

3111 N UNIVERSITY DRIVE, CORAL SPRINGS, FL

FOR LEASE:
UNIVERSITY PLACE
AT CITY CENTER

Colliers



NEW OWNERSHIP | NEW OFFICES | NEW OPPORTUNITIES

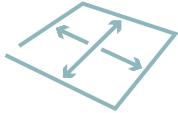
PROPERTY HIGHLIGHTS



- › **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.
- › **Cost-Efficient Office Solution:** Below-market operating expenses help reduce overall occupancy costs while providing a comprehensive amenity package including electricity, janitorial services, security, and onsite management and maintenance.
- › **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



Full Floor
Option

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



High Speed
Elevators



Conference
Center



Modern Concept
Lobby



On-site
Restaurants



Expansive
Views



10 Story
Atrium



Flexible
Floor Plans

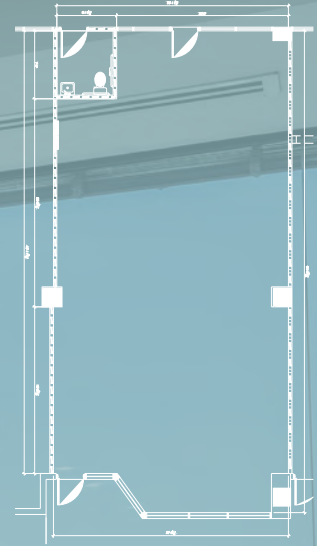
FLOOR PLANS



Suite 104: 1,295 SF



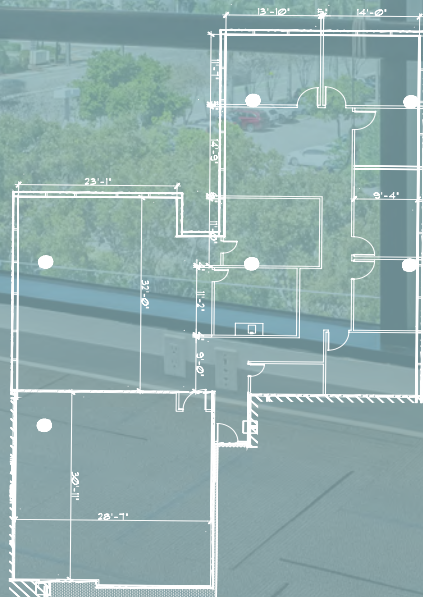
Suite 106: 3,882 SF



Suite 109: 1,533 SF



Suite 402: 927 SF



Suite 406: 4,322 SF



Suite 425: 3,736 SF

FLOOR PLANS



Suite 500/502: 28,858SF



Suite 625: 4,771 SF



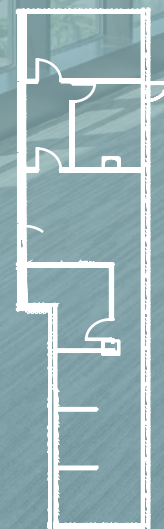
Suite 710: 1,758 SF



Suite 718: 563 SF



Suite 1000: 3,510 SF



Suite 1030: 1,589 SF



RENOVATED LOBBY



10 STORY ATRIUM



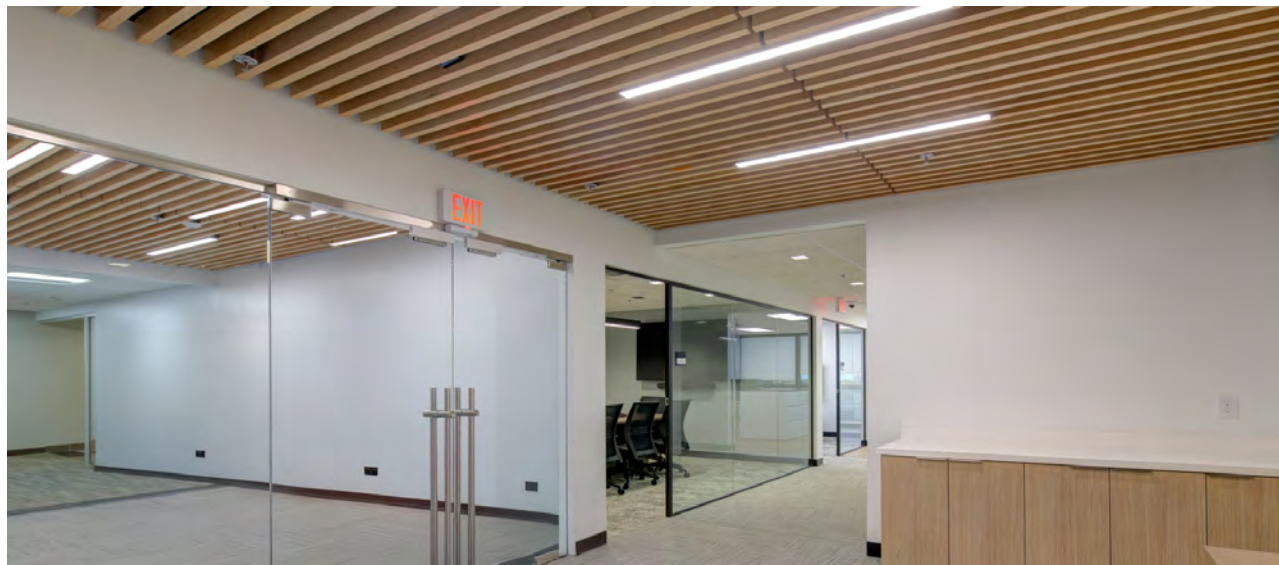
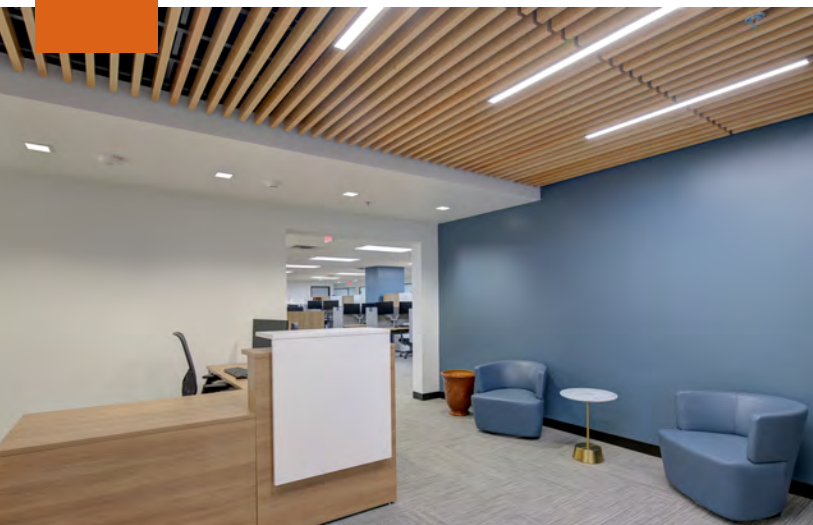
MODERN FINISHES



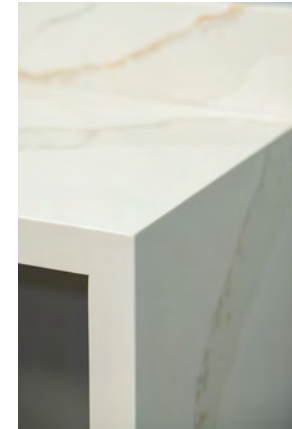
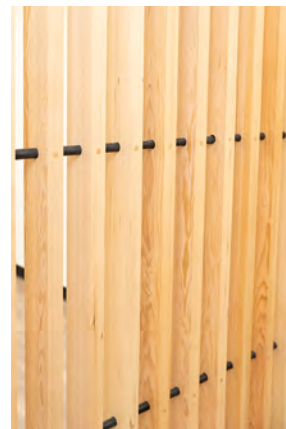
BUSINESS CENTER



HIGH SPEED ELEVATORS



BUILDING STANDARD FINISHES



UNIVERSITY PLACE AT CITY CENTER

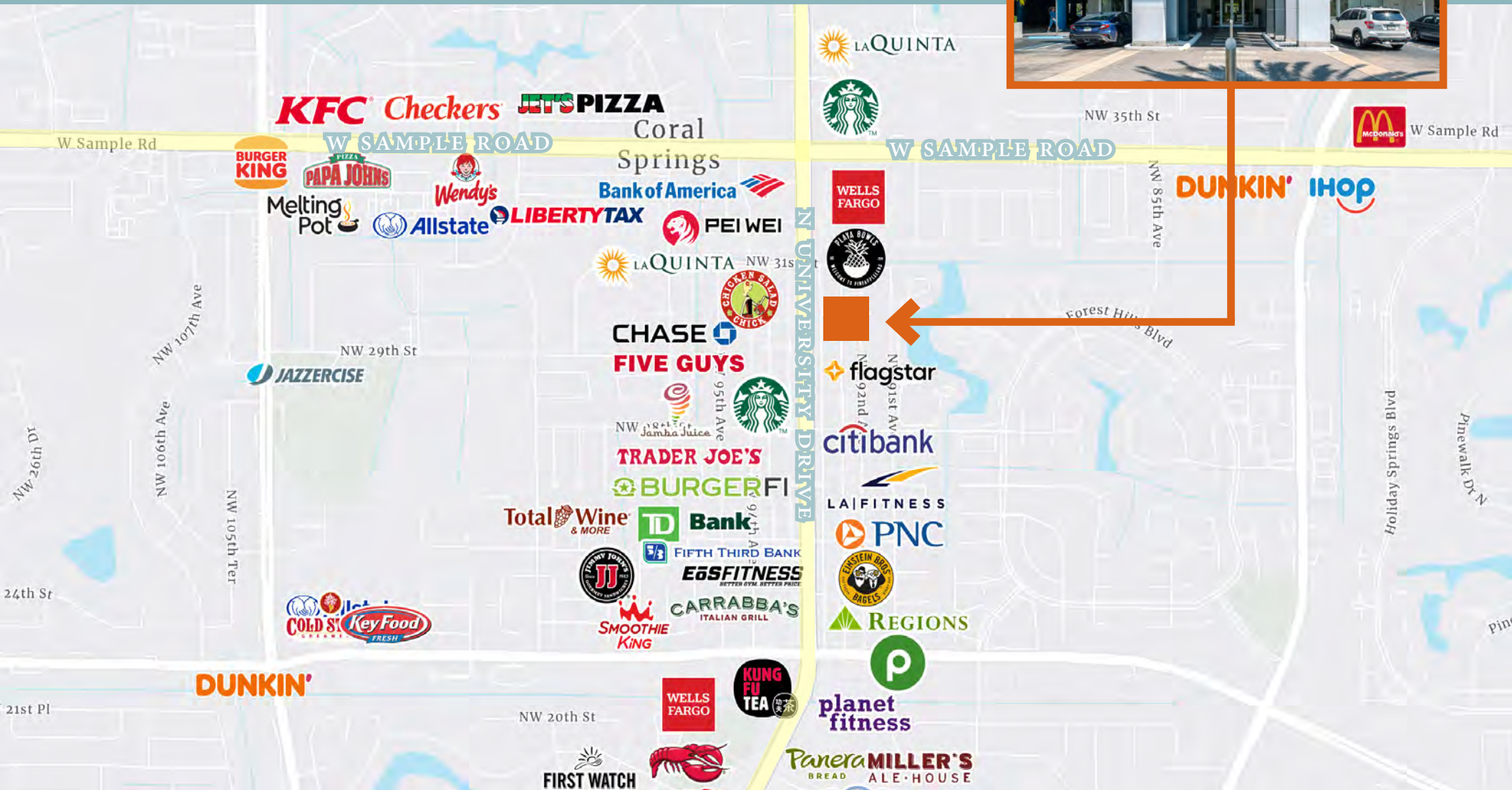
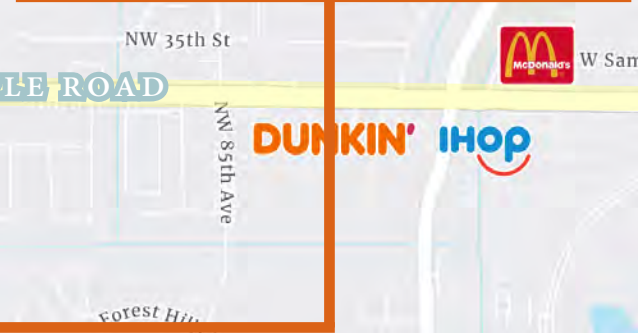
ON-SITE RETAIL & RESTAURANTS

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



YOUR PREMIER CORAL SPRINGS HUB FOR ALL THINGS BUSINESS & ENTERTAINMENT

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