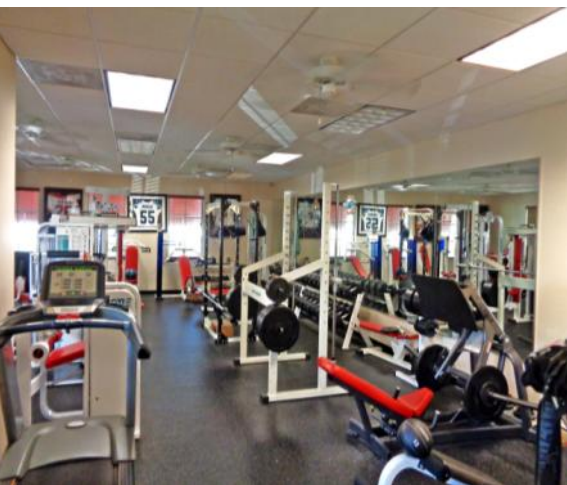




5441 N University Dr. Coral Springs, FL 33067

# FOR SALE FREESTANDING OFFICE

NEXT TO CLEVELAND CLINIC • MEDICAL/PROFESSIONAL BUILDING



- ### FEATURES
- 6 Bathrooms
  - Kitchenette
  - Laundry Area
  - 2 Showers & 1 Sauna
  - 1 Steam Shower
  - 22 Treatment Rooms
  - Large exercises training room
  - 2 Separate Waiting Room
  - Nurse Call System
  - 1 X-ray Room
- \* Every Room is cable ready for TV

- Income-Producing Lease Back
  - Coral Springs Professional Campus
  - Zoned B-2 / Class "A" Medical
  - Gorgeous 3 executive offices with wood molding and fancy columns/ceilings
  - Italian Renaissance decoration with marble, tile and granite
  - Lots of windows / 5 separate entrances
  - The west section is being rented.
  - X-ray view boxes built on to every treatment room
- 7,100+/- SQ FT      \$2,100,000**



**JOE PELAYO, CCIM, SIOR**  
TREC@JOEPELAYO.COM  
**954.224.8773**

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

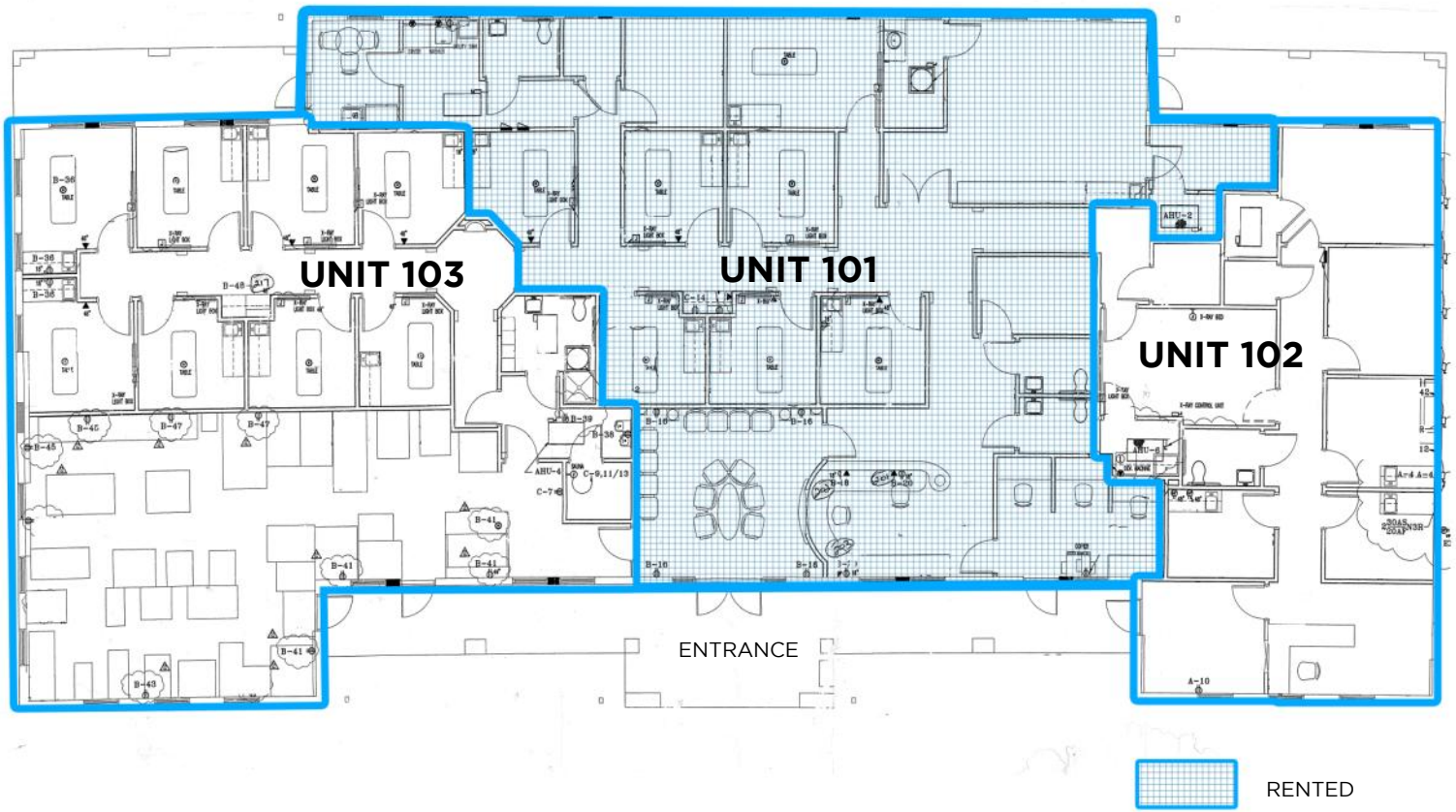
CoStar  
**POWER BROKER™ AWARD**  
Top Firm & Agent  
Ranked on sales & leasing transactions

NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice



# FREESTANDING 7,100+/- SQ FT MEDICAL / PROFESSIONAL 22 Examination Rooms

5441 N University Dr. Coral Springs, FL 33067



video  
tour

<https://youtu.be/bznL962KDBQ>



360

virtual  
tour

<https://bit.ly/2LntoMk>

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