

**FOR LEASE**

**Freestanding Single-Tenant Office / Retail**

**±2,144 SF | Exclusive Use ±0.28-Acre Site**

**765 S Main St, Belle Glade, FL 33430**



**PRICING**

- \$3,100 / Month
- \$17.71 / SF / Year
- Full Service / Simple Rent Structure

**IDEAL USES**

Medical • Wellness • IV Therapy  
Professional Office • Counseling  
Insurance • Specialty Services

Abraham | MBG LLC

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## Property Overview

Rare opportunity to lease a freestanding, single-tenant office/retail building with exclusive control of the entire site. This is not a multi-tenant plaza or shared building. The tenant occupies 100% of the building and land, allowing full control over parking, access, and day-to-day operations.

The single-story building offers a flexible interior layout and functions like a private facility rather than a suite. Interior reconfiguration of non-structural walls may be considered with ownership approval (tenant to verify zoning and permitting).

## Key Details

- Building Size:  $\pm 2,144$  SF (100% RBA)
- Land Area:  $\pm 0.28$  Acres (exclusive use)
- Stories: 1
- Construction: Masonry
- Sprinklers: Dry
- Parking: On-site
- Availability: Feb 1, 2026

# FOR LEASE | FREESTANDING SINGLE-TENANT OFFICE / RETAIL

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## PROPERTY OVERVIEW

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## KEY DETAILS

- Building Size: ±2,144 SF (100% Rentable Building Area)
- Land Area: ±0.28 Acres (exclusive use)
- Building Type: Freestanding / Single-Tenant
- Stories: 1
- Construction: Masonry
- Sprinklers: Dry
- Parking: On-site
- Availability: February 1, 2026
- Lease Type: Direct Lease
- Lease Term: Negotiable

## PRICING

- Asking Rent: \$3,100 per month
- Rate: \$17.71 per SF / Year
- Service Type: Full Service / Simple Rent Structure

## IDEAL USES

Medical or wellness clinic • IV therapy • Professional office • Counseling • Insurance • Real estate • Specialty service users seeking privacy, branding control, and operational autonomy

## WHY THIS PROPERTY STANDS OUT

- Freestanding building — no shared tenants
- Exclusive use of building + land
- Single-story access (client-friendly)
- Strong branding and signage potential
- Functions like an owner-user facility without ownership costs

## CONTACT

Abraham

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*Information deemed reliable but not guaranteed. Tenant to verify all details.*