

# For Lease

# Coral Springs, FL



## 1933-1955 North University Drive

- 54,223 SF RETAIL AND OFFICE CENTER
- ANCHORED BY BB&T BANK ON GROUND FLOOR
- CLOSE TO MANY MAJOR RETAILERS
- OFFICE SPACE AVAILABLE ON 2ND & 4TH FLOORS
- 3 OFFICES FOR LEASE – 690 SF; 907 SF; 1,180 SF; AND 2,613 SF
- OFFICE LEASE RATE IS \$11-13 PSF, + \$11.00 PSF EXPENSES, PLUS ELEC. (INCLUDES JANITORIAL)
- POPULAR ALE HOUSE RESTAURANT ALSO LOCATED AT CENTER!

## Promenade of Coral Springs



For Information Contact: Timothy Neal  
NEAL REALTY & INVESTMENTS, INC.  
3300 North Federal Highway, Suite 250  
Fort Lauderdale, FL 33306 • **954.568.0530**  
tim@nealrealty.net • www.NealRealty.net

**Neal Realty**  
& Investments, Inc.

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# For Lease

# LAUDERDALE BY THE SEA, FL



Population:

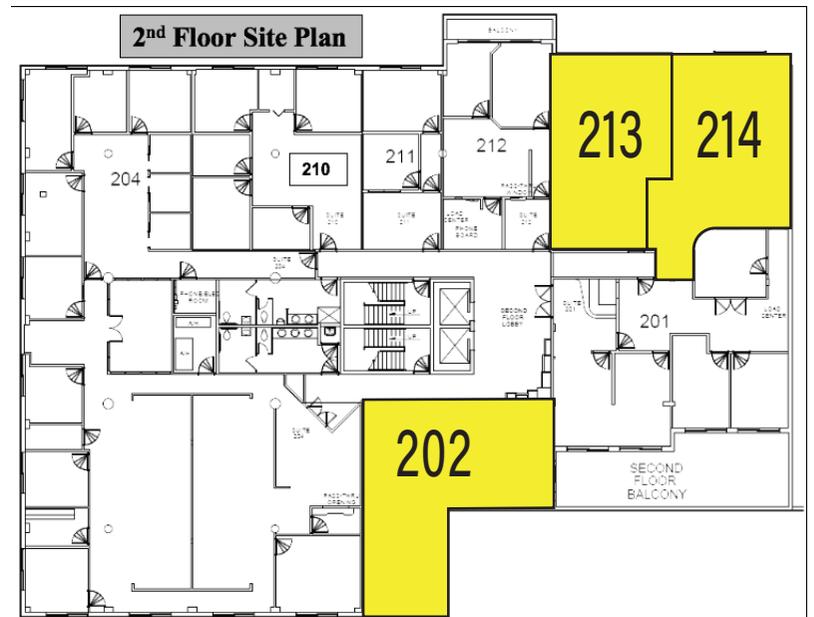
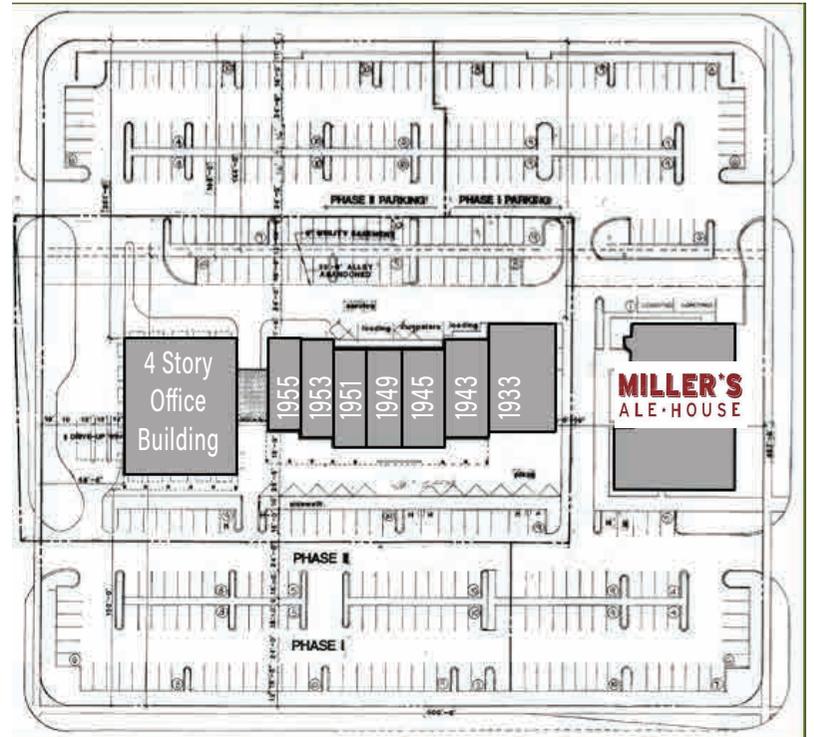


3 Mile: 173,115  
5 Mile: 359,964

Avg. Household Income:



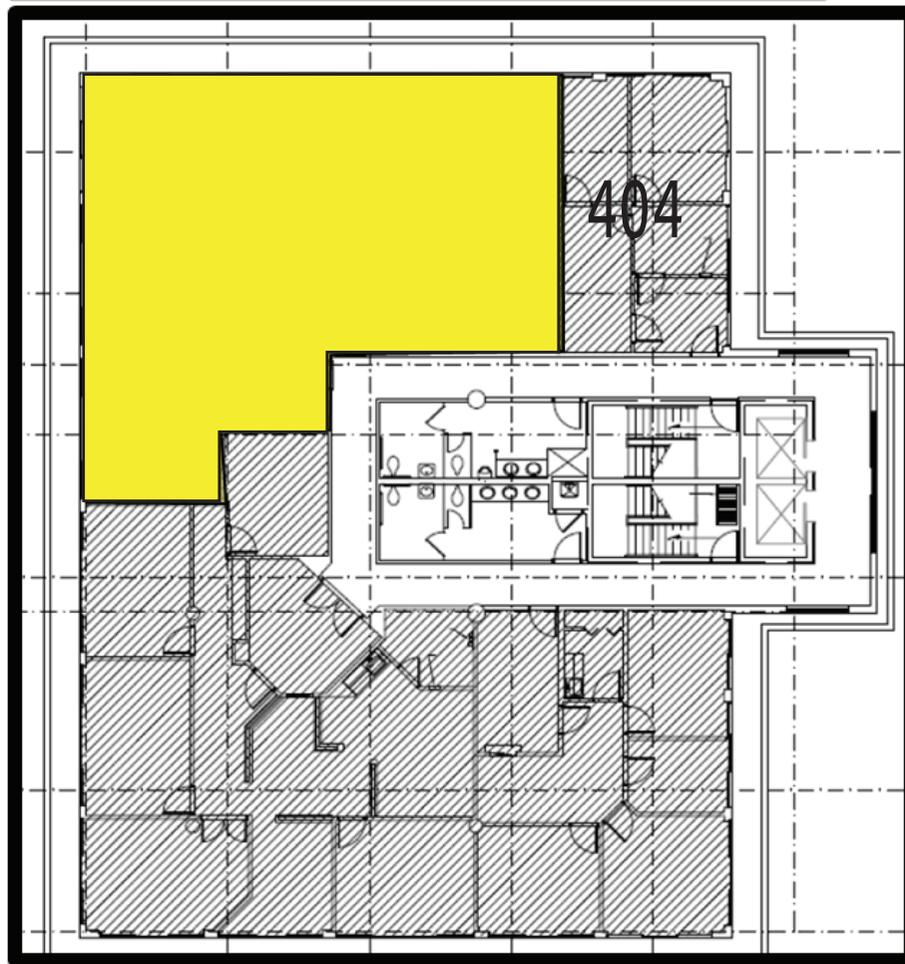
3 Mile: \$78,488  
5 Mile: \$77,752



| Suite # | Tenant                           |
|---------|----------------------------------|
| 1933    | Egg& I Restaurant                |
| 1943    | Avis Rent a Car                  |
| 1945    | Frank Galluzo INS.               |
| 1949    | Nothing but Bundt Cakes          |
| 1951    | Coral Springs Styling and Barber |
| 1953    | Pink Nails                       |
| 1955    | Berger Realty Group              |
|         |                                  |
| 201     | First International Title        |
| 202     | AVAILABLE — 1,180 SF +/-         |
| 204     | Choice Legal Group               |
| 210     | First International Title        |
| 211     | Paul Foster, Psychotherapist     |
| 212     | Gene Bonham, CPA                 |
| 213     | AVAILABLE — 907 SF +/-           |
| 214     | AVAILABLE — 690 SF +/-           |
| 404     | AVAILABLE — 2,613 SF +/-         |

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