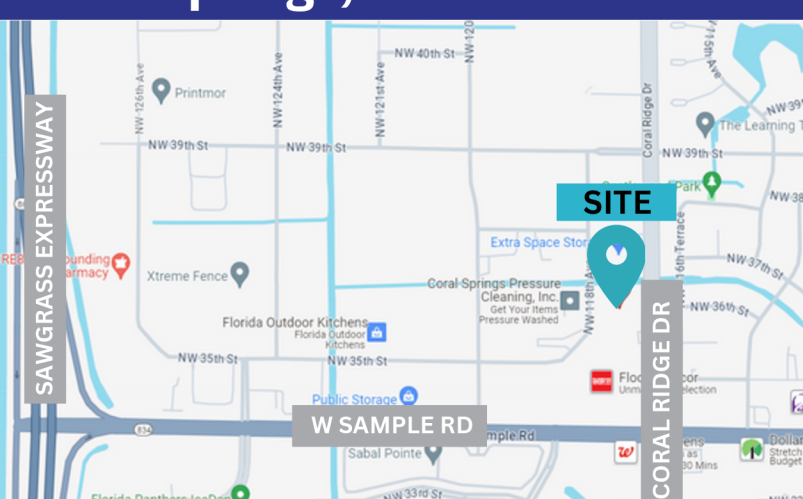


# FOR SALE OFFICE / WAREHOUSE CONDO



**3650 Coral Ridge Drive, Unit 110,  
Coral Springs, FL 33065**

**3,522+/- SQFT**



- Office/warehouse condo in Coral Springs's Park Ridge Business Center
- Office: 1,955 +/- SQFT
- Warehouse: 1,566 +/- SQFT
- Layout includes: reception area, break room/kitchenette, 6 offices, and 2 restrooms
- Roll up door measures 10'x10'
- 8 Parking spots,
- Ceiling height is 18'
- Closest cross streets are Coral Ridge & Sample Rd with easy and fast access to the Sawgrass Expressway

**Price Negotiable**

**Call or text 954-224-8773 for more information!**



**JOE PELAYO, CCIM, SIOR**  
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**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com

**GEORGE PELAYO**  
BROKER ASSOCIATE  
george@trecfl.com  
**954.482.1330**

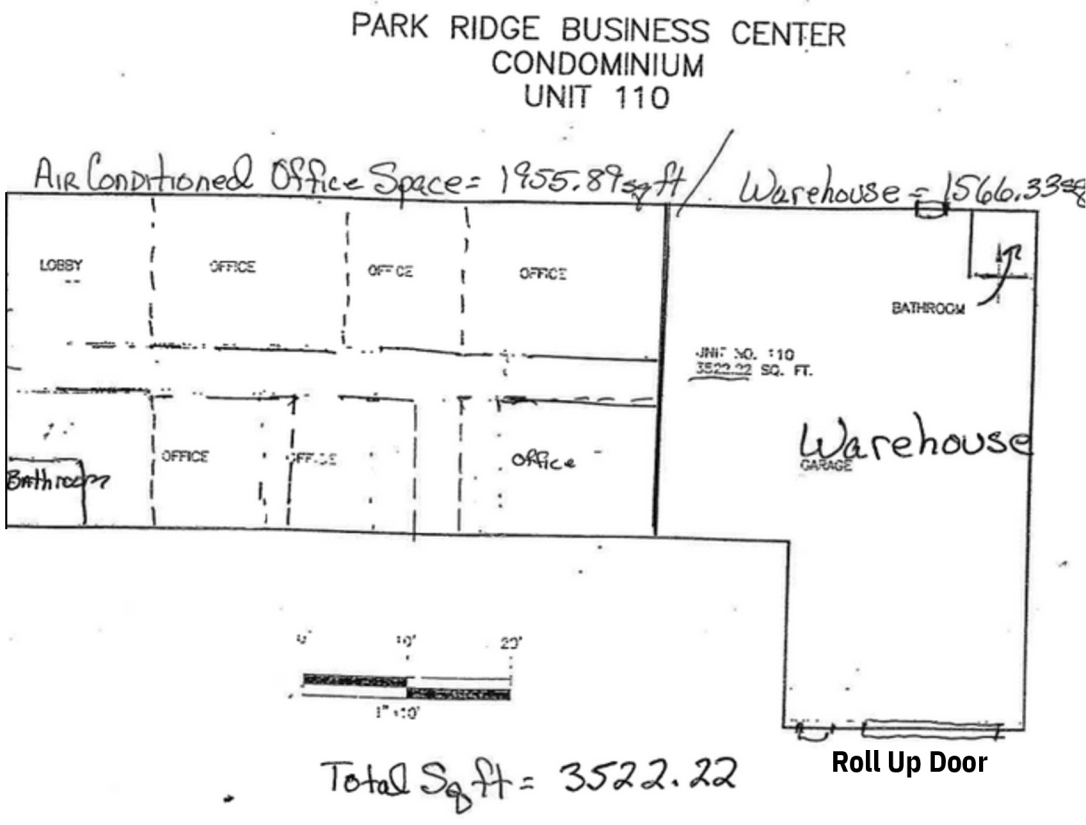


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