OFFICE ADDRESS

Colliers



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Property Video](#)

PROPERTY HIGHLIGHTS

› Prime Location

At the prominent intersection of University Drive and Sample Road, with easy access to major highways such as Sawgrass Expressway, Atlantic Boulevard, & I-95.

› Contemporary Design

Modern lobby and high-end finishes create a stylish, professional environment.

› Spec Suite Program Underway

A phased spec suite initiative is rolling out through 2026 and into 2027, delivering move-in ready, modern office suites with high-quality finishes designed to meet the needs of today's tenants.

› State-of-the-Art HVAC & Fresh Air System

Promoting a healthy and comfortable workspace with optimal air quality.

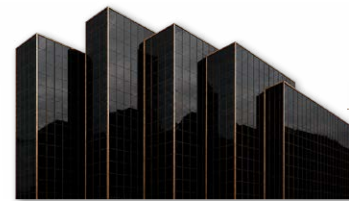
› On-Site Retail & Dining

Popular retail shops and diverse restaurants for added convenience and networking opportunities.

› Ample Parking & Signage

Covered and reserved parking options available, with building signage opportunities for larger tenants.

AVAILABILITY



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CLICK FOR
FLOORPLAN

CLICK FOR
LAYOUT

CLICK FOR
FINISHES

SUITE	SIZE	TYPE	AVAILABLE	STARTING PRICE PSF	OPEX
104	1,299 SF	Retail	Now	\$35.00 NNN	\$15.51
106	3,681 SF	Retail	Now	\$35.00 NNN	\$15.51
109	1,575 SF	Retail	Now	\$35.00 NNN	\$15.51
402	932 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
406	4,322 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
425	2,699 SF	Office	Now	\$38.00 NNN	\$15.51
500/502	28,858 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
625	4,771 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
710	1,758 SF	Office	Now	\$30.00-\$38.00 NNN	\$15.51
903	2,397 SF	Office	Q2 2026	\$38.00 NNN	\$15.51
1000	3,510 SF	Office	Now	\$35.00-\$38.00 NNN	\$15.51
1030	1,589 SF	Office	Now	\$35.00-\$38.00 NNN	\$15.51



FULL FLOOR OPTION



High Speed
Elevators



Conference
Center



Modern Concept
Lobby



On-site
Restaurants



Expansive
Views

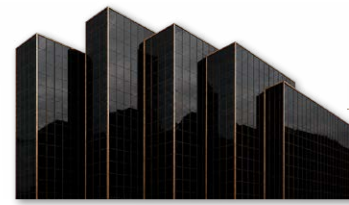


10 Story
Atrium



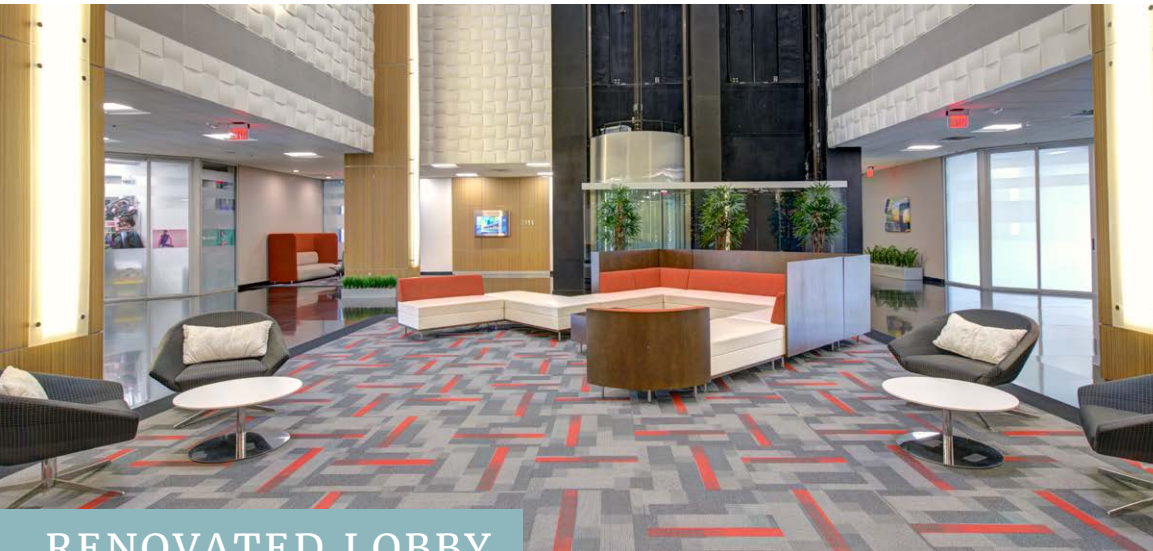
Flexible
Floor Plans

BUILDING FEATURES

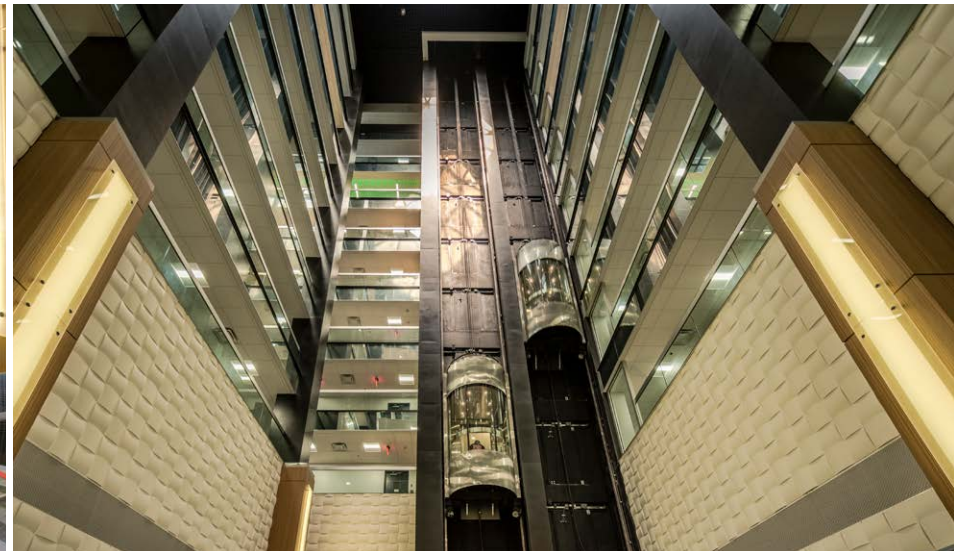


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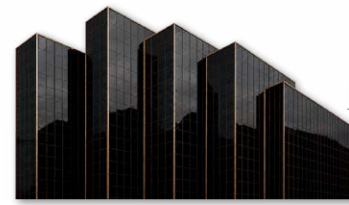
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RENOVATED LOBBY



SPEC SUITE – COMING SOON



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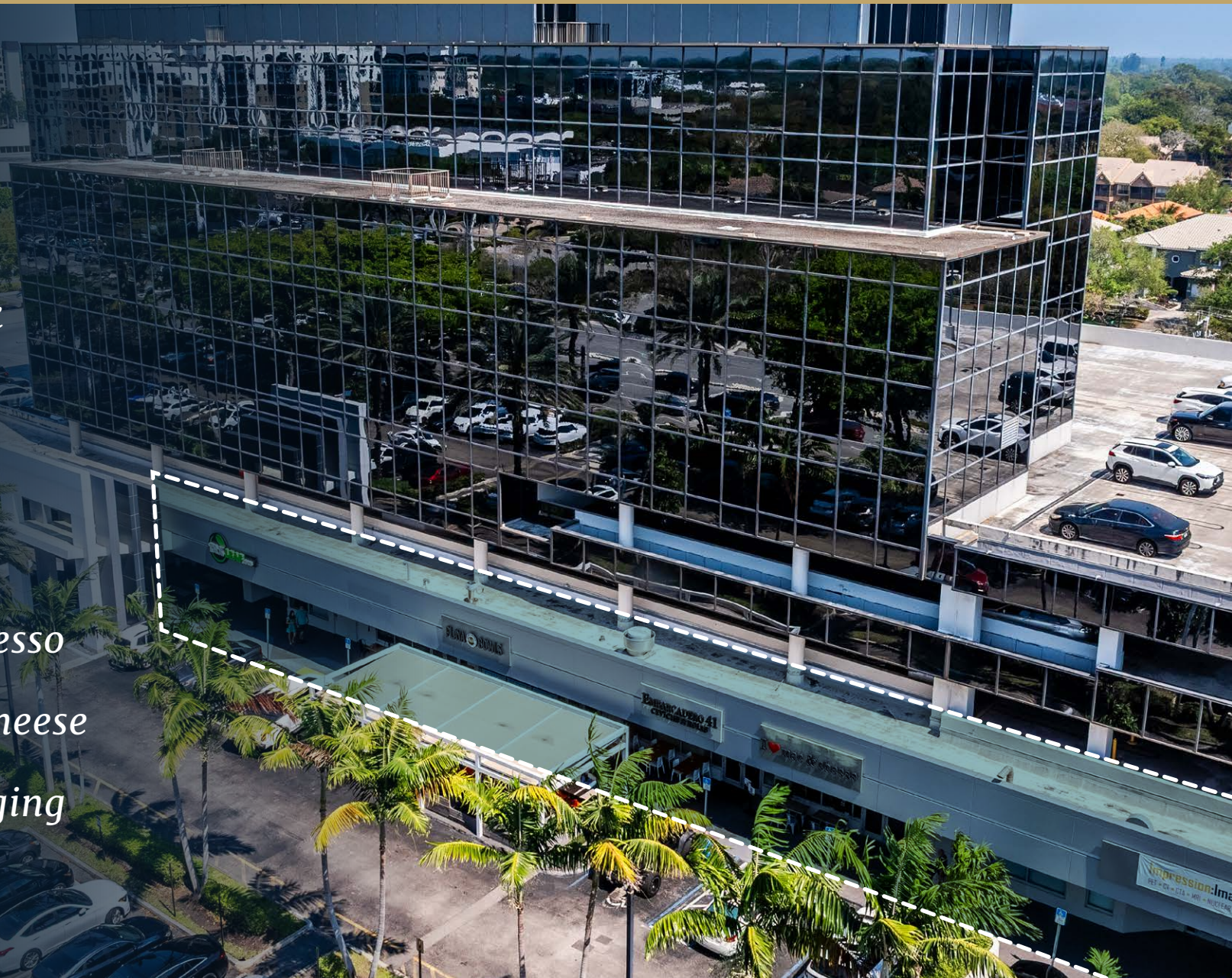
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ON-SITE RETAIL & RESTAURANTS

CURRENT TENANTS:

- › Tap 42
- › Centennial Bank
- › Tax Leaf
- › Playa Bowls
- › Embarcadero 41
- › Downtown Espresso
- › I Heart Mac & Cheese
- › Impression Imaging



PRIME LOCATION

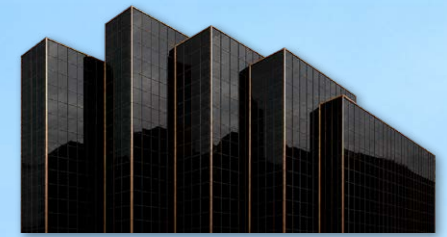


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Located prominently along University Drive, adjacent to City Center, University Place offers unparalleled visibility and access to civic, retail, dining, financial, and personal service amenities.

1000 ft



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