

FOR SALE OR LEASE

CORAL SPRINGS CORPORATE HEADQUARTERS

11840

NW 41ST STREET
Coral Springs, FL 33065



PROPERTY FEATURES

- + ±21,850 SF on ±1.80 acres
- + Immediately Available
- + ±20% office build-out
- + 100% air conditioned
- + Well designed for COVID-19 with multiple private offices
- + 6 oversized 14' x 12' grade level doors
- + ±90 parking spaces
- + ±4.12/1,000 SF parking ratio
- + Brand new irrigation system
- + Exterior intercom for west and east gate access
- + IRD Zoning
- + Exterior Lighting
- + ±15'5" clear height
- + Fully fenced and secure freestanding building
- + Newly paved, striped and sealed parking lot
- + Newly painted exterior
- + 400 Amp 120/208 V 3-phase power
- + 18"x18" porcelain floors
- + Impact soft close glass office doors
- + New Twin-T roof
- + Built in 1980 / Renovations in 2019
- + 2019 Taxes: \$47,250.33
- + Sale Price & Lease Rate - Inquire



CONTACT US

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PROPERTY DESCRIPTION

Coral Springs Corporate Headquarters is located in the Coral Springs Corporate Park. The facility is $\pm 21,850$ SF situated on ± 1.80 acres of land with significant excess parking for storage, salesforce/employee parking or fleets. The building is fully fenced and is equipped with security cameras throughout. Serviced via six (6) oversized 14'x12' drive-in doors.

Other features include: restrooms on either side of the building one contains a shower, sealed warehouse floors, 100% air-conditioned, exterior lighting, new Twin-T-Roof, concrete block construction, $\pm 20\%$ beautifully appointed office build-out, ± 90 parking spaces, 16' clear heights, fully fenced and is a very nice corporate style facility with excellent curb appeal. Located less than 1 mile east of the Sawgrass Expressway on Sample Road and only a seven minute drive to I-595 with access to the Florida Turnpike, I-95, Fort Lauderdale Hollywood International Airport, Downtown Fort Lauderdale and Port Everglades. The property is zoned IRD, city of Coral Springs.

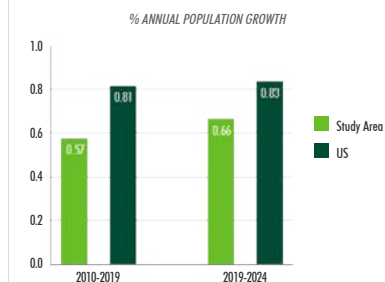
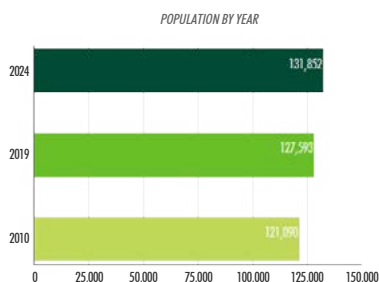


Property Address	11840 NW 41st Street, Coral Springs, FL 33065
Parcel Number	484118050040
Total Building Size	$\pm 21,850$ SF
Office	$\pm 20\%$ Office
Lot Size	± 1.80 Acres
Year Built	1980 (Renovated in 2019)
Clear Height	$\pm 16'$
Zoning	IRD - Industrial, Research and Development District
Loading	Six (6) oversized drive-in doors
Parking Ratio	$\pm 4.12/1,000$ SF
Taxes	\$47,250.33 (2019)

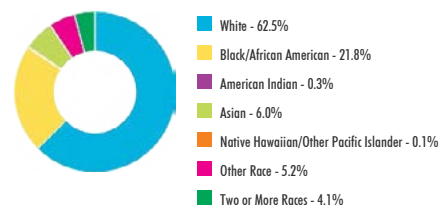


AREA DEMOGRAPHICS CORAL SPRINGS

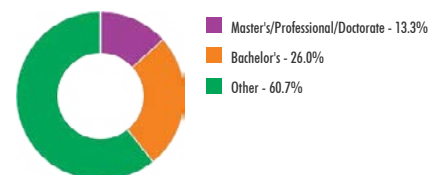
POPULATION



RACE & ETHNICITY



EDUCATION



EMPLOYMENT

49,259 EMPLOYEES
6,514 BUSINESSES
5.0% RESIDENTIAL UNEMPLOYMENT RATE

INCOME

\$76,462
 MEDIAN HOUSEHOLD INCOME
\$34,749
 PER CAPITA INCOME

HOME OWNERSHIP

60.7%
 OWNER-OCCUPIED UNITS

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ADDITIONAL PHOTOS



LOCATION ACCESS



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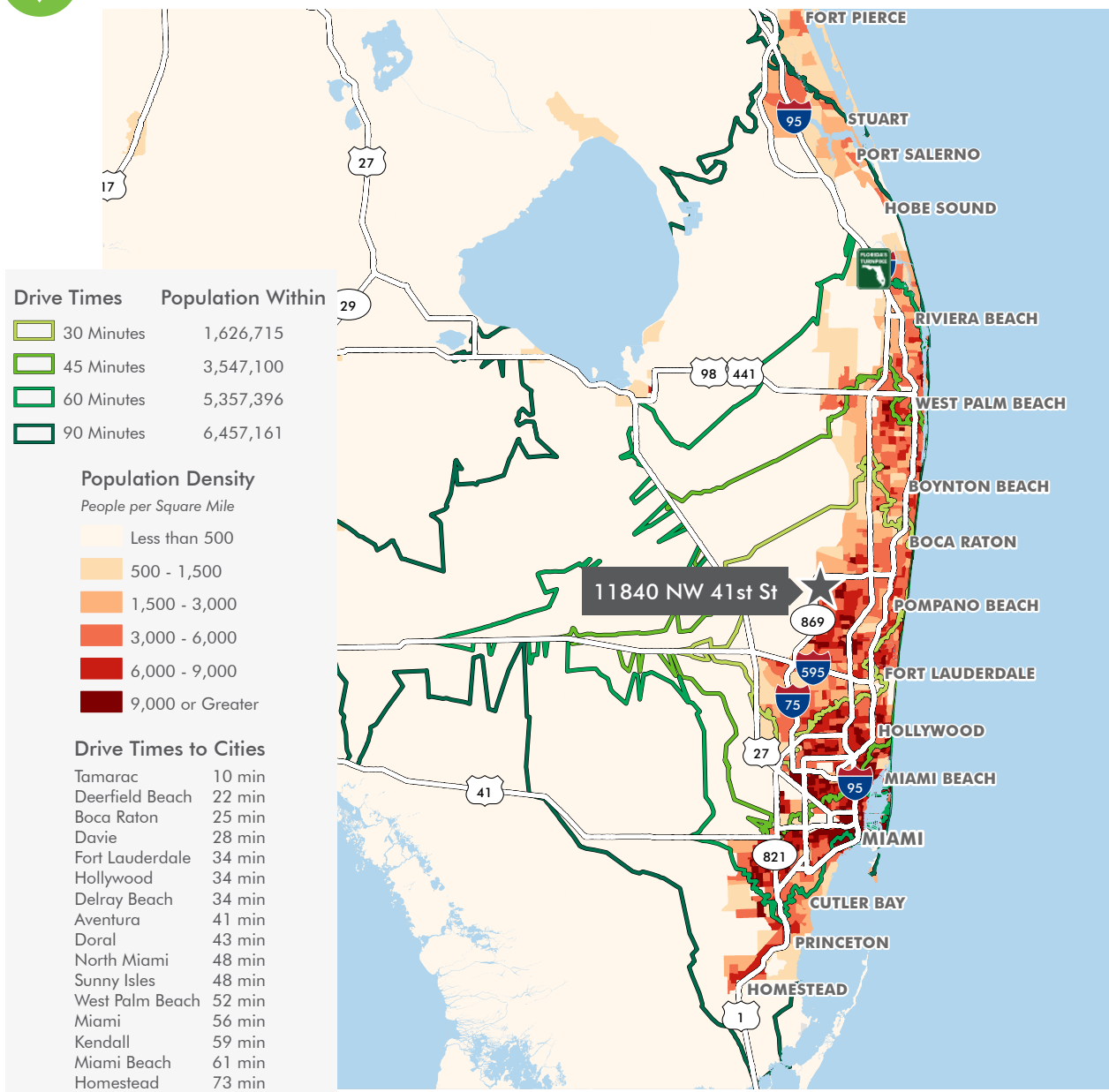
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DRIVE TIME



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