

# OFFICE CONDO

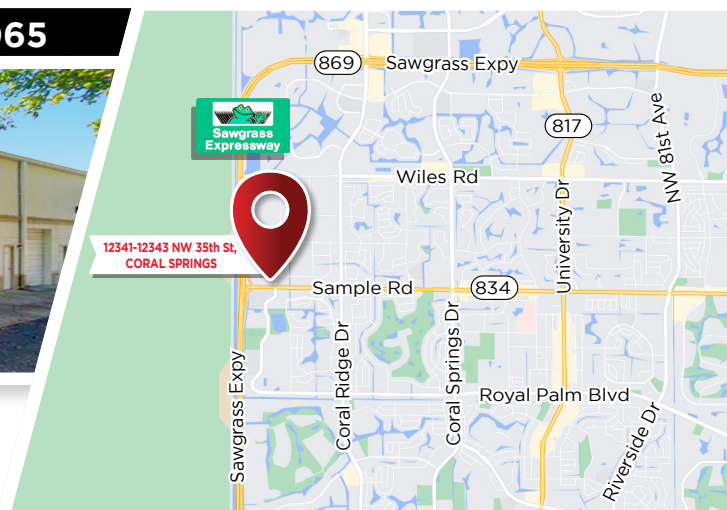
FOR

# SALE

## CORAL SPRINGS CORPORATE PARK



**12341 NW 35th St CORAL SPRINGS, FL 33065**



- 1450 SQ. FT. FIRST FLOOR
- 980 SQ FT SECOND FLOOR
- LOBBY
- 1 RESTROOM FIRST FLOOR
- LOUNGE/KITCHENETTE
- OFFICES
- RECEIVING-STOCKROOM AREA
- WHEELCHAIR LIFT
- EXECUTIVE OFFICE WITH RESTROOM & SHOWER
- OFFICES
- ALL SECOND FLOOR WINDOWS ARE IMPACT RATED

**2,435 ±SQFT**

**\$1,339,350**



**JOE PELAYO, CCIM, SIOR, C2EX**  
BROKER

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**954.224.8773**

**TREC**  
Total Real Estate  
Consultants Inc.  
[www.trecfl.com](http://www.trecfl.com)  
**954.341.3294**

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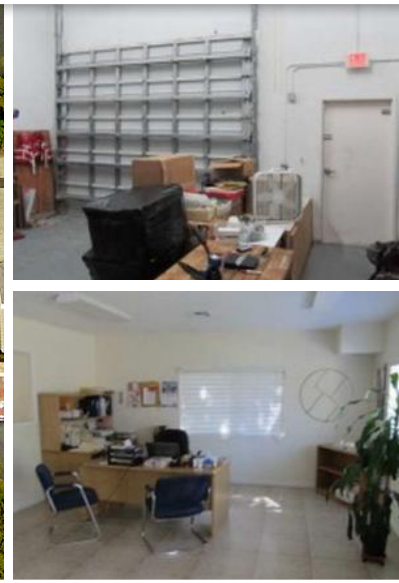
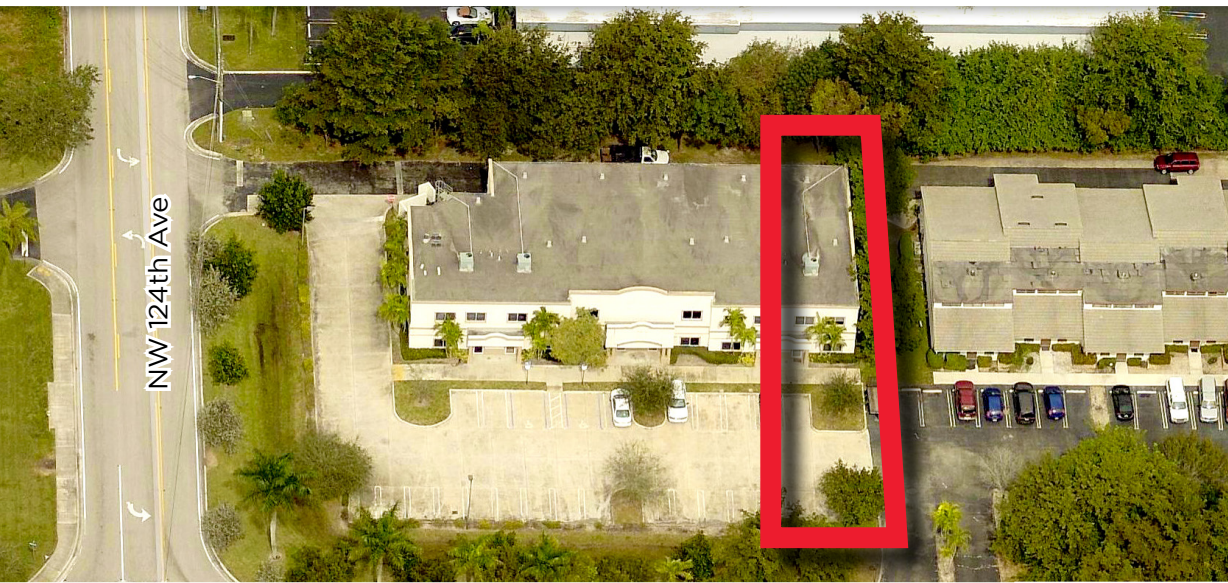
**954.482.1330**



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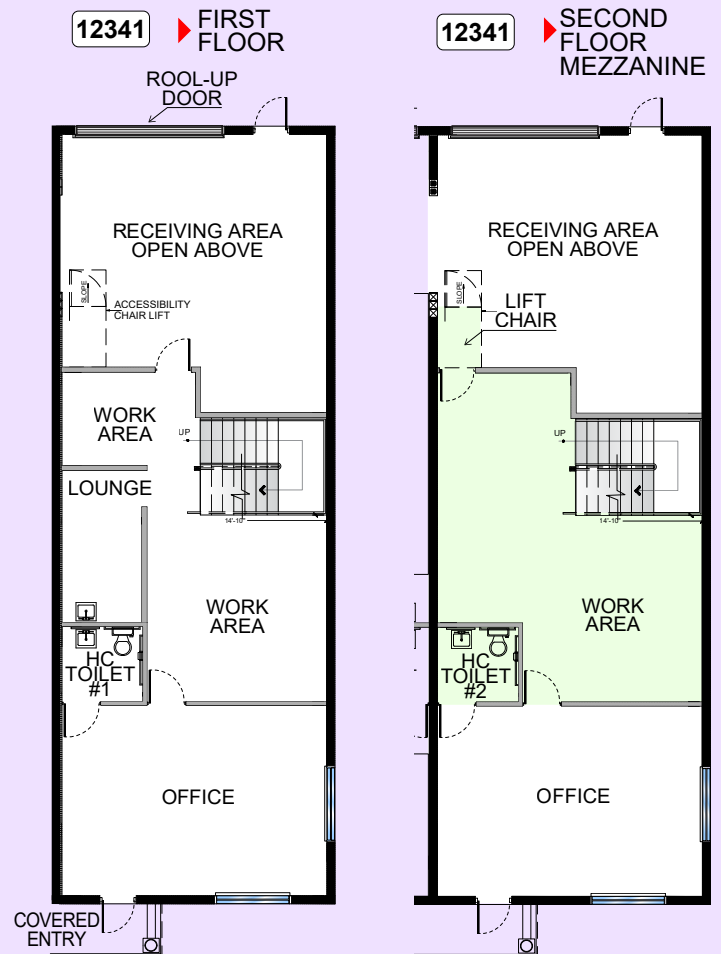
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**FLOORPLAN**



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