

welltower

MEDICAL OFFICE SPACE
FOR LEASE

Click or Scan Below



For Information:

WELLTOWER LEASING
833.275.9355
leasing@welltower.com

Coral Springs Medical Office Building 2

3001 CORAL HILLS DR | CORAL SPRINGS, FL

medicaloffice.welltower.com

EXECUTIVE SUMMARY

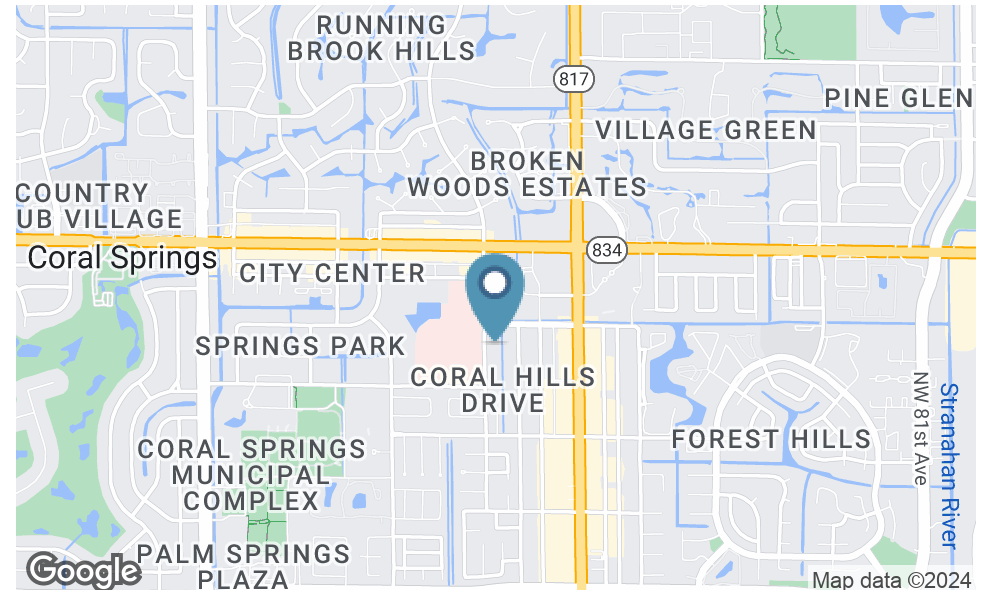


Location Description

Located near Village Square

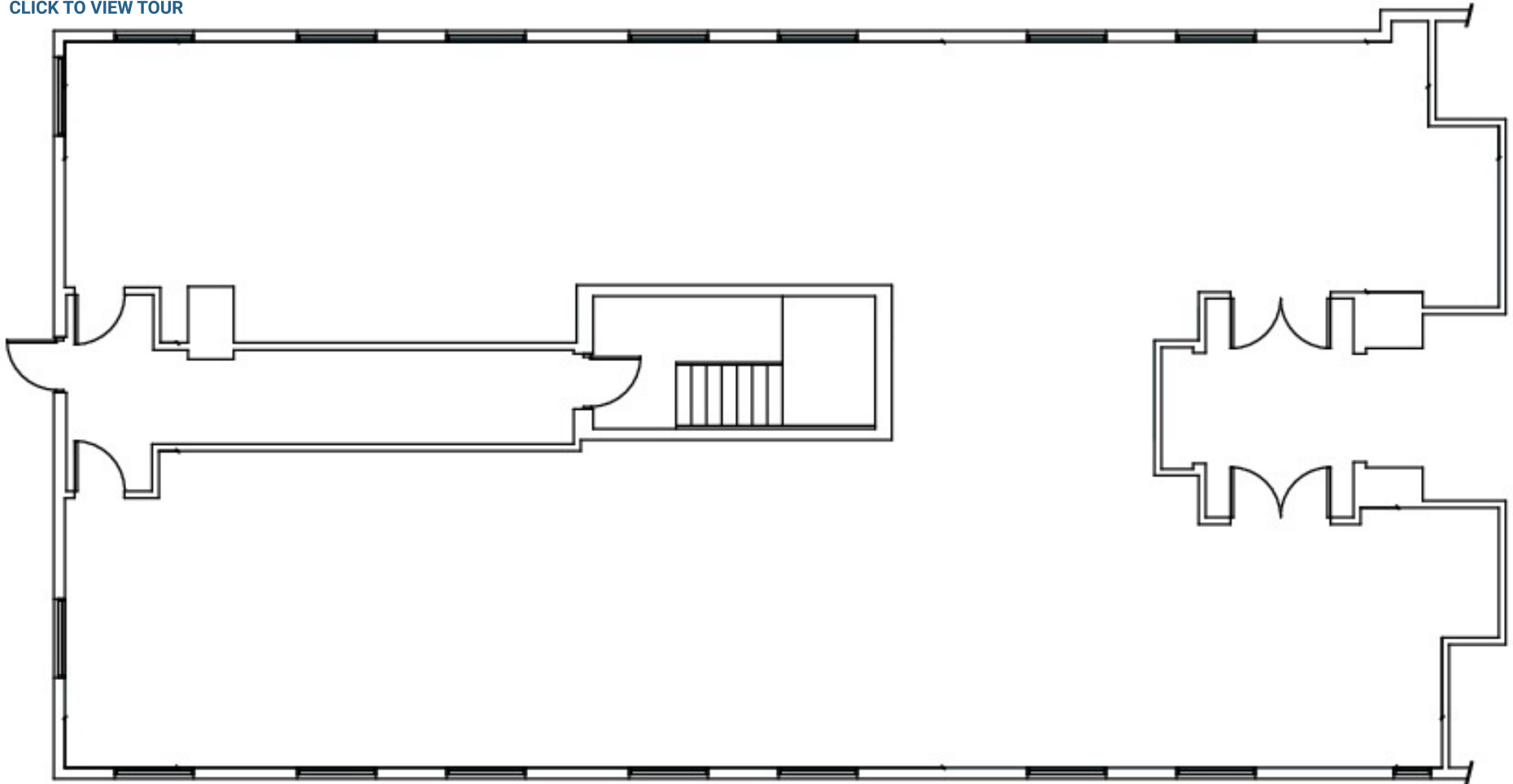
Property Highlights

- On-campus medical office suites that can be fully customized
- Adjacent to main entrance of hospital
- Synergistic tenant mix offers referral opportunities within the building
- Competitive lease rates
- Tenant improvement allowances



FLOOR PLANS

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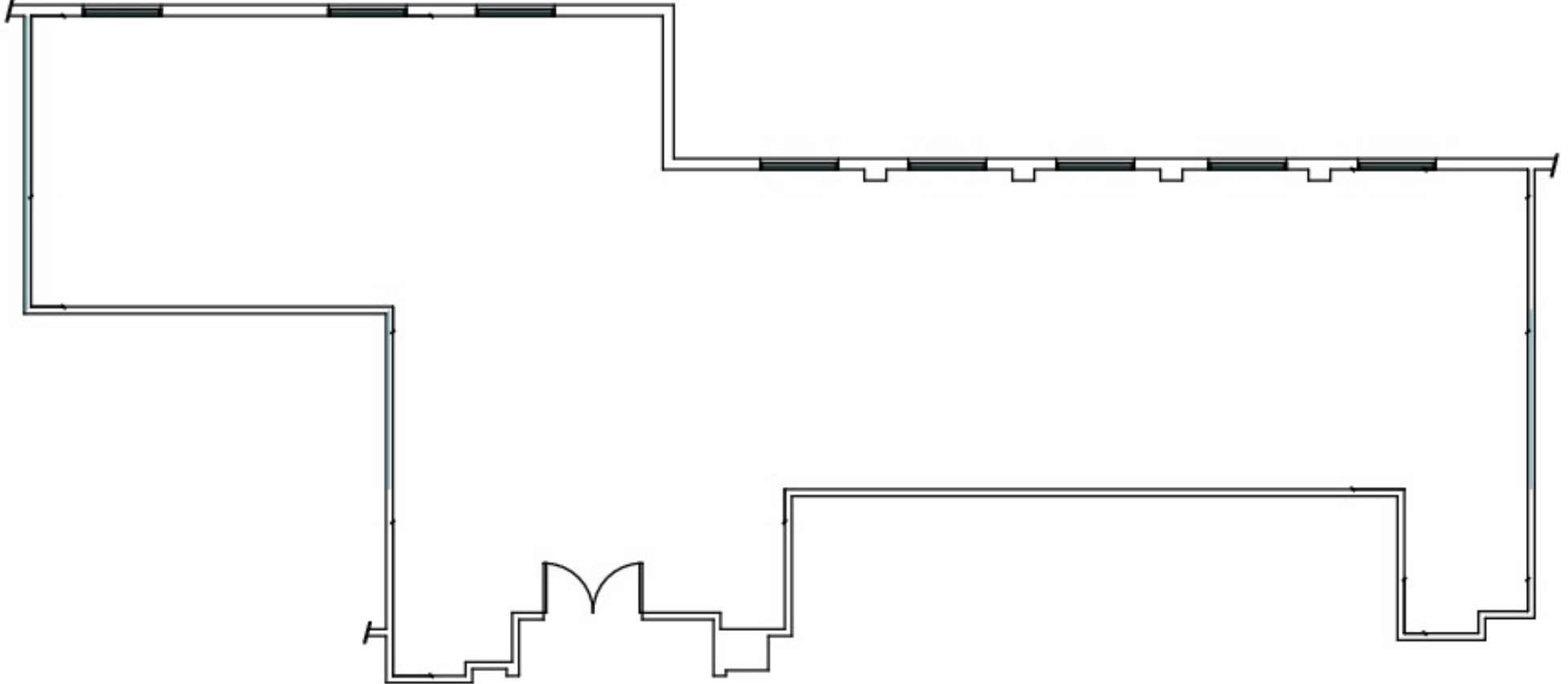
SUITE 100

2,983 RSF

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SUITE 350

2,562 RSF

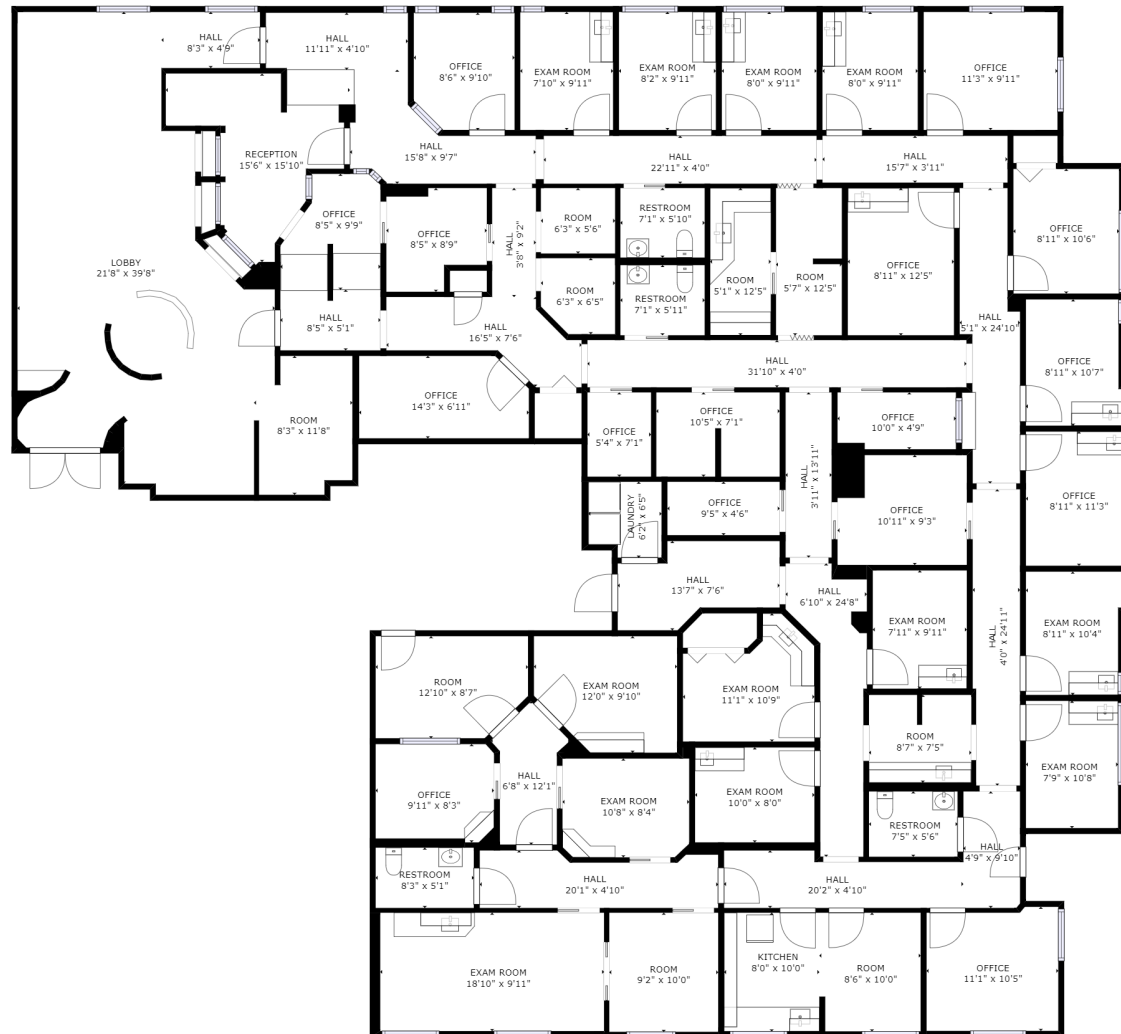
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SUITE 360

1,364 RSF

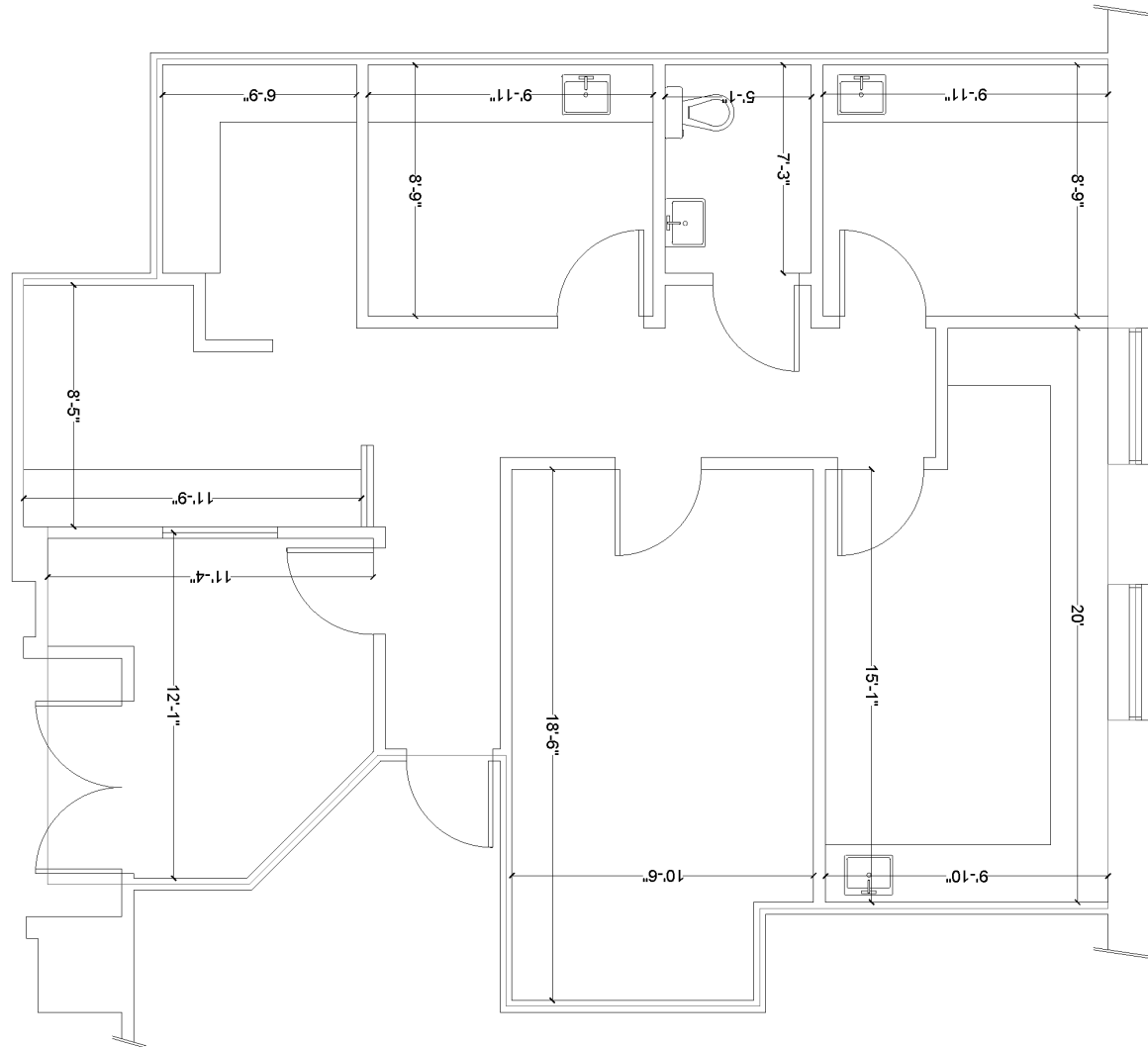
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SUITE 380

1,364 RSF

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DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	17,997	147,265	311,694
Average Age	37.5	38.6	39.3
Average Age (Male)	34.2	37.0	37.8
Average Age (Female)	39.5	39.6	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,492	52,551	114,559
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$67,419	\$81,259	\$76,051
Average House Value	\$286,785	\$326,859	\$328,465

* Demographic data derived from 2020 ACS - US Census

