

FOR LEASE | PROFESSIONAL OFFICE

3003 S CONGRESS SUITE 1A

Palm Springs, Florida 33461



930 SF

OFFICE SUITE

\$1,800

ASKING RENT / MONTH

1ST FLOOR

ACCESSIBLE LOCATION

LEASE OFFERING MEMORANDUM

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Volha Zhyvahlod

Keller Williams Coastal Partners | 561-501-0984 | olga.zhyvahlod@kw.com

EXECUTIVE SUMMARY

Small Suite. Serious Visibility.

A right-sized first-floor office opportunity along the South Congress Avenue commercial corridor. Suite 1A combines an efficient 930-square-foot footprint with roadway exposure, shared parking, accessible building features and a location surrounded by established residential and commercial demand.

930 SF

SINGLE-TENANT OFFICE

\$1,800

MONTHLY ASKING RENT

24

SHARED PARKING SPACES

39K+

DAYTIME POPULATION*



PROPERTY HIGHLIGHTS

- First-floor professional office suite
- High-visibility South Congress Avenue corridor
- Billboard visible from the roadway
- Accessible parking and elevator-equipped building
- Professionally managed office setting
- Potential fit for medical, professional and service users*

QUICK FACTS

PROPERTY TYPE

Office

SUITE

1A

SIZE

930 SF

ASKING RENT

\$1,800/month

ANNUALIZED RATE

\$23.23/SF/year

*Per current listing data. Prospective tenants should independently verify all material facts.

YEAR BUILT

1976

BUILDING

2 stories

PARKING

24 shared spaces

UTILITIES

Public water/sewer; cable available

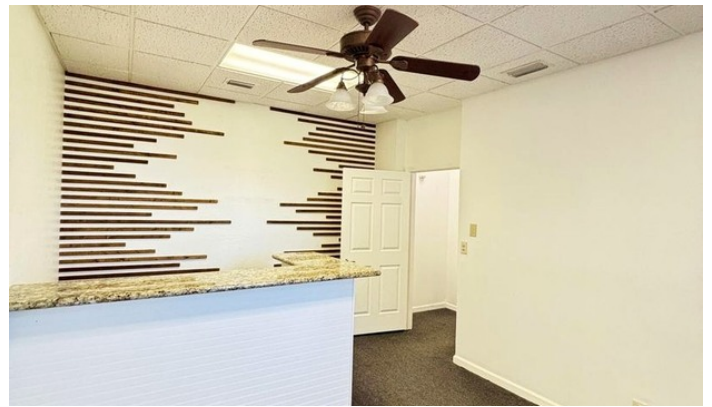
MLS

B26047752

THE SPACE

Built for the Way Small Businesses Actually Work.

For a therapist, attorney, insurance agency, home-health administrator, accountant, consultant or other professional user, 930 SF can be the sweet spot: enough room to create a polished client-facing operation without carrying the cost of oversized space.



POSITIONING ADVANTAGES

- Reception-forward layout supports a professional client arrival experience.
- First-floor positioning improves convenience for clients, staff and deliveries.
- Roadway visibility and billboard exposure can help a local service business get noticed.
- Shared parking supports appointment-based and office-oriented users.
- Central Palm Beach County positioning serves Palm Springs, Lake Worth, Lake Clarke Shores and surrounding areas.

POTENTIAL TENANT PROFILES

Therapy / Counseling • Legal • Accounting / Tax • Insurance • Real Estate / Mortgage • Home Health Admin • Consulting • Selected Medical / Wellness

*Illustrative only; subject to zoning, licensing, association and landlord approval.

LOCATION

Congress Avenue Exposure Without Downtown Overhead.

The property sits on the South Congress Avenue corridor in Palm Springs, positioned between established residential neighborhoods, daily-needs retail and regional employment. Current listing data cites a daytime population above 39,000, helping support service businesses that depend on local visibility and repeat access.

LOCATION AT A GLANCE

S CONGRESS AVE

Local retail

3003 S CONGRESS

Suite 1A

Regional access

Palm Springs • Palm Beach County • South Florida

WHY THIS LOCATION WORKS

- High-traffic commercial corridor and strong roadway visibility
- Quick access to I-95 and surrounding Palm Beach County markets
- Established nearby retail, services and residential neighborhoods
- Useful central positioning for appointment-based businesses
- Nearby communities include Palm Springs, Lake Worth and Lake Clarke Shores

NEARBY CONVENIENCE

The immediate trade area includes grocery, big-box retail, restaurants and neighborhood services - useful for both employees and visiting clients.

CLIENT ACCESS

First-floor suite + accessible parking

VISIBILITY

Congress Ave + roadway billboard

RIGHT-SIZED

930 SF keeps occupancy efficient

LEASE SNAPSHOT

Simple Economics. Direct Contact.

ASKING RENT

\$1,800
PER MONTH

930 SF

Approx. \$23.23/SF/year

Single-tenant office

First-floor suite

Lease structure / inclusions:

Contact listing agent

LEASING CONTACT

Volha Zhyvahlod

Keller Williams Coastal Partners

561-501-0984

olga.zhyvahlod@kw.com

License FL SL3464794 | MLS B26047752



TEXT / REQUEST A TOUR

Scan to start a text conversation about Suite 1A.

NEXT STEP

Schedule a walkthrough and confirm the fit for your business, including permitted use, signage, utilities, lease structure and any build-out requirements.

IMPORTANT INFORMATION

This memorandum is for discussion purposes only. Information has been obtained from sources believed reliable, including current listing data, but has not been independently verified and is not guaranteed. No representation or warranty, express or implied, is made as to accuracy or completeness. Prospective tenants must independently verify square footage, permitted use, zoning, licensing, parking, signage, accessibility, utilities, lease structure, operating expenses, condition and all other material facts. Terms are subject to change, prior lease or withdrawal without notice. Potential tenant profiles shown are illustrative only.

Source snapshot: BeachesMLS / Crexi and syndicated listing data, accessed August 11, 2026.