

CORAL SPRINGS EXECUTIVE TOWER

**210 NORTH UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33071**

FACT SHEET

BUILDING DESCRIPTION: 80,593 SF Class A Office Building

LOCATION: North University Drive and Riverside Drive, Coral Springs, Florida 33071

BASE RENT: \$13.00 NNN

CAM: \$10.38 Full Service (2014 est.)

LEASE TERM: 3-5-10 years

TENANT IMPROVEMENTS: Negotiable

ANNUAL ESCALATIONS: 4%

AMENITIES: Convenient access to Coral Springs, Tamarac and Margate
Five minute drive to “The Walk of Coral Springs”
Close to fine restaurants, shops and banks
Well landscaped setting with ample parking
Large windows
Advanced high speed internet connections
Fiber optic capabilities
Backup generator for extended power outages
Smart card access control system (24/7)

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