



### Property Highlights

- Good visibility on University Drive
- 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

- Office: \$11.68\*  
\* Net of electric
- Retail: \$7.25\*  
\* Net of electric

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500 W Cypress Creek Road  
Suite 350  
Fort Lauderdale, FL 33309



### Office Availability

- Suite 202: 1,180 sf
- Suite 211: 618 sf
- Suite 404: 2,613 sf \*  
\* *First Generation Space*
- Suite 406: 753 sf \*  
\* *Available 11/01/2021*

[View Suite Video](#)

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### Retail Availability

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

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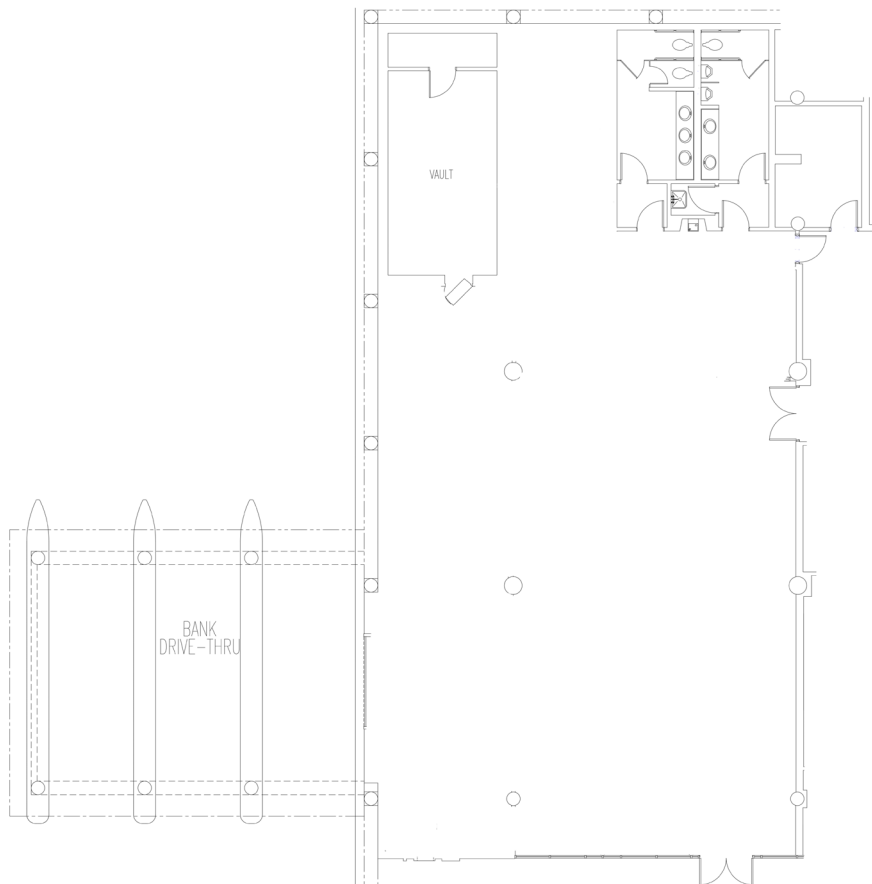
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# Suite 100 - 4,940 sf First Generation Space

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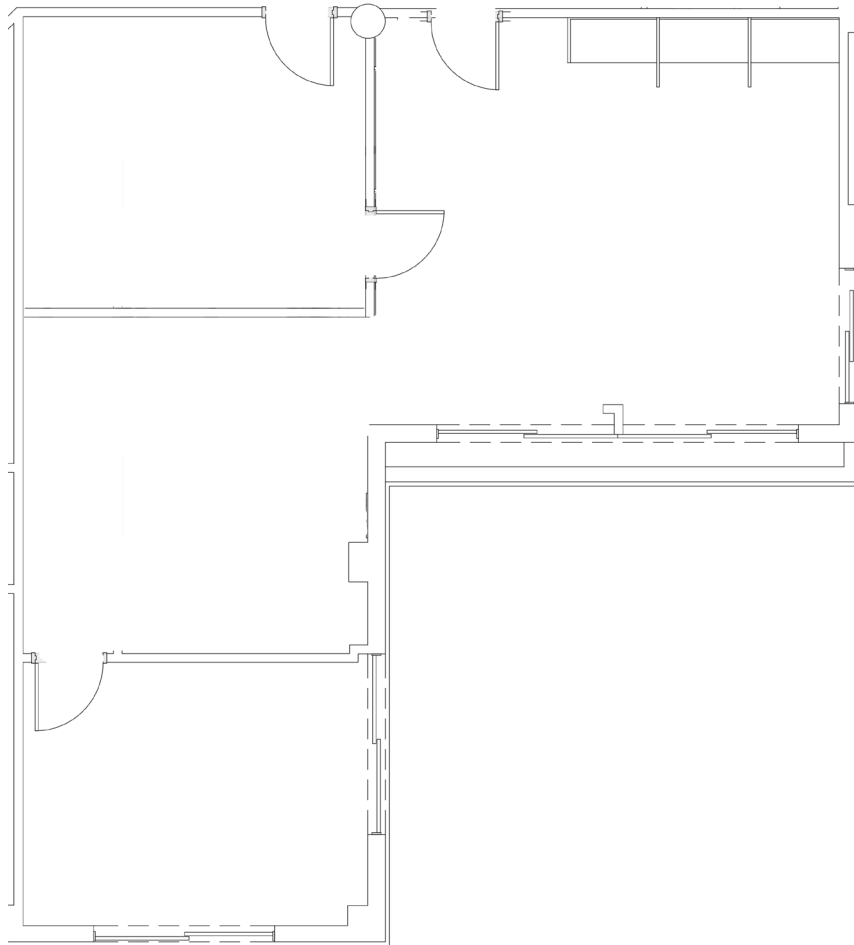
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## Suite 202 - 1,180 sf

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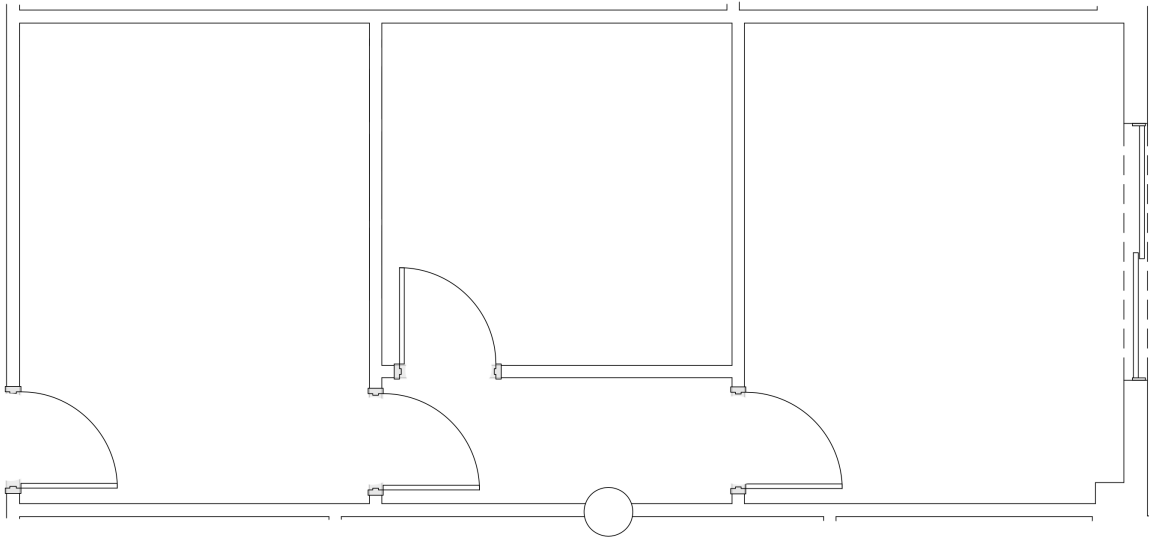
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## Suite 211 - 618 sf

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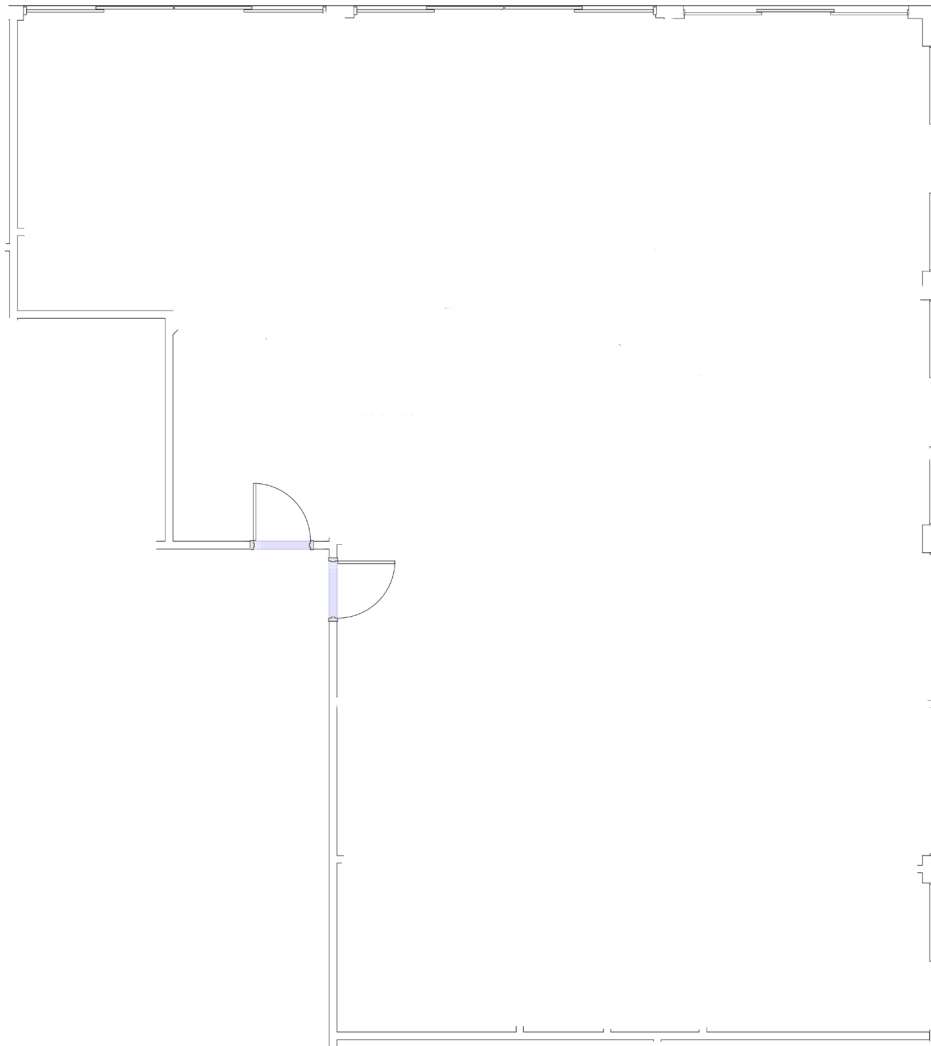
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**Suite 404 - 2,613 sf**  
*First Generation Space*



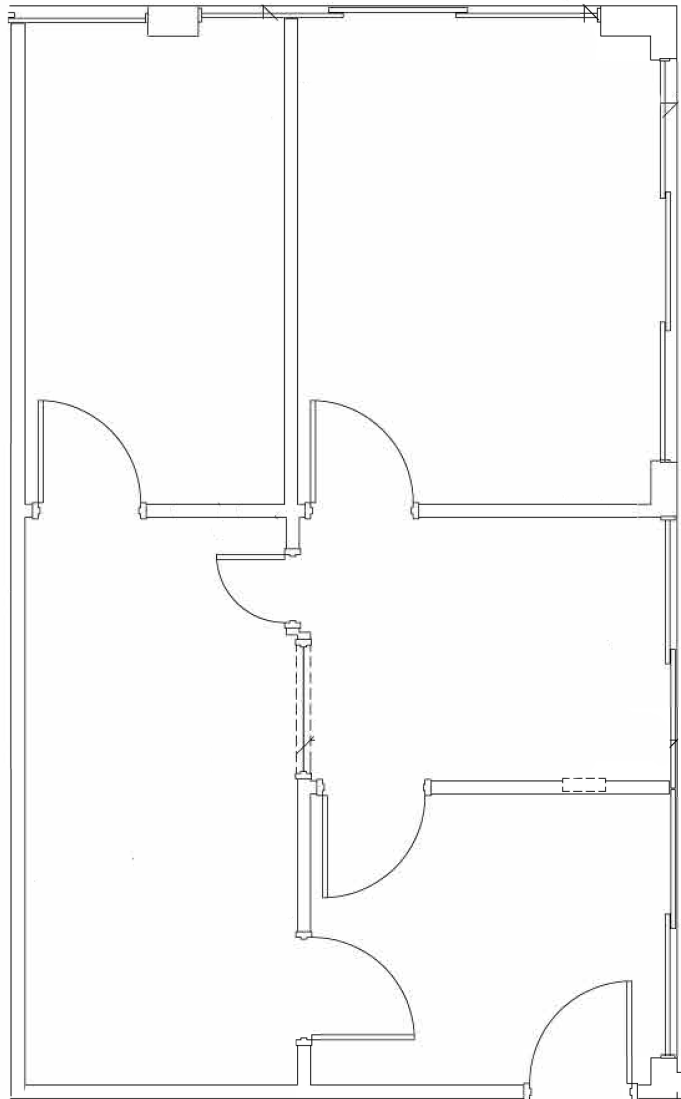
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**Suite 406 - 753 sf**  
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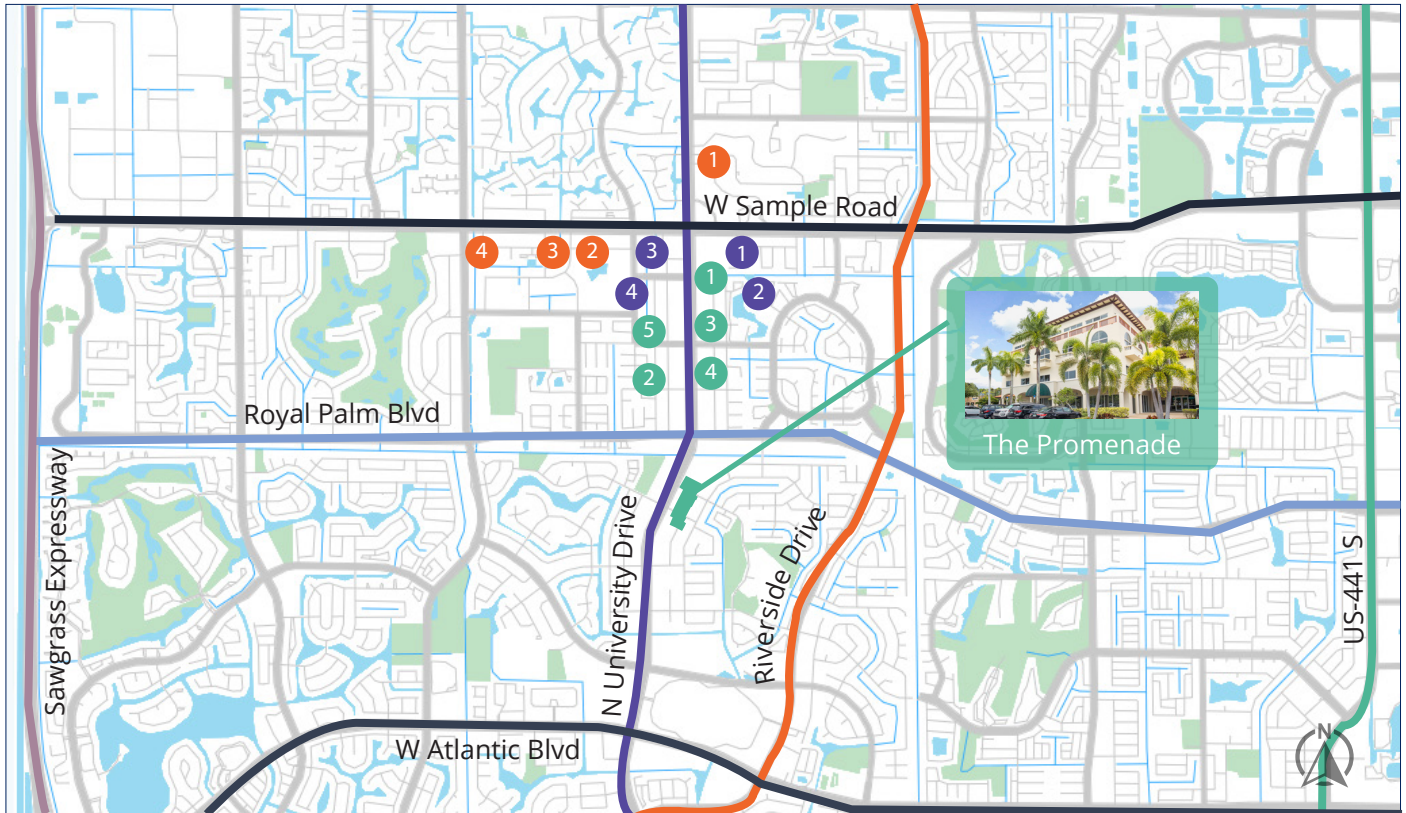
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## Property Location



### 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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