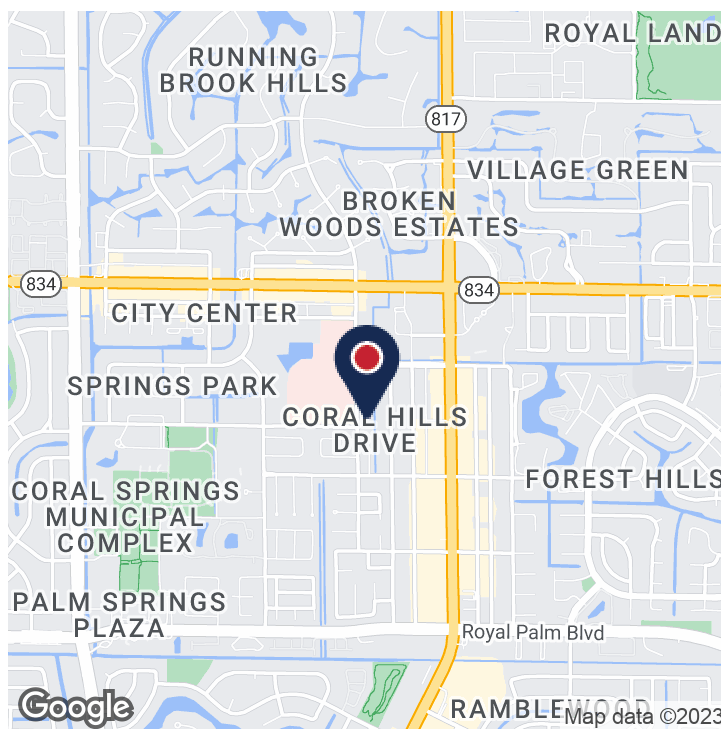


## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$21.50 rsf/yr NNN + \$15.88/rsf CAM/Oper. Exp. + Elec. + Janitorial
Building Size:	45,299 SF
Available SF:	1,322 - 8,209 SF
Lot Size:	3.61 Acres
Year Built:	2005

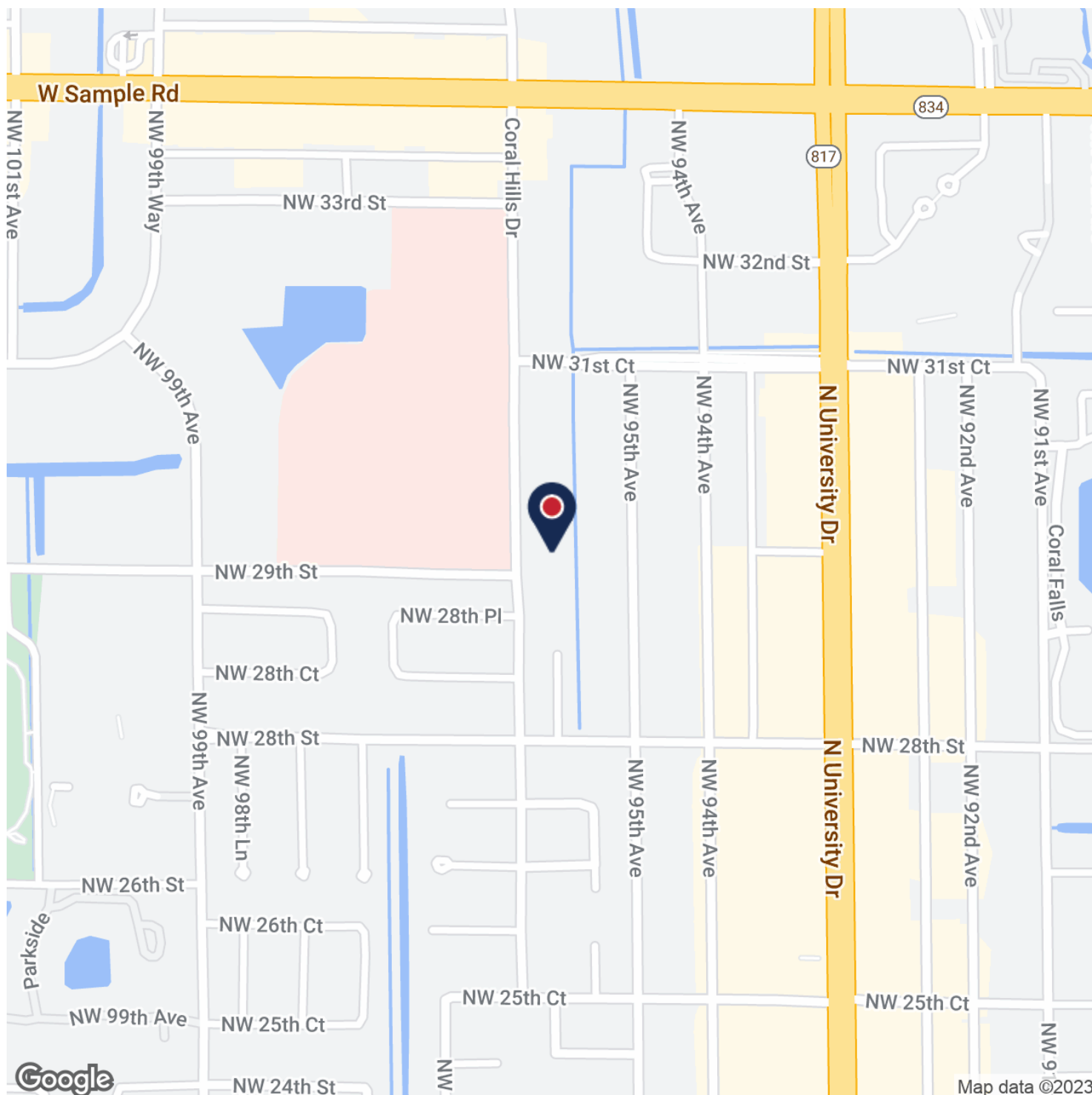
### PROPERTY OVERVIEW

Medical office space available for sublease. Located in MedArts in the Springs, a Class A medical office building adjacent to the Broward Health Coral Springs hospital. Sublease expiration date is 9/30/2027.

### PROPERTY HIGHLIGHTS

- Spaces available for sublease:
- Suite 150, +/- 3,605 rentable s.f. This suite has a turnkey medical office buildout.
- Suite 340, +/- 1,338 r.s.f. recently renovated
- Suite 360, +/- 1,944 r.s.f. recently renovated
- Suite 390, +/- 1,322 r.s.f. recently renovated
- Third floor suites can be combined for +/- 4,604 r.s.f.
- Third floor suites fully renovated in 2021, 1st and 2nd floor recently renovated
- Some medical office equipment and furnishings available/negotiable pricing

## Location Map



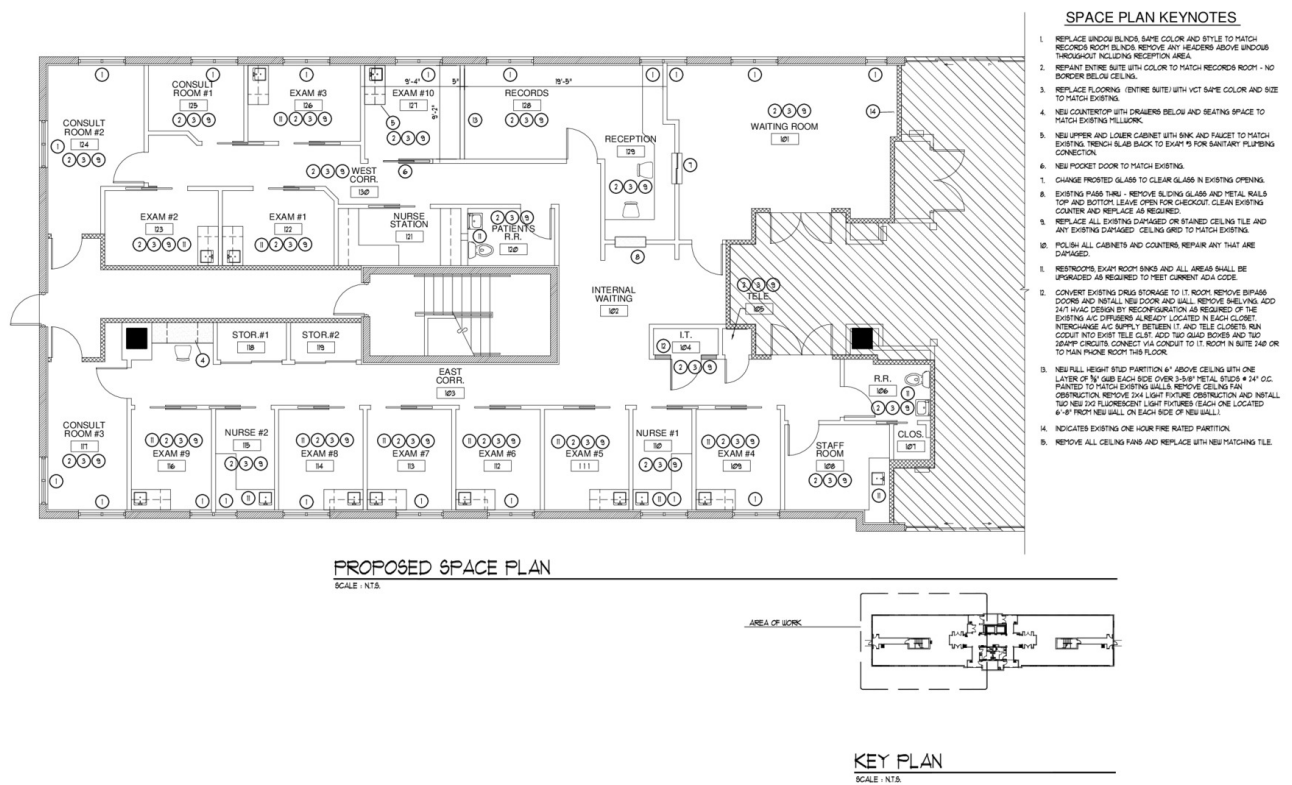
## SUITE 150

2901 Coral Hills Drive, Coral Springs, FL 33065



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Floor Plans



## HOLY CROSS MEDICAL GROUP at MedArts, SUITE 150

CORAL SPRINGS, FLORIDA  
HOLLADAY CLIENT #C517-150 JANUARY 18, 2016 / rev 01-20-16

SK-2



**Michael Feuerman, Esq., CCIM, SIOR**  
Senior Vice President  
561.430.2303  
mfeuerman@bergercommercial.com

**Daniel Silver**  
Sales Associate  
561.510.2124  
dsilver@bergercommercial.com

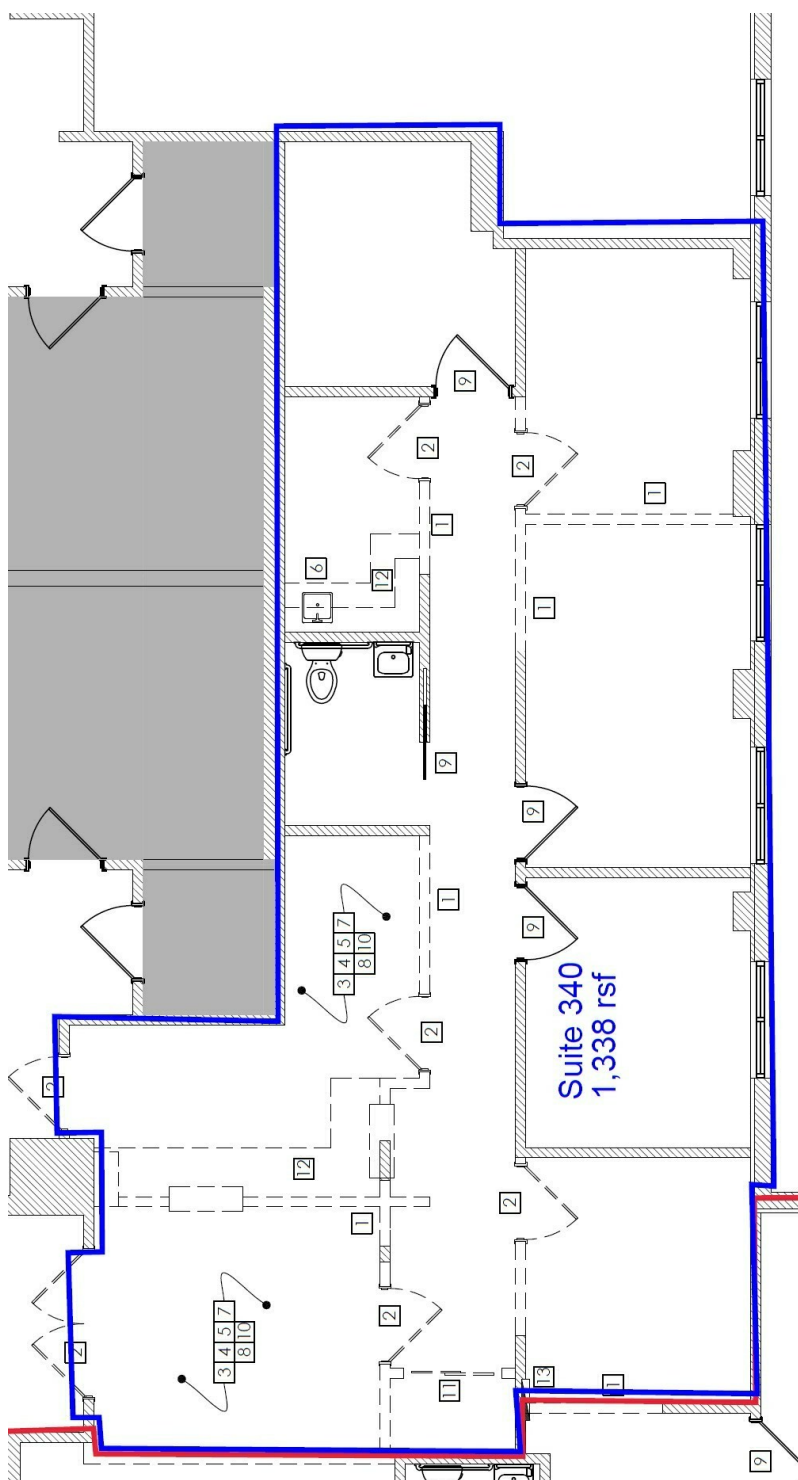
**Jake Michels**  
Sales Associate  
954.652.2036  
jmichels@bergercommercial.com

## SUITE 340

2901 Coral Hills Drive, Coral Springs, FL 33065



## Floor Plans



**Michael Feuerman, Esq., CCIM, SIOR**  
Senior Vice President  
561.430.2303  
mfeuerman@bergercommercial.com

**Daniel Silver**  
Sales Associate  
561.510.2124  
dsilver@bergercommercial.com

**Jake Michels**  
Sales Associate  
954.652.2036  
jmichels@bergercommercial.com

Berger Commercial Realty Corp. | [bergercommercial.com](http://bergercommercial.com)

550 S. Andrews Avenue Suite 400, Ft. Lauderdale, FL 33301 | P: 954.358.0900 • F: 954.358.0901 | 2240 Woolbright Road, Suite 300, Boynton Beach, FL, 33426 | P: 561.613.0900 F: 561.877.8363

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

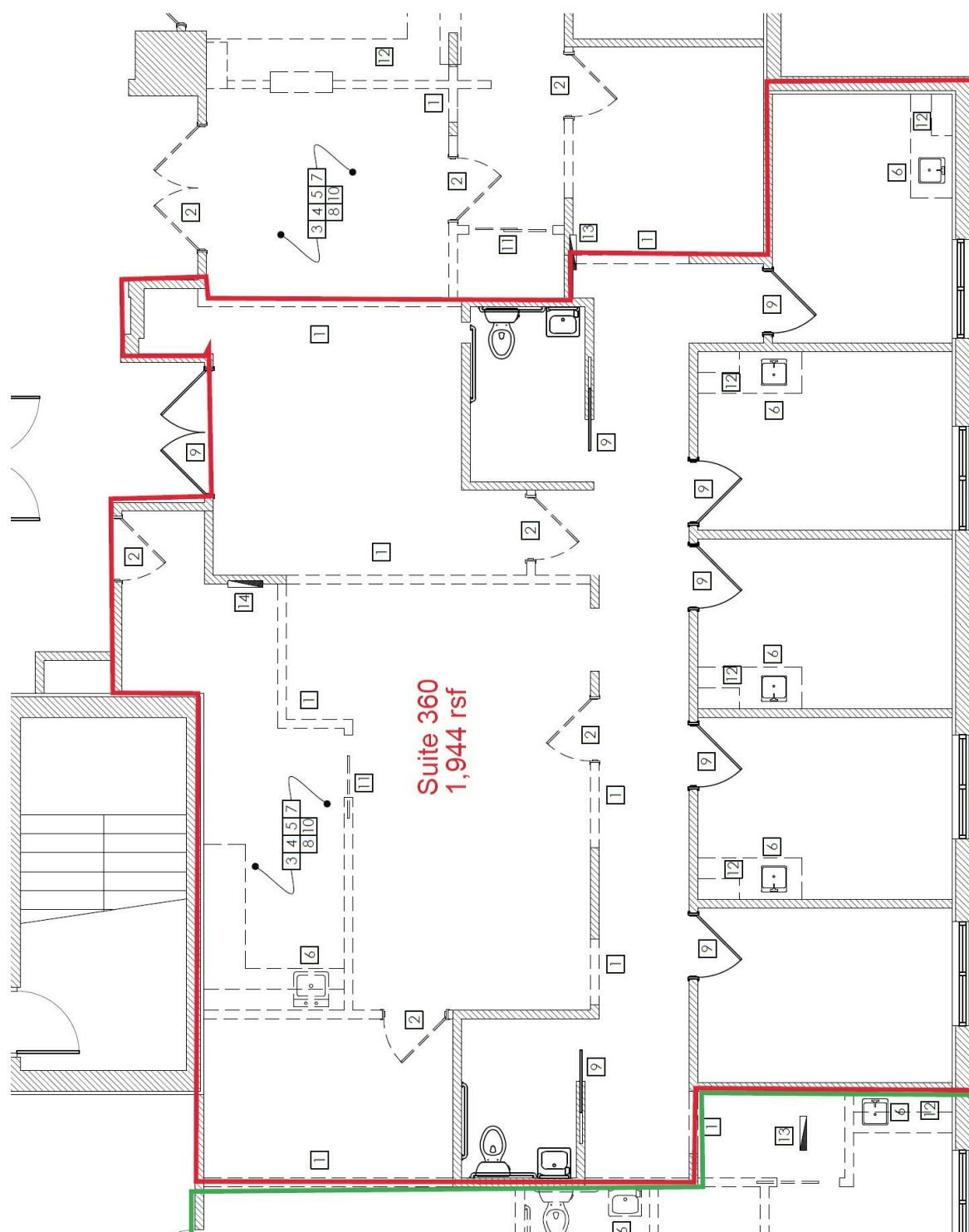
## SUITE 360

2901 Coral Hills Drive, Coral Springs, FL 33065



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Floor Plans



**Michael Feuerman, Esq., CCIM, SIOR**  
Senior Vice President  
561.430.2303  
mfeuerman@bergercommercial.com

**Daniel Silver**  
Sales Associate  
561.510.2124  
dsilver@bergercommercial.com

**Jake Michels**  
Sales Associate  
954.652.2036  
jmichels@bergercommercial.com

Berger Commercial Realty Corp. | [bergercommercial.com](http://bergercommercial.com)

550 S. Andrews Avenue Suite 400, Ft. Lauderdale, FL 33301 | P: 954.358.0900 • F: 954.358.0901 | 2240 Woolbright Road, Suite 300, Boynton Beach, FL, 33426 | P: 561.613.0900 F: 561.877.8363

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



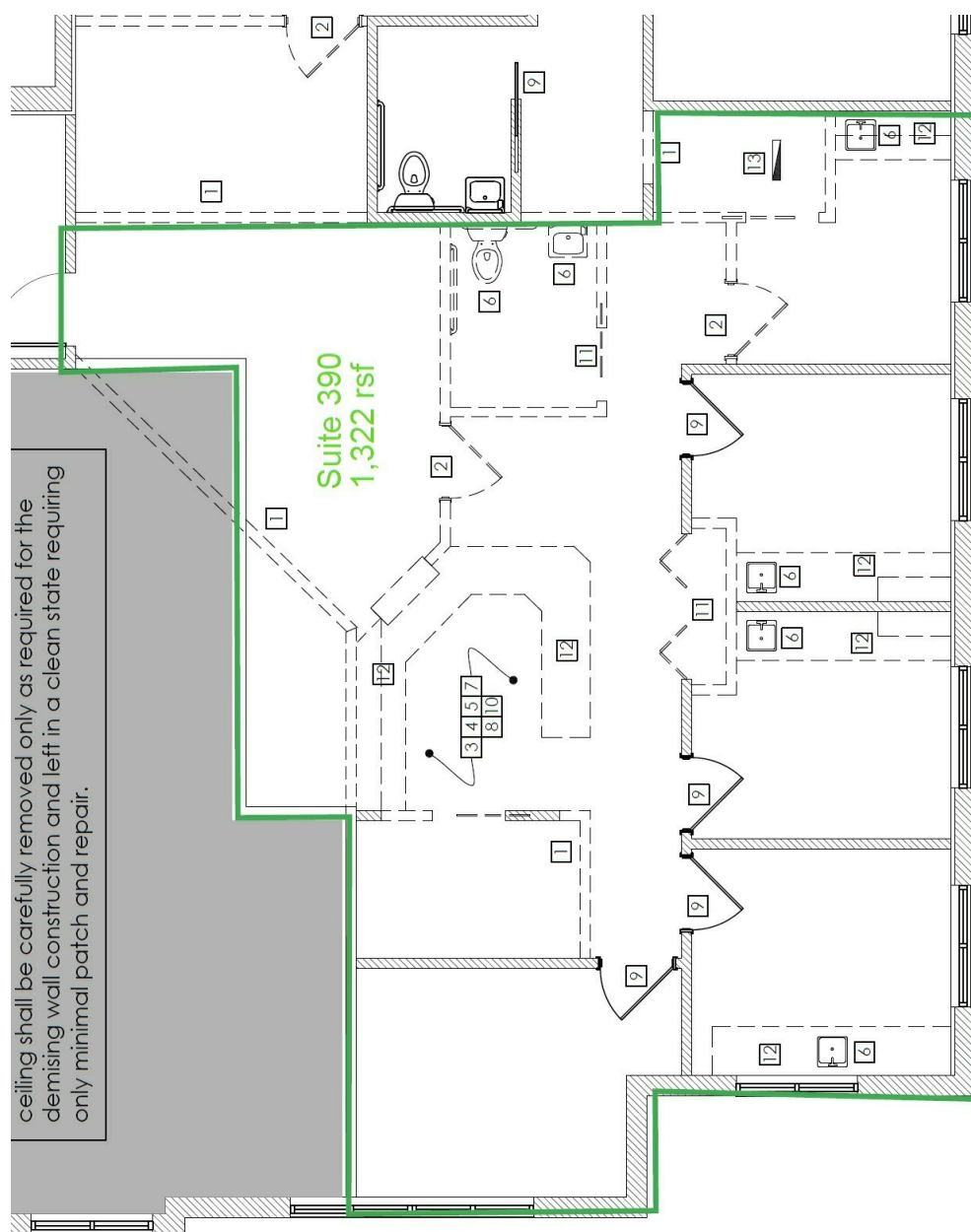
## SUITE 390

2901 Coral Hills Drive, Coral Springs, FL 33065



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Floor Plans



**Michael Feuerman, Esq., CCIM, SIOR**  
Senior Vice President  
561.430.2303  
mfeuerman@bergercommercial.com

**Daniel Silver**  
Sales Associate  
561.510.2124  
dsilver@bergercommercial.com

**Jake Michels**  
Sales Associate  
954.652.2036  
jmichels@bergercommercial.com

Berger Commercial Realty Corp. | [bergercommercial.com](http://bergercommercial.com)

550 S. Andrews Avenue Suite 400, Ft. Lauderdale, FL 33301 | P: 954.358.0900 • F: 954.358.0901 | 2240 Woolbright Road, Suite 300, Boynton Beach, FL, 33426 | P: 561.613.0900 F: 561.877.8363

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

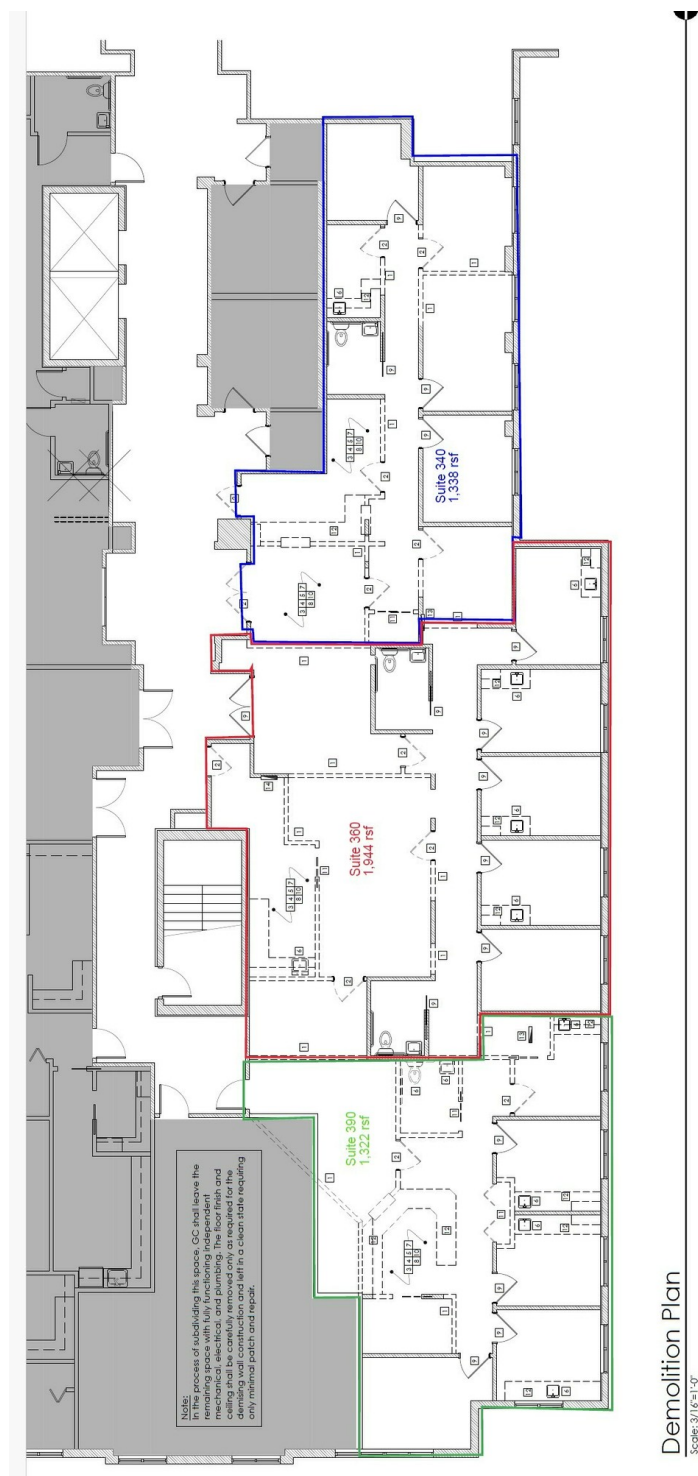
## SPEC/PROPOSED PLAN - SUITES 340, 360, 390

2901 Coral Hills Drive, Coral Springs, FL 33065



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Floor Plans



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

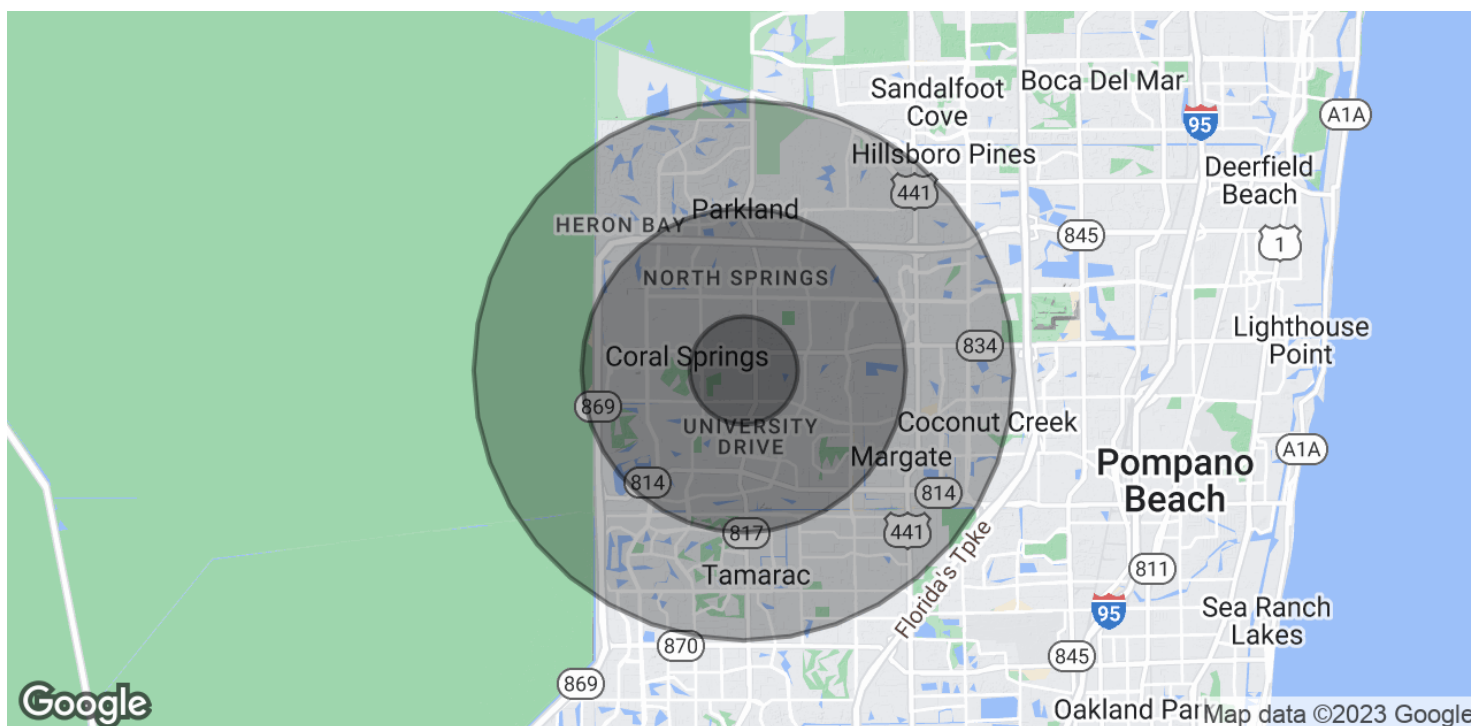


**Michael Feuerman, Esq., CCIM, SIOR**  
Senior Vice President  
561.430.2303  
mfeuerman@bergercommercial.com

**Daniel Silver**  
Sales Associate  
561.510.2124  
dsilver@bergercommercial.com

**Jake Michels**  
Sales Associate  
954.652.2036  
jmichels@bergercommercial.com

## Demographics Map & Report



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,296	148,480	315,151
Average Age	37.4	38.6	39.3
Average Age (Male)	34.0	37.0	37.8
Average Age (Female)	39.5	39.7	40.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,578	53,029	115,889
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$67,557	\$80,524	\$75,706
Average House Value	\$285,382	\$323,970	\$327,667

\* Demographic data derived from 2020 ACS - US Census