NEW OFFICE BUILDING

FOR LEASE



UNIVERSITY PROFESSIONAL CENTER

1248 N. University Drive, Plantation, FL 33322

www.upcplantation.com

Colliers International South Florida, LLC
200 East Broward Boulevard,
Suite 120
Fort Lauderdale, FL 33301

Contact Us

Alfie Hamilton
Executive Vice President
+1 954 453 6050
alfie.hamilton@colliers.com

Caitlin Inklebarger
Leasing Associate
+1 954 453 6055
caitlin.inklebarger@colliers.com



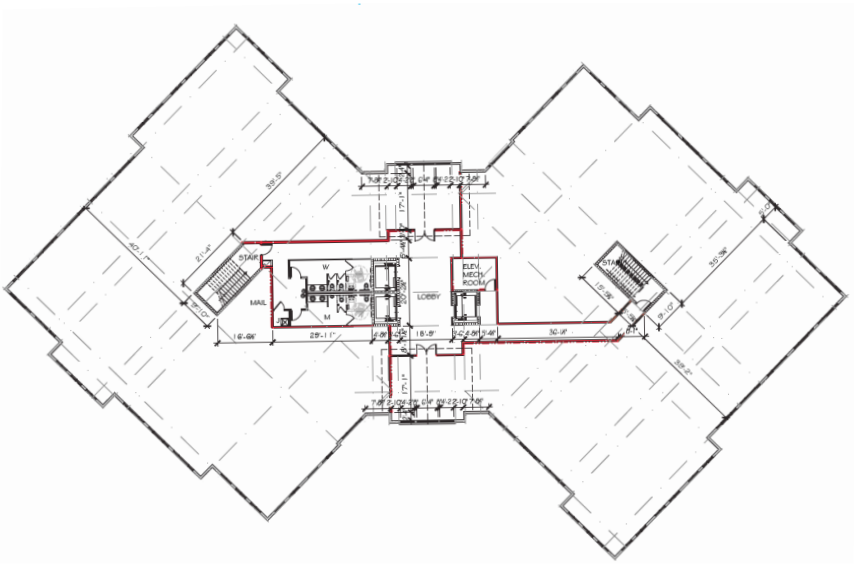
PROPERTY OVERVIEW

- 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

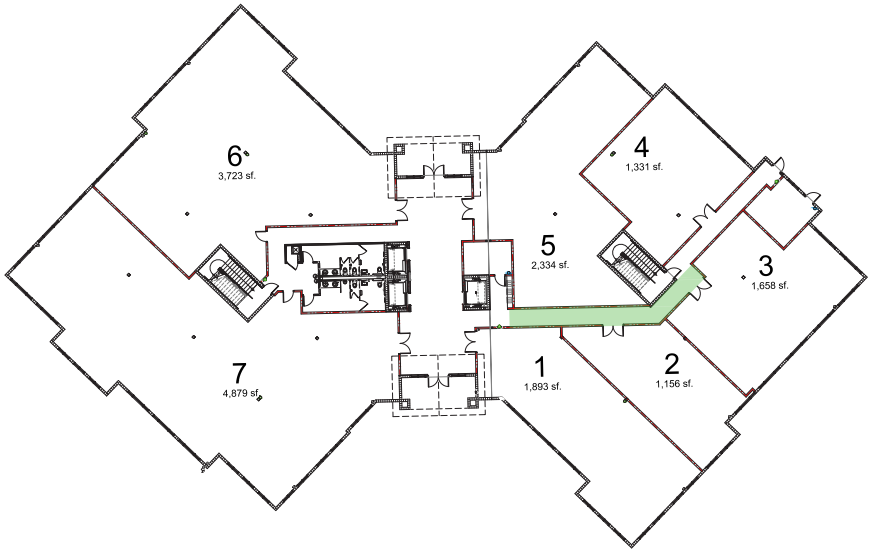
- Suites individually metered for electric
- Dedicated HVAC service per suite
- Impact resistant windows
- Common areas feature modern finishes
- Digital, interactive tenant directory
- Security cameras to monitor common areas
- 4.6/1,000 SF parking ratio
- Q1 2019 delivery
- Fiber connectivity
- Keyless entry

SINGLE TENANT FLOOR PLAN

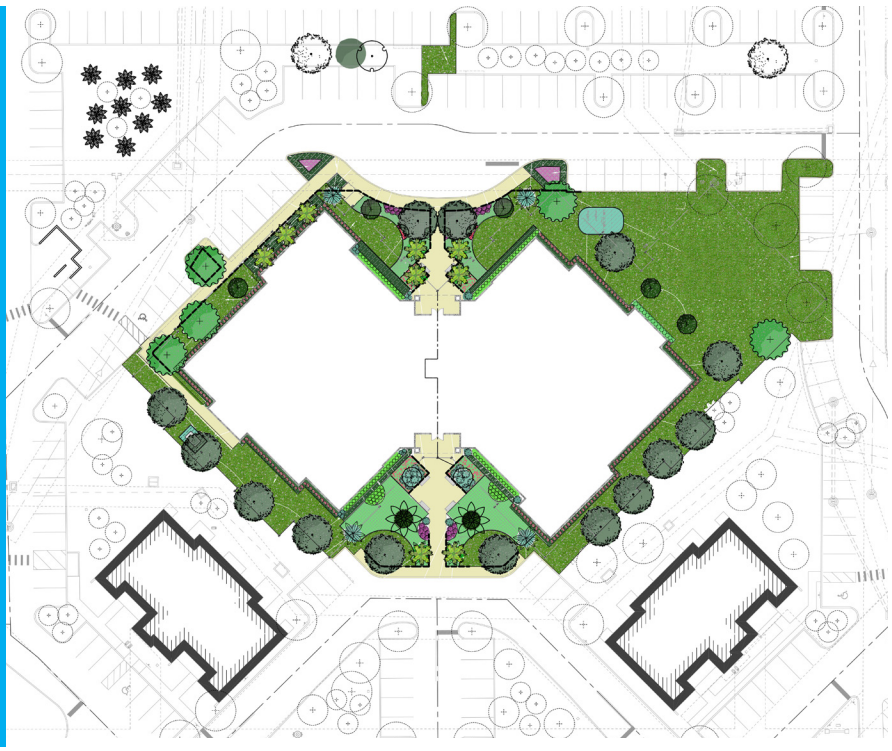


Typical Floor Plan: 21,000 SF floor plates

MULTI-TENANT FLOOR PLAN



SITE PLAN



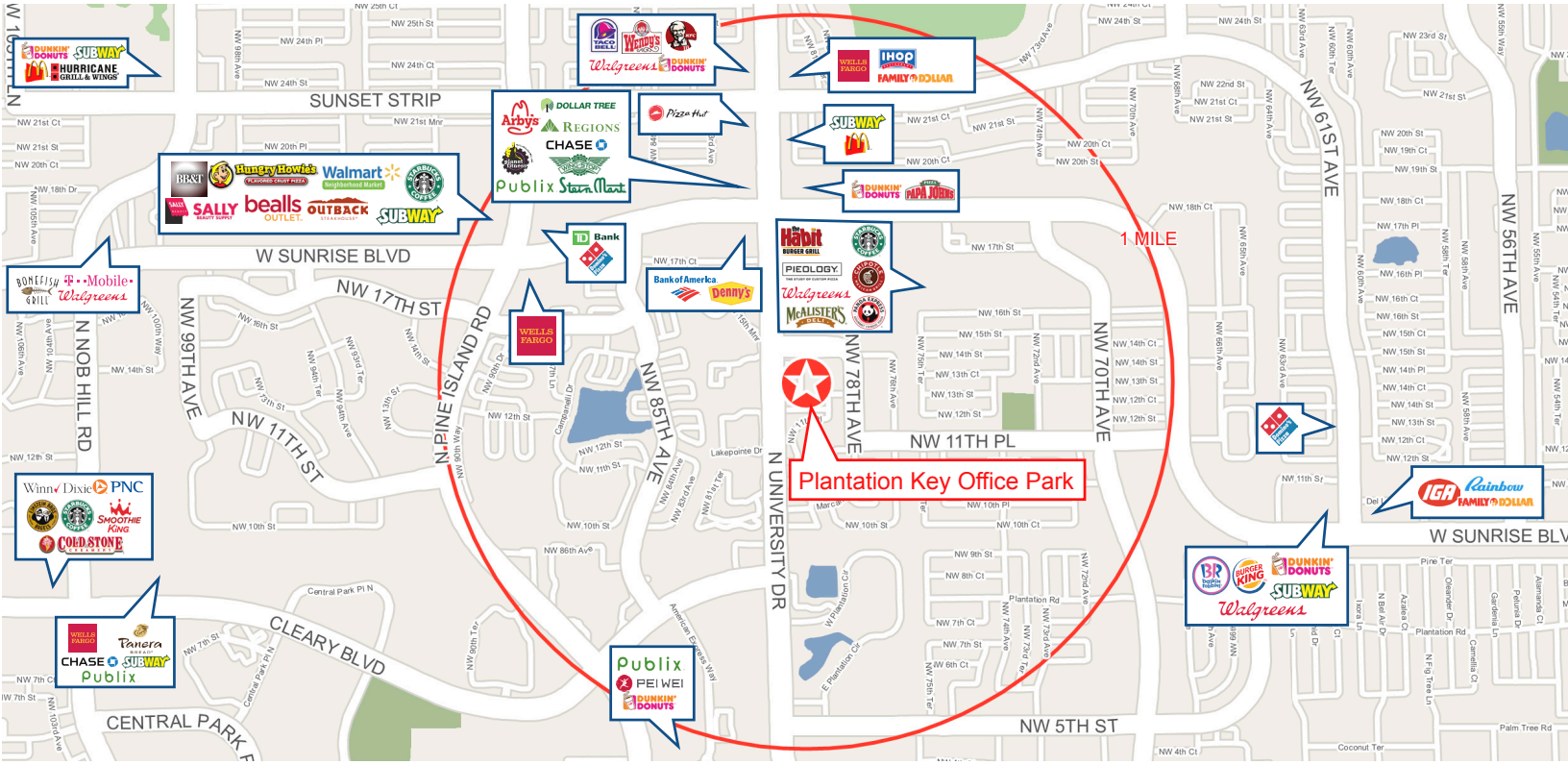


COMMON AREAS RENDERINGS



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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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