

# Meridian Business Campus

3040/3050 Universal Boulevard, Weston, FL 33331



***66,568 SF Class A Office  
Available For Lease***

***Possible Single Tenant Project  
Can Accommodate Life Science Lab User***

**For More Information:**

Timothy J. Talbot  
Andrew Ackerman  
O (954) 385-0000

**[View Property Video](#)**



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3040/3050 Universal Boulevard, Weston, FL 33331



## **3040 Universal Boulevard**

- 34,153 Square Feet
- Immediately Available

## **3050 Universal Boulevard**

- 32,415 Square Feet
- Immediately Available

- Two-Building Project - 66,568 SF
- Can Accommodate Life Science Lab User
- 10 Foot Finished Ceilings; 15 Feet to Clear
- Signage Available on Weston Road
- Parking Ratio 4.32/1,000

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## Property Highlights

- Located in the heart of Weston
- Two, Class A Single Story, Freestanding Buildings on the Lake
- 3040 Universal Blvd. - Newly Renovated Lobby & Common Area
- Weston Road Exposure
- Parking Ratio 4.32/1,000 SF
- Conveniently located off of I-75, South of I-595, & the Sawgrass Expressway
- Minutes to Shops, Restaurants & Banking Establishments
- 20 Minutes to Fort Lauderdale-Hollywood International Airport
- 30 Minutes to Miami International Airport

[www.comrealfortlauderdale.com](http://www.comrealfortlauderdale.com)



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# *Meridian Business Campus*

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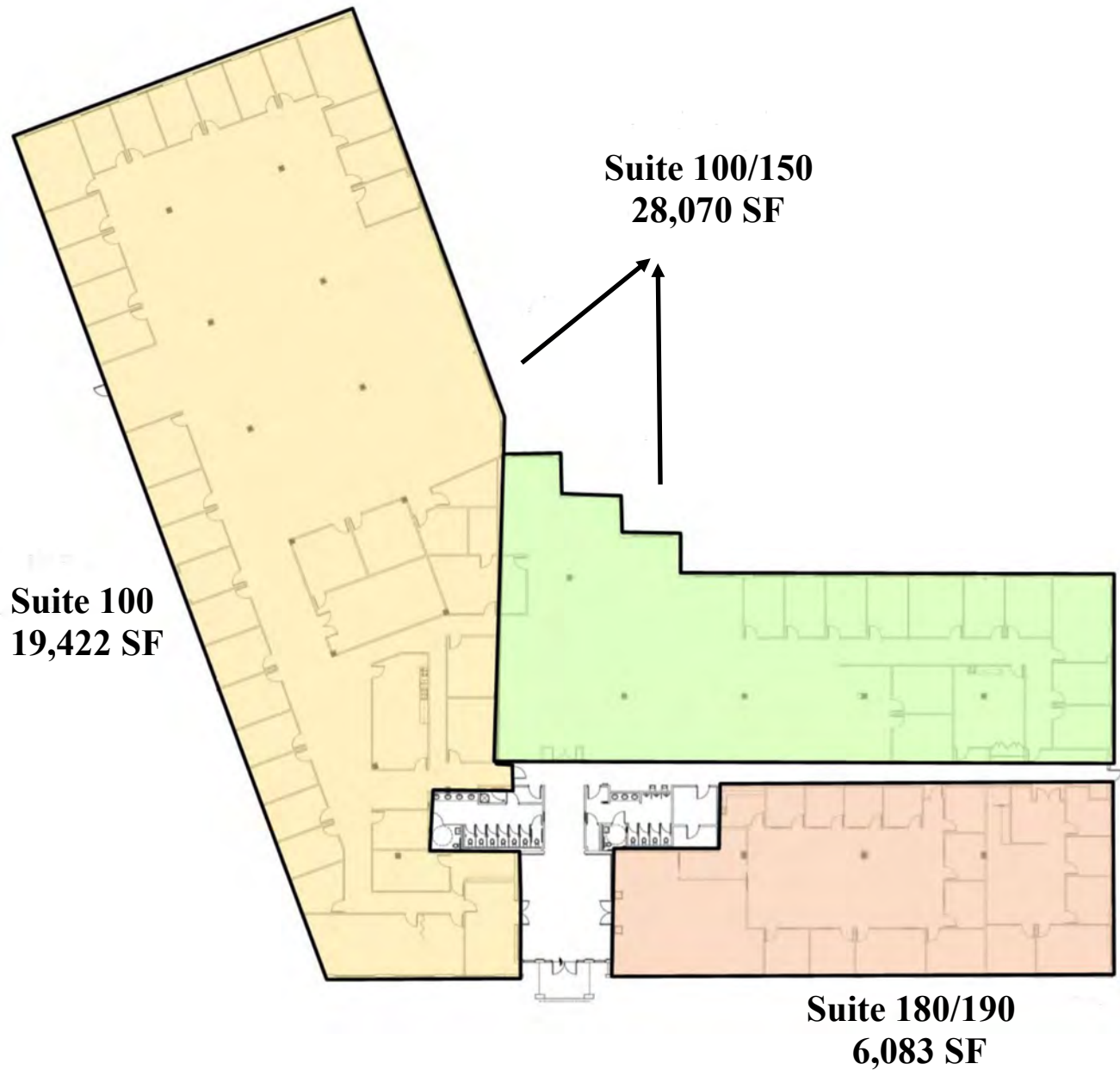


**Lobby/Common Area Renovations Completed**



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**Suite 100 - 34,153 SF**

FOR LEASING INFORMATION:

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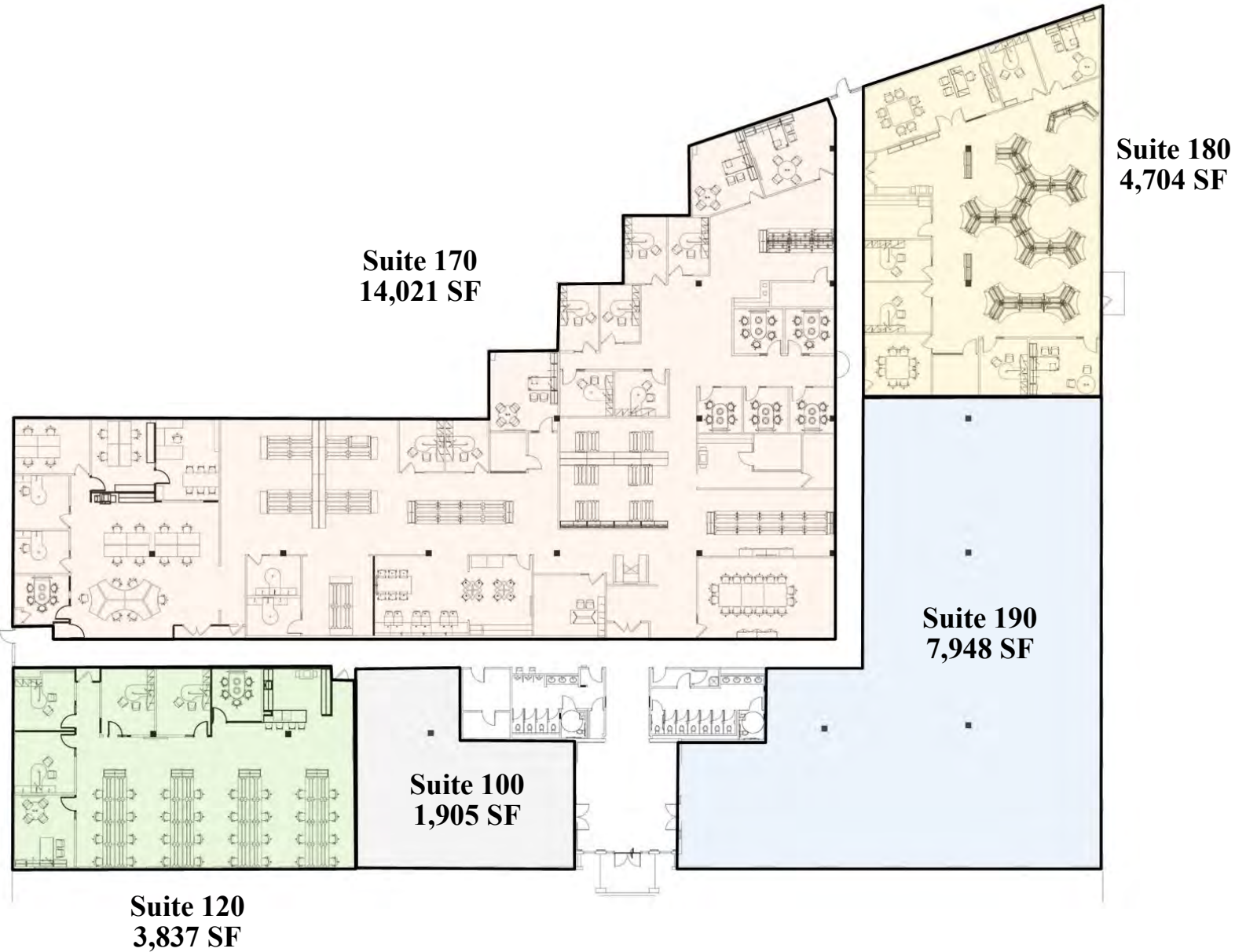
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**Full Building - 32,415 SF**

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