

HERON BAY I & II

CORAL SPRINGS, FLORIDA



11555 & 11575 Heron Bay Boulevard | Coral Springs, Florida 33076

OVERVIEW

This Class A Office is located less than a half-mile north of the Sawgrass Expressway. Heron Bay offers excellent access to great suburban neighborhoods and the convenience of walkable amenities, such as the Publix- anchored Sawgrass Center, The Waterway Shoppes at Heron Lakes, and Brookside Square and Marriott Hotel & Convention Center.

BUILDING FACTS:

- Address 11555 (Heron Bay II) & 11575 (Heron Bay I) Heron Bay Boulevard Coral Springs, Florida 33076
- Parking 4/1,000 SF
- Building Size Heron Bay I: 44,256 SF
- Heron Bay II: 44,687 SF





AREA HIGHLIGHTS

Heron Bay Corporate Center is adjacent to a 224-room Marriott Coral Springs Hotel & Convention Center, which includes the largest convention center in Coral Springs at 25,000 square feet and 10 flexibly designed conference rooms that appeal to tenants for annual seminars, regional meetings and conferences, weddings and other special occasions. The North Springs Improvement District recently acquired the adjacent 150- acre Heron Bay

Golf Club in anticipation of the future growth in the area and plan to develop recreational walking trails and green space for the neighboring community. There is an abundance of neighborhood retail shops within walking distance, such as the Publix- anchored Sawgrass Center, The Waterway Shoppes at Heron Lakes, and Brookside Square.





LEASING OPPORTUNITIES

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