OPEN MARKET CRE

9660 W Sample Rd, Coral Springs, FL 33065

CITY CENTER OFFICES

Steven Paulsen

Founder & CEO

OM

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Steven Paulsen

Founder & CEO

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Open Market CRE in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

PROPERTY INFORMATION

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Complete Highlights

PROPERTY HIGHLIGHTS

- Entire Penthouse Medical Office Suite Available
- 972-4,315 Square Feet Available
- Broker Protected Offering - Inquire With Leasing Broker
- Tenant Improvement Allowance Negotiable
- Walkable to Newly Developing Coral Springs Downtown District
- Coral Springs Multiple Winner of Governors Sterling Award For Excellence
- Strong Market Demographics
- +/-500 Walkable Feet to Newly Constructed Coral Springs City Hall
- +/- 1,000 Walkable Feet to Broward Health Coral Springs Hospital
- +/- 1,500 Walkable Feet to N. University Dr. & W. Sample Road Intersection
- +/- 3,500 Feet to The Walk of Coral Springs
- 28,500 Daily Traffic Count Per FDOT
- 2.6 Miles to Sawgrass Expressway West (West Coral Springs)
- 2.1 Miles to Sawgrass Expressway North (Parkland)
- B-2 Zoning - Medical Parking Requirement 1 Per 300 Square Feet

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Property Description

PROPERTY DESCRIPTION

The City Center Offices property is zoned B-2 and per zoning compliance letter, allows for Medical Use and Professional Offices. Mixed Use Zoning borders the property and will bring an influx of new residents to the City Center of Coral Springs.

Medical Use and Professional Offices are allowed in the building. Medical Use would need to be complimentary to current Med Spa and General Practitioner services already offered. There is an elevator available for access to this prime Penthouse Suite.

Tenant Improvements and allowances are possibly available via negotiation of tenant credit worthiness and lease term being offered. Brokers are protected and commissions being offered to cooperating brokers. Long term lease is available.

LOCATION DESCRIPTION

The City of Coral Springs is located in the NW area of Broward County Florida of Southeast Florida bordering the City of Parkland to the North and the City of Tamarac to the South. NW Broward County is known for a high quality of life amongst the local residents and recognized as a multiple Governors Sterling Award for Performance Excellence. Additionally, they are the recipient of the International City-County Managers Association's Marketplace Innovation Award. Coral Springs serves as a national role model for cities similar in size.

Coral Springs is widely known for its meticulously planned development. The City was designed with a focus on green spaces, parks, and an abundance of trees. The City is known per the reputation as a "City in the Country" and consistently ranks as one of the best places to live in Florida. The City of Coral Springs it notable for its contribution to education, arts, sports, recreation, community events and amenities.

The Downtown Area of Coral Springs is recent news as the City initiative for high walkability and added retail with residential density allowances are reshaping and creating a City Center. Growth will only continue in the years to come as future planned developments include but are not limited to Cornerstone Plaza and City Village. These massive development projects are reshaping the City to a true urban competitor to any South Florida City based on population size.

The City Center Professional Office leasing opportunity is perfectly positioned due to immediate area growth prospective in addition to proximity to the Broward Health Coral Springs Hospital. This leasing opportunity is right in the middle of one of the highest demographic markets in all of South Florida.

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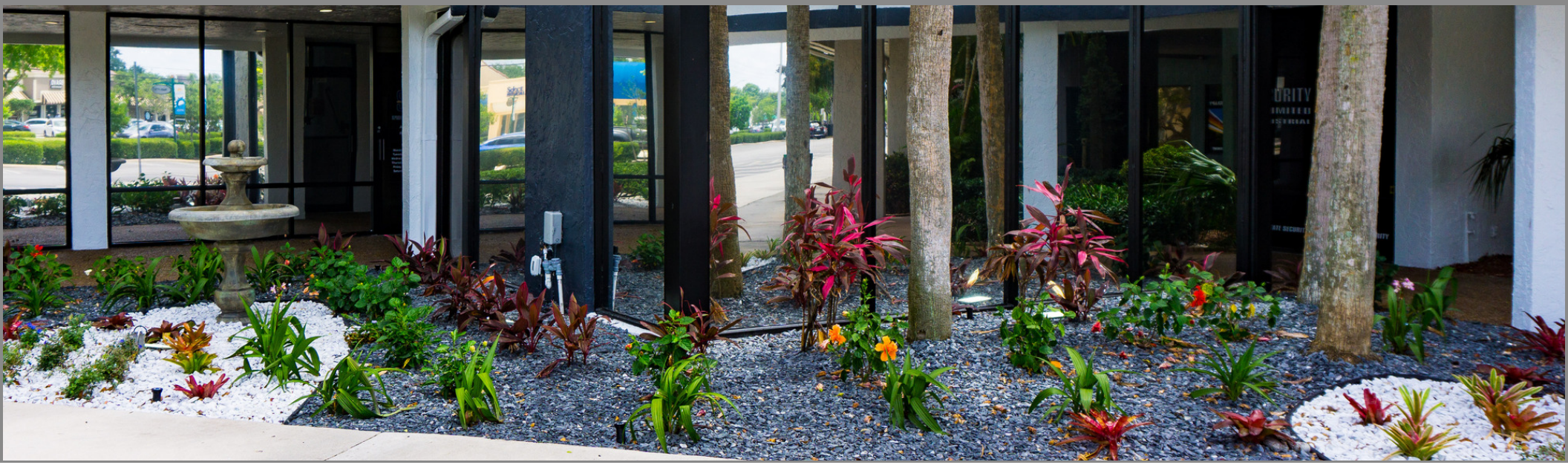
CITY CENTER OFFICES

Lease Spaces



LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	972 - 4,315 SF	Lease Rate:	$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
City Center 301 Penthouse	Available	1,200 - 4,315 SF	Modified Net	$22.00 SF/yr	Entire Penthouse Floor Available, Divisible to 4 Individually Metered Suites. Medical Use Preferred and Complimentary to Med Spa and Primary Care. Parking Requirement for Medical is Met. Elevator Services Upper Floors.
City Center 203	Available	2,230 SF	Modified Net	$22.00 SF/yr	Medical Use Preferred and Complimentary to Med Spa and Primary Care. Parking Requirement for Medical is Met per Third Party Source.
City Center 202	Available	972 SF	Modified Net	$22.00 SF/yr	Medical Use Preferred and Complimentary to Med Spa and Primary Care. Parking Requirement for Medical is Met per Third Party Source.

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Section 2

FLOOR PLANS

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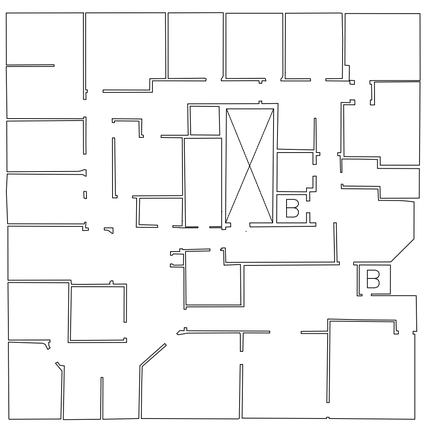
BUILDING INTERIOR SKETCH

THIRD FLOOR

THIRD FLOOR AREA

SUITE 301: 4,315 LEASABLE SQF



SUITE 301

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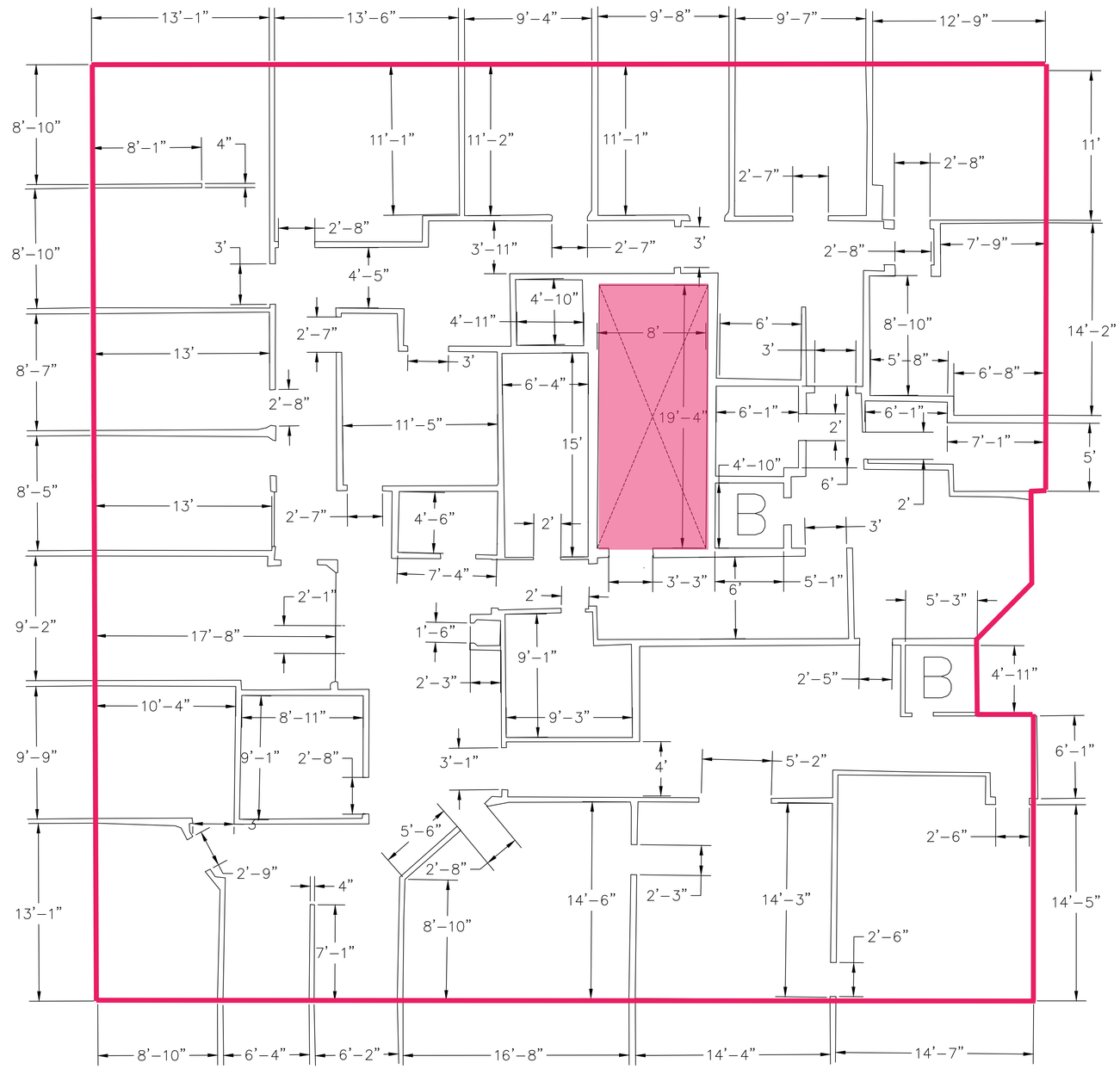


PRECISION MEASUREMENTS, INC.
Virginia Beach-Richmond-Chantilly-Newport News-Fort Lauderdale
6750 N ANDREWS AVE SUITE 2032
FORT LAUDERDALE, FLORIDA 33309
TEL: (954)

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NUMBER: 24-049

DRAFT DATE: 02/2/24

PROJECT MANAGER: DANIEL BIDOT
DRAFTED BY: OMAR BOWRA
QCED BY: MICHAEL LAVELLA
PMI CREW: CHRIS HARRIS
LAST FIELD DATE: 10/21/2022

BUILDING INTERIOR SKETCH
9660 SAMPLE ROAD, CORAL SPRINGS
FLORIDA, 33065

V-103
THIRD
FLOOR

REVISION #0

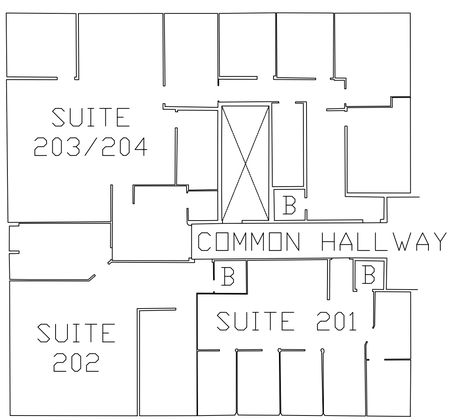
SHEET 3 OF 4

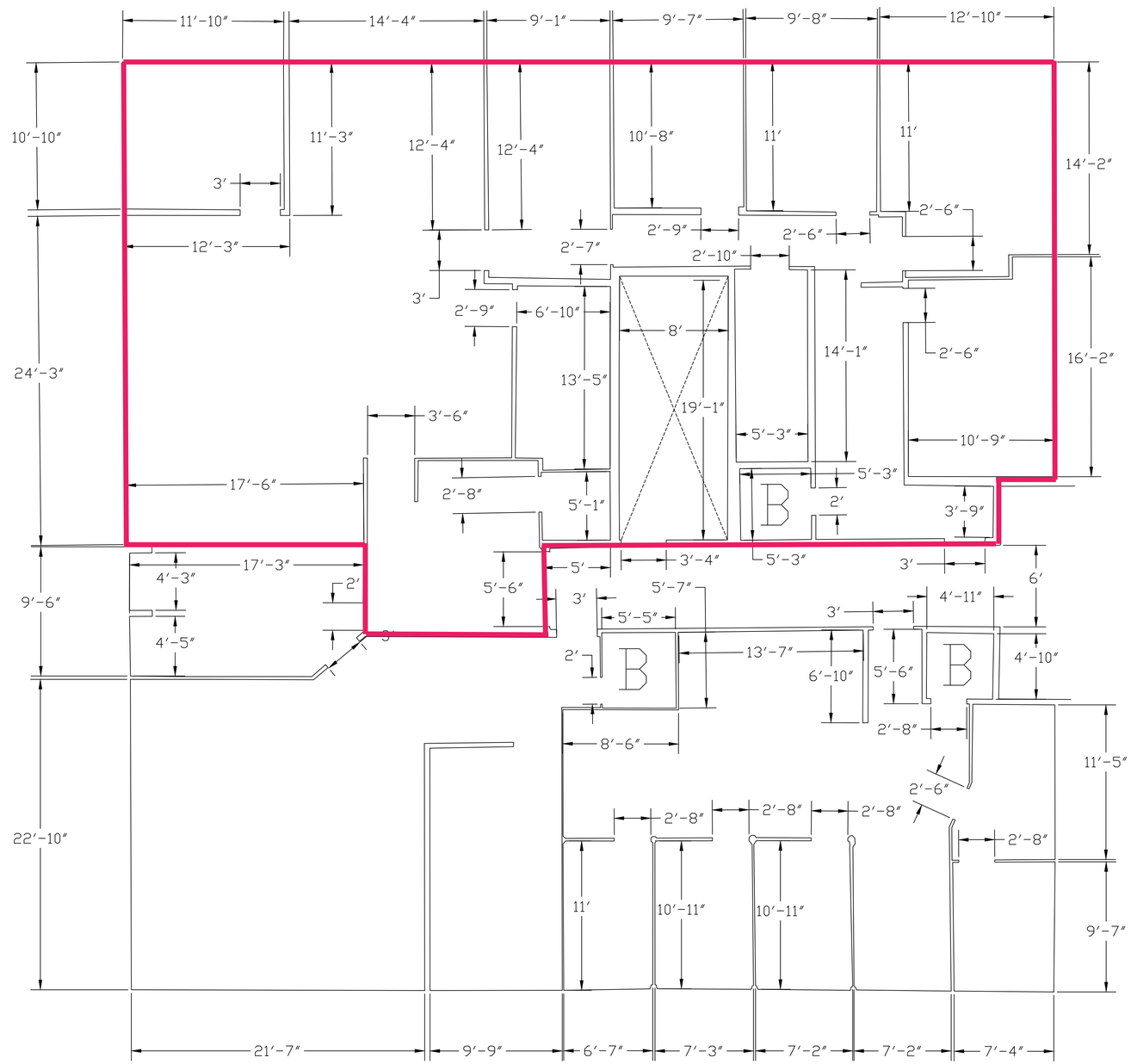
BUILDING INTERIOR SKETCH

SECOND FLOOR

SECOND FLOOR AREA

SUITE 201: 864 SQF NET LEASABLE
SUITE 202: 972 SQF NET LEASABLE
SUITE 203–204: 2,230 SQF NET LEASABLE





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BUILDING INTERIOR SKETCH
9660 SAMPLE ROAD, CORAL SPRINGS
FLORIDA, 33065

V-102
SECOND FLOOR

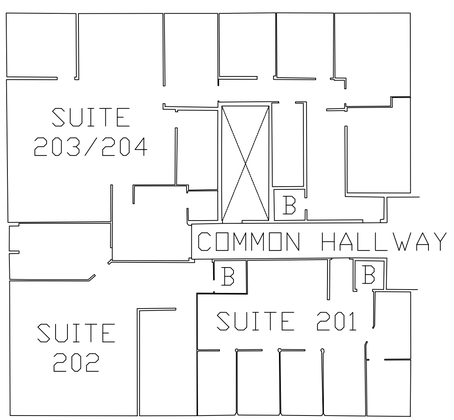
REVISION #0
SHEET 3 OF 4

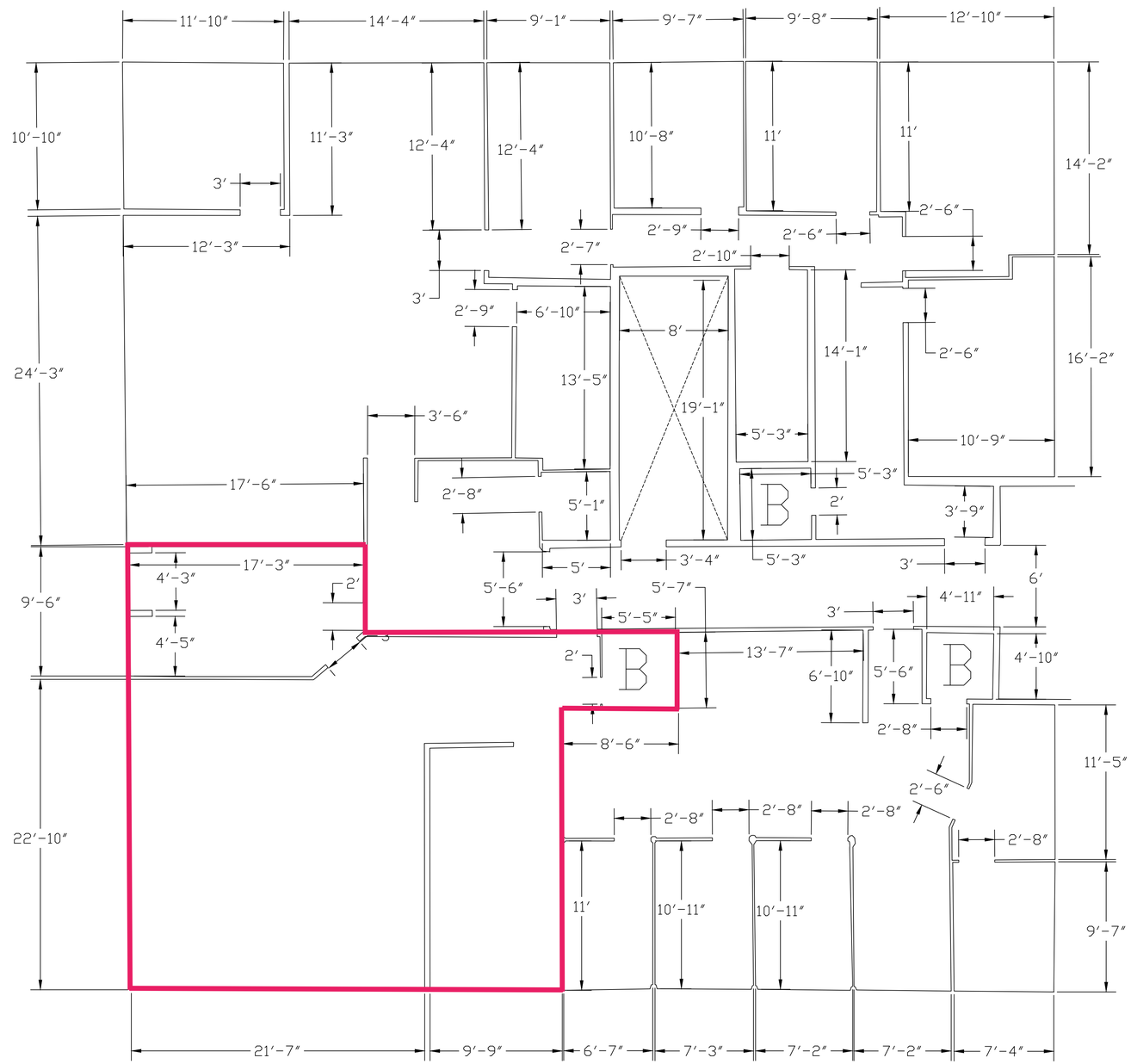
BUILDING INTERIOR SKETCH

SECOND FLOOR

SECOND FLOOR AREA

SUITE 201: 864 SQF NET LEASABLE
SUITE 202: 972 SQF NET LEASABLE
SUITE 203–204: 2,230 SQF NET LEASABLE

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9′–9″
6′–7″
7′–3″
7′–2″
7′–2″
7′–4″

0 50 100 Feet

2.5″: 1′

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BUILDING INTERIOR SKETCH
9660 SAMPLE ROAD, CORAL SPRINGS
FLORIDA, 33065

V-102
SECOND FLOOR

REVISION #0
SHEET 3 OF 4

OPEN MARKET CRE

Section 3

ADDITIONAL PHOTOS

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CITY CENTER OFFICES

Bountiful Parking

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CITY CENTER OFFICES

Interior Renovations

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CITY CENTER OFFICES

Interior Renovations 2

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Founder & CEO

CITY CENTER OFFICES

Misc Images

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CITY CENTER OFFICES

Additional Parking

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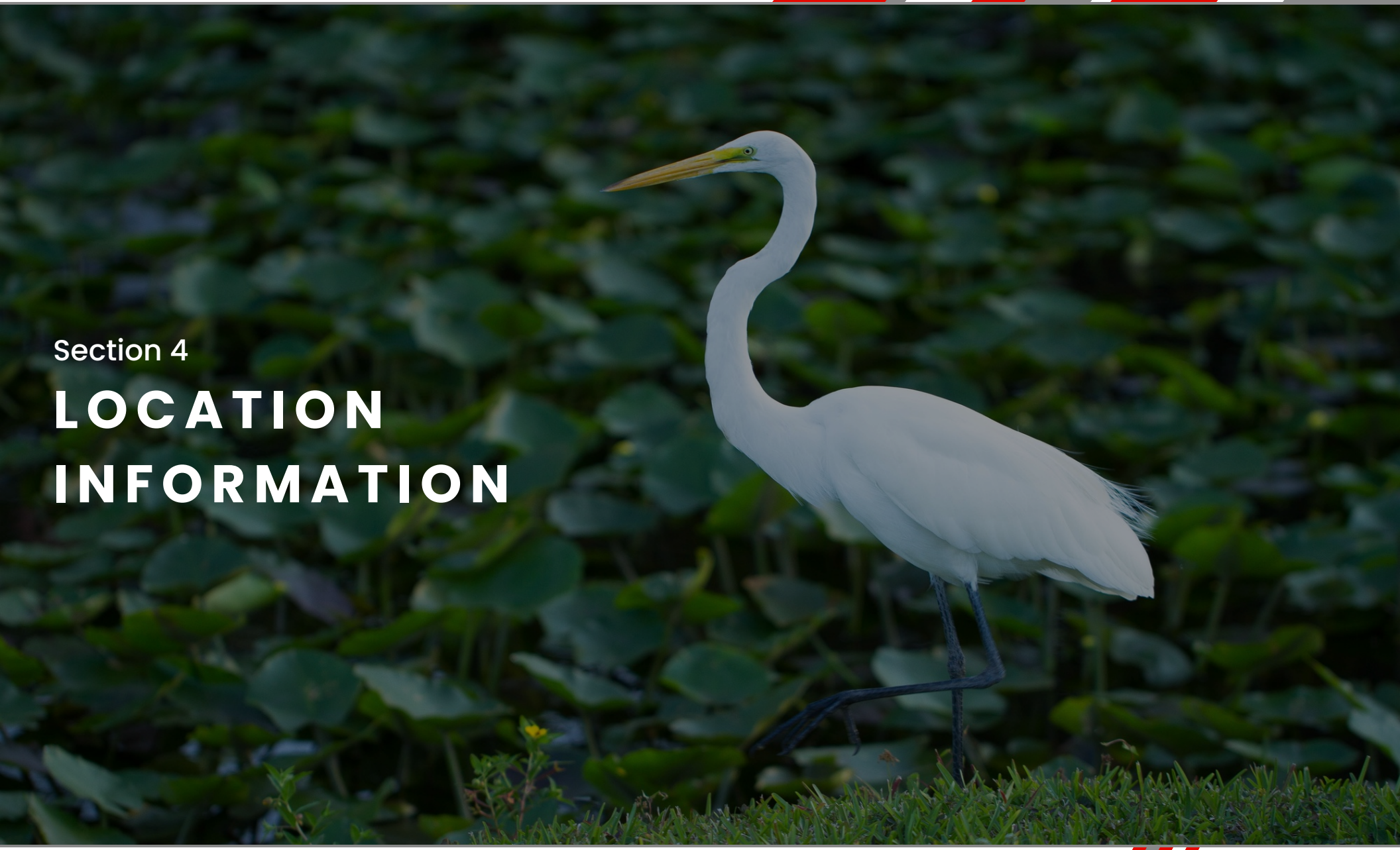

Section 4

LOCATION INFORMATION

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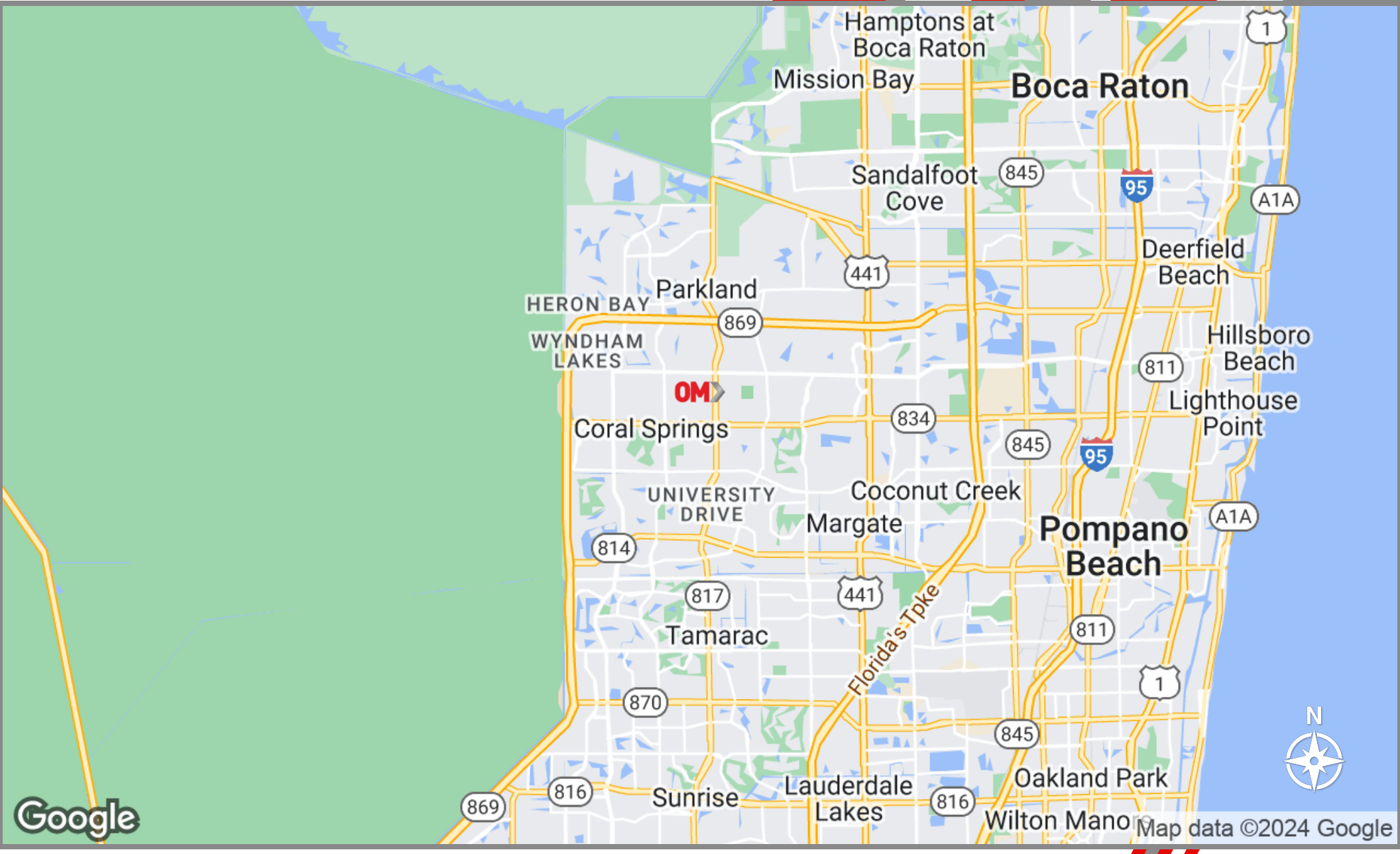
CITY CENTER OFFICES

Regional Map



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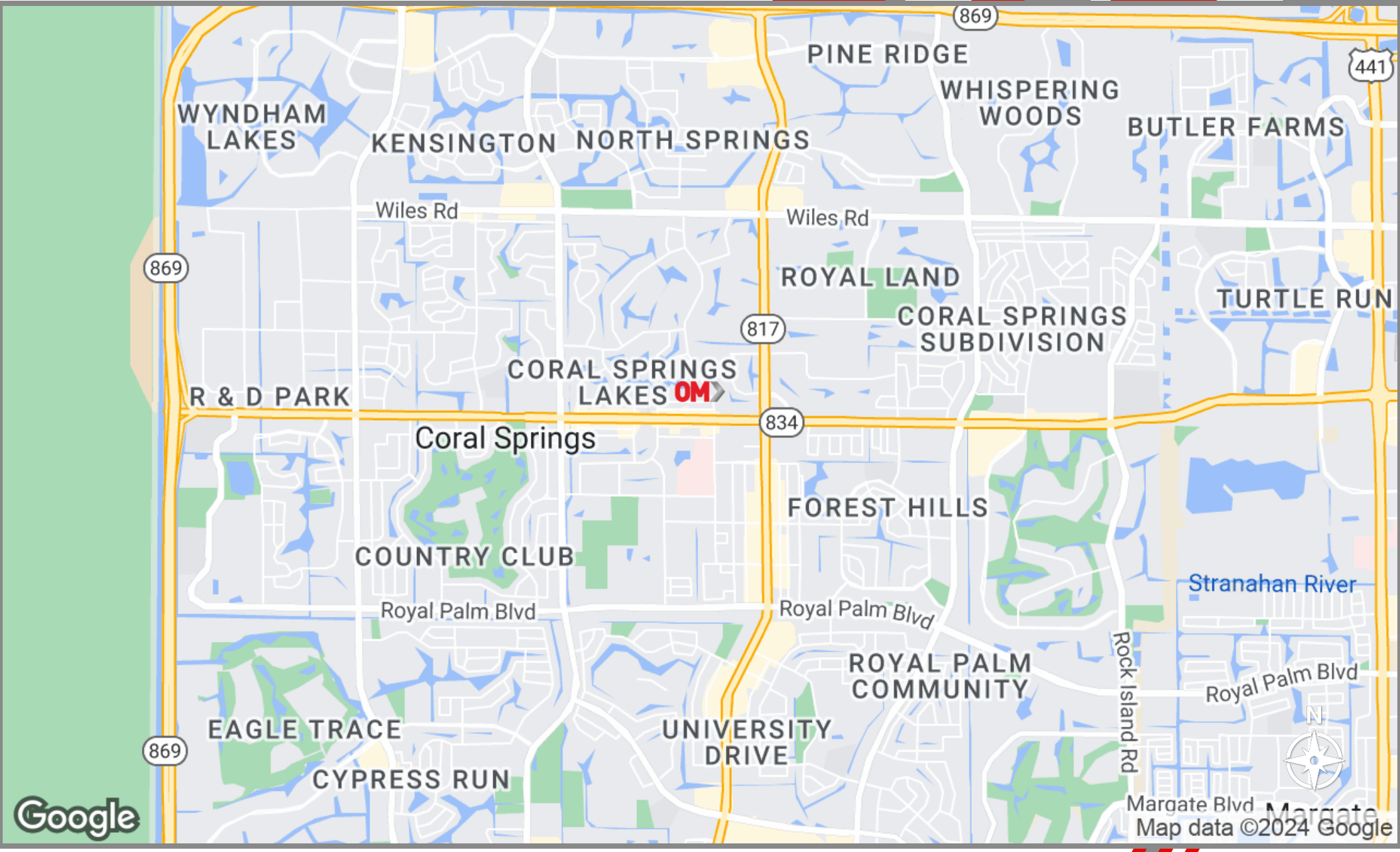
CITY CENTER OFFICES

Location Map



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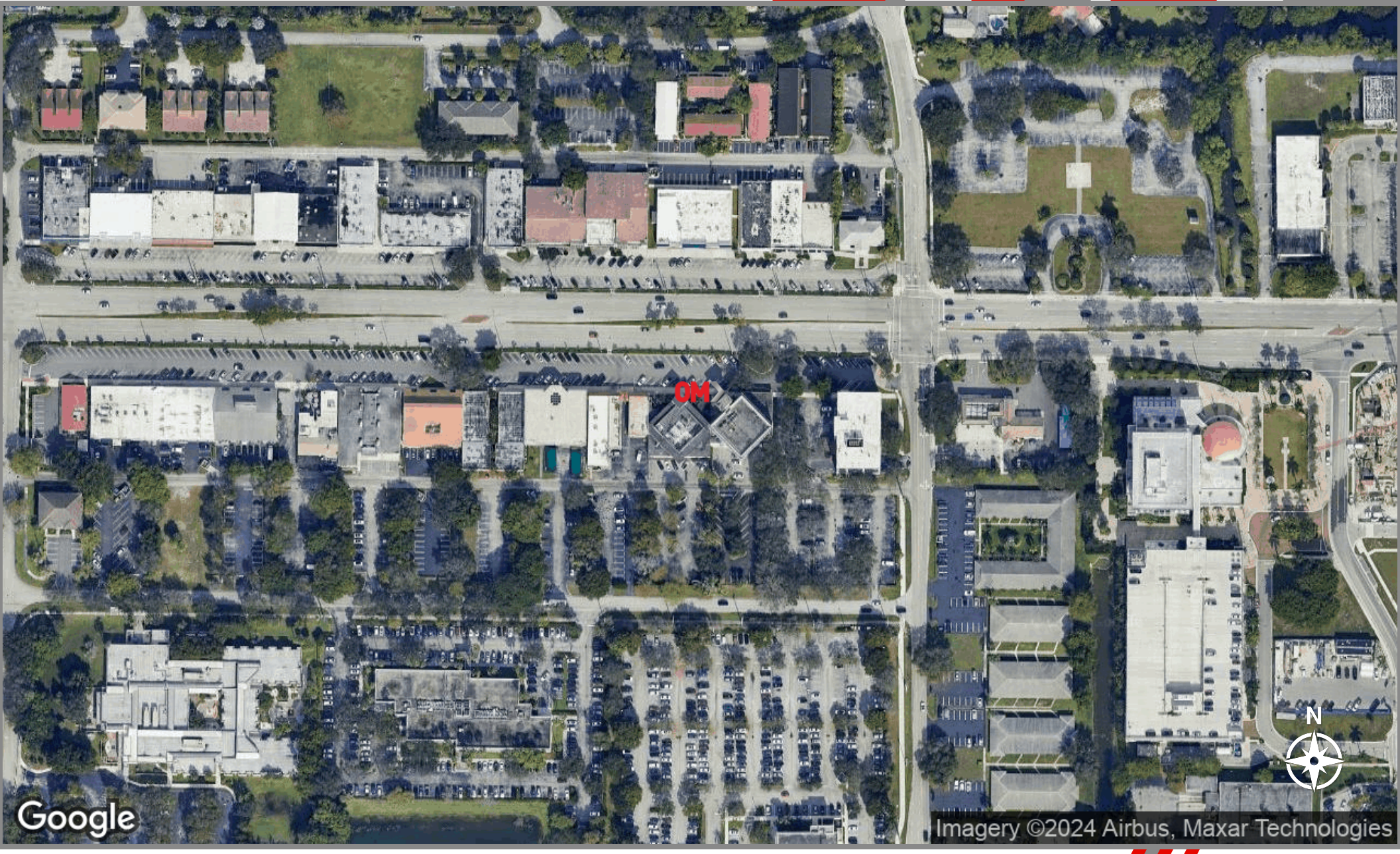
CITY CENTER OFFICES

Aerial Map



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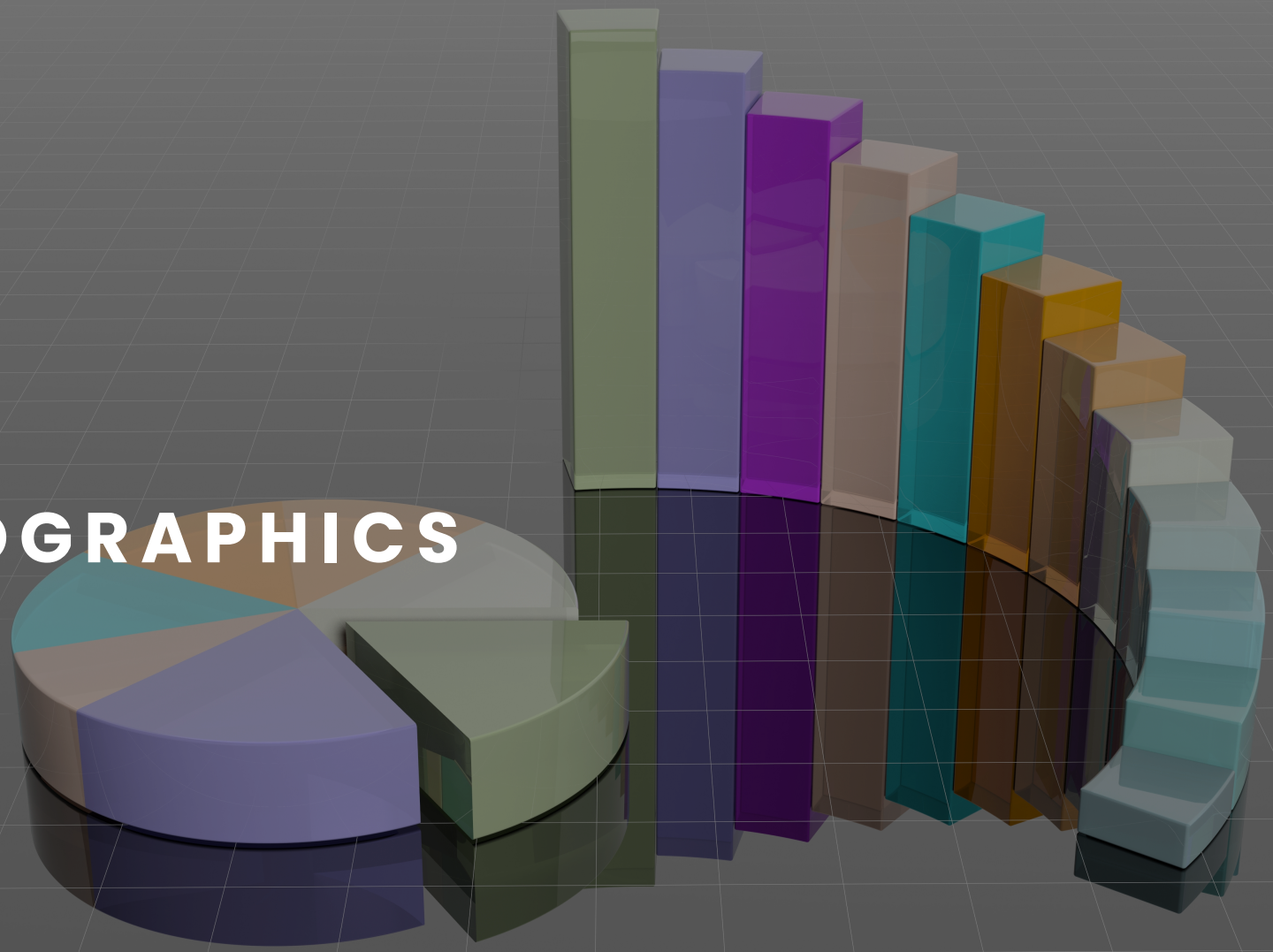

Section 5

DEMOGRAPHICS

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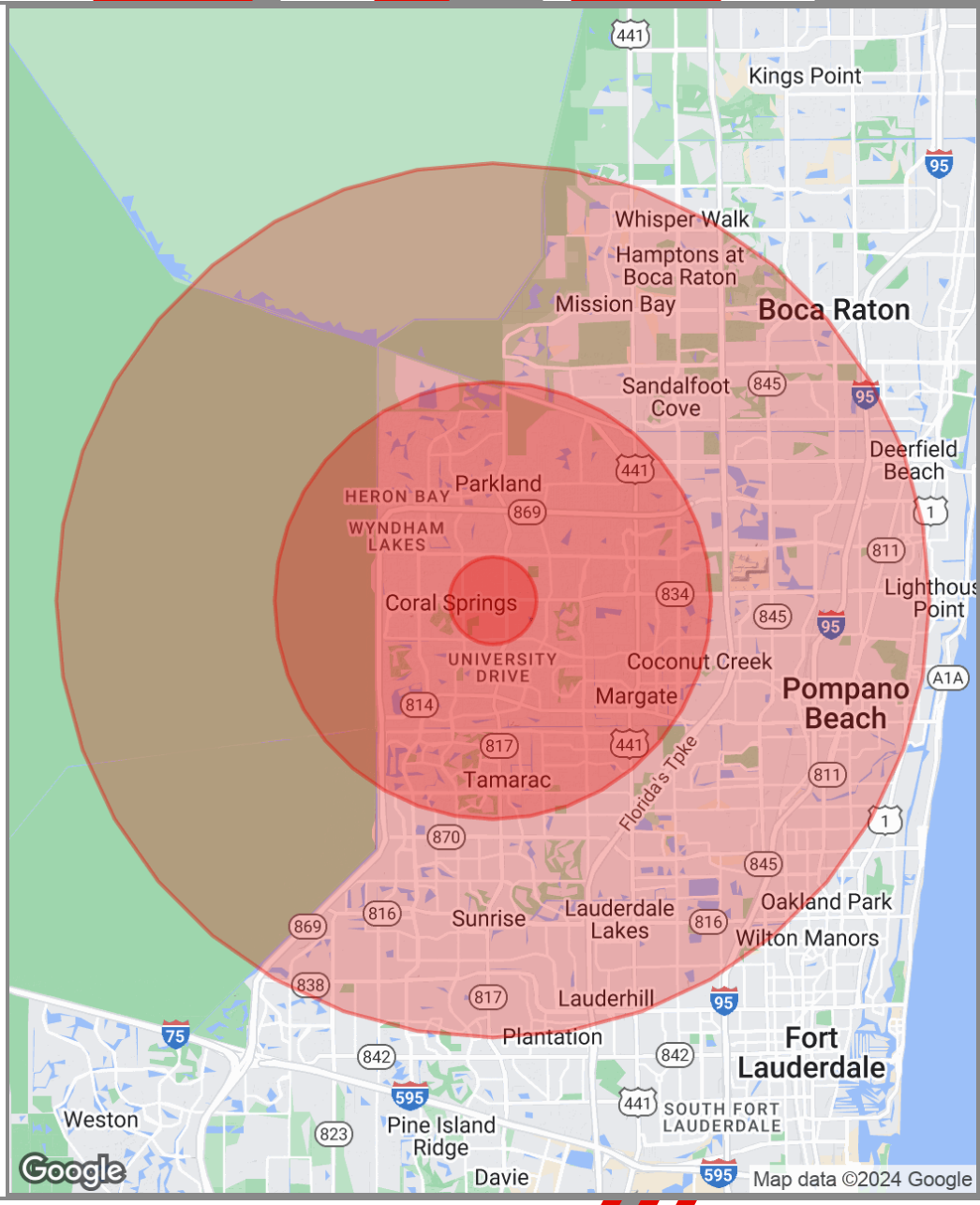
CITY CENTER OFFICES

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,573	327,025	978,893
Average Age	39.5	40.8	41.6
Average Age (Male)	36.6	39.1	40.0
Average Age (Female)	44.2	42.4	43.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,554	128,109	414,011
# of Persons per HH	2.6	2.6	2.4
Average HH Income	$73,192	$84,939	$70,238
Average House Value	$262,520	$293,692	$250,427

2020 American Community Survey (ACS)



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OPEN MARKET CRE

Section 6

ADVISOR BIOS

Steven Paulsen

Founder & CEO

Advisor Name

STEVEN PAULSEN

Founder & CEO

steven.paulsen@openmarketcre.com

Direct: **954.859.5003** | Cell: **561.929.4098**

FL #BK3053136

PROFESSIONAL BACKGROUND

Steven Paulsen is the Broker of Record for Open Market CRE and Commercial Real Estate Veteran of 20 years. His vision for opening markets to all participants is the driving force behind development of the platform for the firm. Collaboration is an often-overused term in the broader commercial real estate space. Mister Paulsen has witnessed this firsthand having spent time at the nation's largest private equity investment sales firms. It is a guiding principle for the firm that the current CRE model is ripe for disruption and the Open Market CRE is different by engaging the largest possible buyer pool of any firm through absolute collaboration.

Leading teams and educating newer to the business investment sales associates is certainly a passion for Steven Paulsen. He is known in the industry as being highly skilled with technical abilities beyond most that will assist clients in achieving their portfolio goals. Servicing private equity investment clients is foundational to everything that Open Market CRE does. Whether the client is moving into tax advantaged opportunities or moving out of commercial real estate altogether, the Open Market CRE platform is the key to client success.

In his time away from the business, Steven Paulsen spends time either on the sandbars in the beautiful waters of South Florida or you might find him in the NC mountains hiking and taking in the nature's finest offerings. He is an avid believer that taking time with family is paramount to a happy, healthy lifestyle.

"Commercial Real Estate is ripe for disruption, Open Market CRE is here to be the disruptors".

When it comes to maximizing value for our Investment Sales clients', the Firm's guiding principle is that the Open Market should always decide the outcome. The traditional CRE brokerage model is too focused on selling their own listings thereby leaving money on the table for their clients'. We are here to change that model executing on the highest level of collaboration in the industry.

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