

PRIME MEDICAL SPACE IN THE ASPEN BUILDING

1704 N. UNIVERSITY DRIVE, CORAL SPRINGS, FL 33071

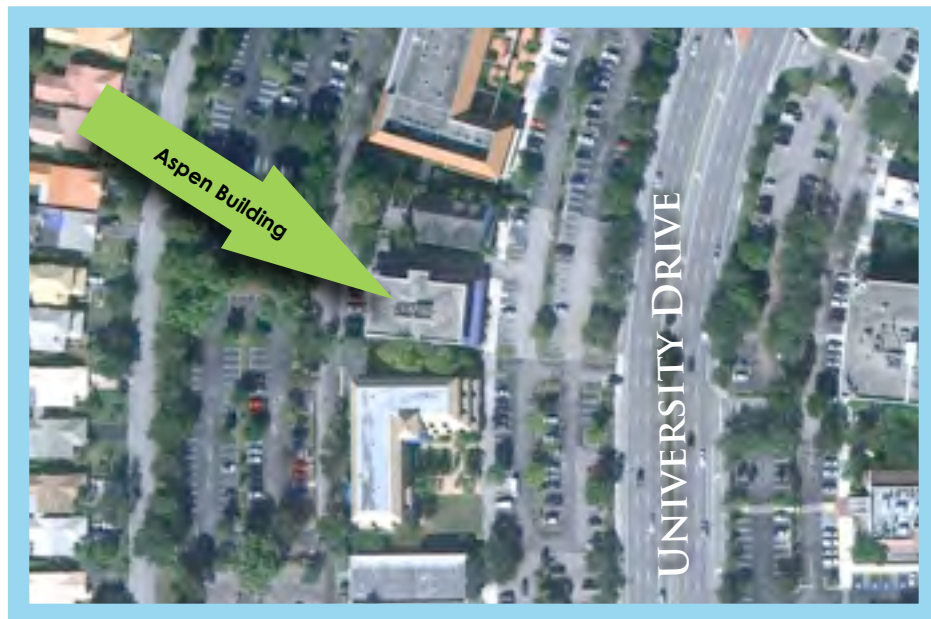


The Aspen Building is a beautiful three story medical office complex centrally located on University Drive between Sample Road and Atlantic Boulevard in Coral Springs, Florida.

FOR LEASE

Centrally located in Coral Springs' prime commercial strip. Minutes to Coral Springs Medical Center and University Hospital.

- USE:** Office
- FRONTAGE:** 91 FT on University Drive
- BUILDING:** 18,000 SF Built in 1986
- PARKING:** 59 Spaces
- ZONED:** B-2
- TRAFFIC:** 46,000 ADT
- LEASE:** 6,500SF @ \$25/SF
1,500SF @ \$25/SF
- COUNTY:** Broward



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