

## NEW OFFICE BUILDING FOR LEASE



## UNIVERSITY PROFESSIONAL CENTER

1248 N. University Drive, Plantation, FL 33322

[www.upcplantation.com](http://www.upcplantation.com)

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## PROPERTY OVERVIEW



First new office building in Plantation in 10 years



Approved for up to 26,800 SF of medical office use



Up to 63,600 SF of contiguous space available



Adjacent to Plantation's emerging technology cluster



The building's anchor tenant is in place

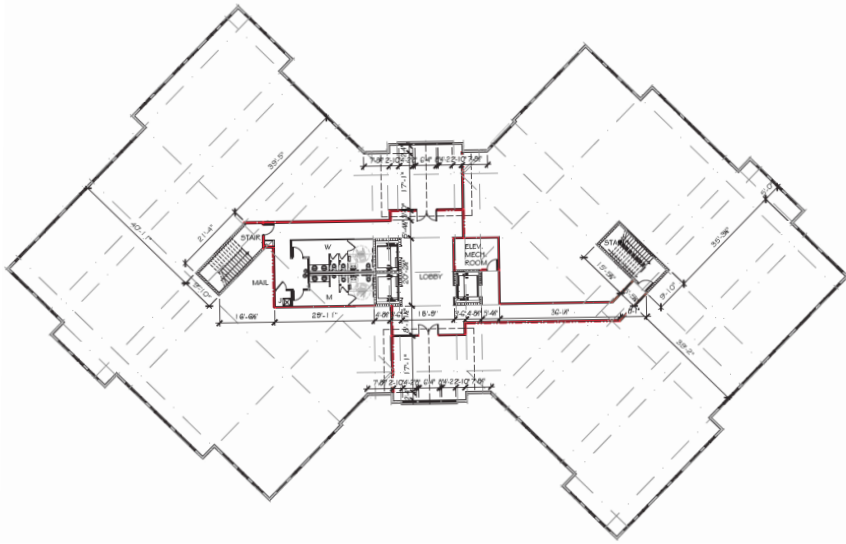


New construction provides flexibility for buildout options

## BUILDING FEATURES

- Suites individually metered for electric
- Dedicated HVAC service per suite
- Impact resistant windows
- Common areas feature modern finishes
- Digital, interactive tenant directory
- Security cameras to monitor common areas
- 4.6/1,000 SF parking ratio
- 4Q 2018 delivery
- Fiber connectivity
- Keyless entry

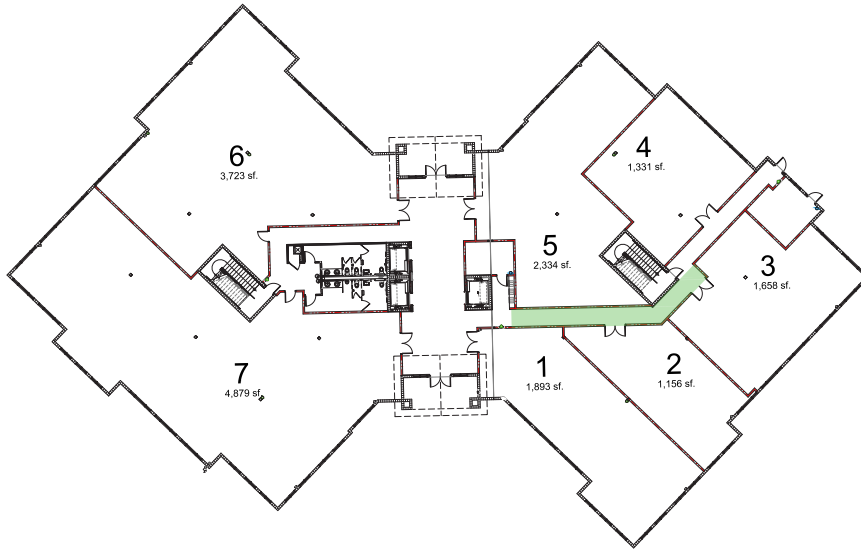
# SINGLE TENANT FLOOR PLAN



Typical Floor Plan: 21,000 SF floor plates



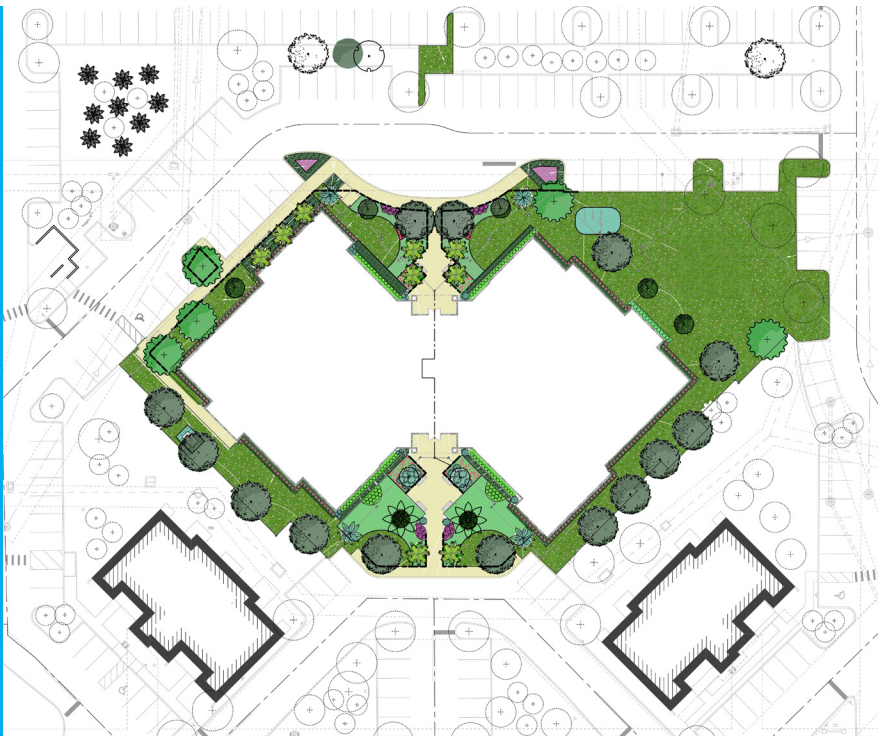
# MULTI-TENANT FLOOR PLAN



# COMMON AREAS RENDERINGS



# SITE PLAN



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## AMENITIES MAP



## LOCATION

- Central Broward location with easy access to I-595 and the Florida Turnpike
- 15-minutes to Fort Lauderdale International Airport and the western Broward suburbs
- Located on University Drive just south of Sunrise Boulevard
- Within the Plantation Key Office Park

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