

9955 SE Federal Hwy,
Hobe Sound, 33455

1-2 SUITES IN TURNKEY
MEDICAL OFFICE ON US 1



FOR **LEASE**



ALBERT BROWN
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**2,177 SF -
4,654 SF**

EXECUTIVE SUMMARY

9955 SE Federal Hwy, Hobe Sound, 33455 | 1-2 SUITES IN TURNKEY MEDICAL OFFICE ON US HWY 1

SPECS

Suite A & B Size:	4,654 SF
Suite A Size:	2,477 SF
Suite B Size:	2,177 SF
Price:	\$29 Per SF / YR / GROSS
Years Renovated & Built:	Renovated in 2018 / Built in 1989
Term:	3-5 Year Lease
Zoning:	R-3A

PROPERTY OVERVIEW

Can be leased together or separately. Exceptional opportunity to lease a 4,654± SF medical office currently configured as one contiguous space. The property offers two reception and administrative areas, 10 exam rooms with sinks, 2 physician offices, a spacious open treatment/IV area, laboratory, multiple X-ray rooms including a former bank vault converted into imaging space, kitchenettes, washer/dryer hookups, and 4 private restrooms. Previously occupied as two separate suites, the space can easily be divided back into Suite A (2,477± SF) and Suite B (2,177± SF) if a smaller footprint is desired. Ideal for medical, specialty healthcare, dental, wellness, or professional office users seeking flexibility in a premier US Highway 1 location.



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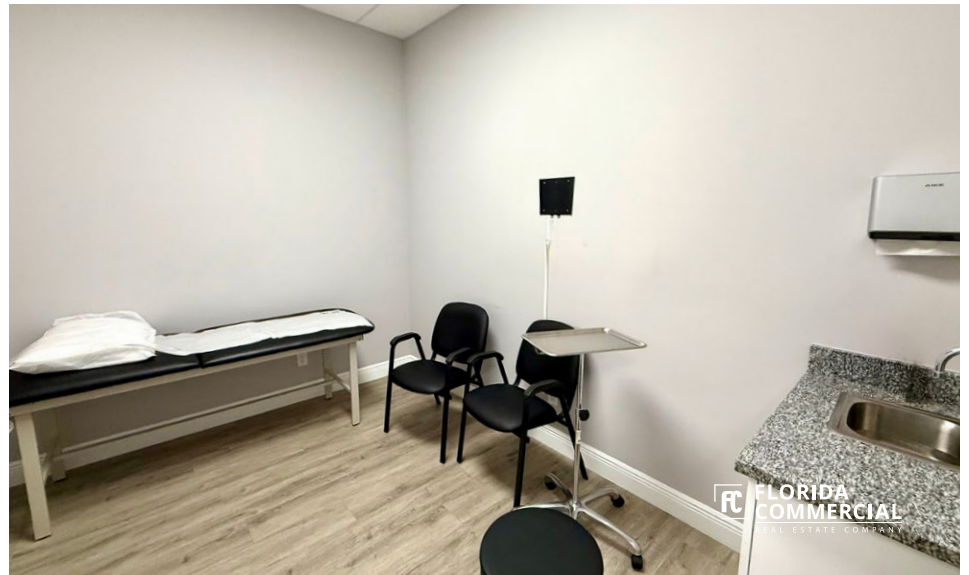
SUITE A



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SUITE A



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SUITE A



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SUITE B



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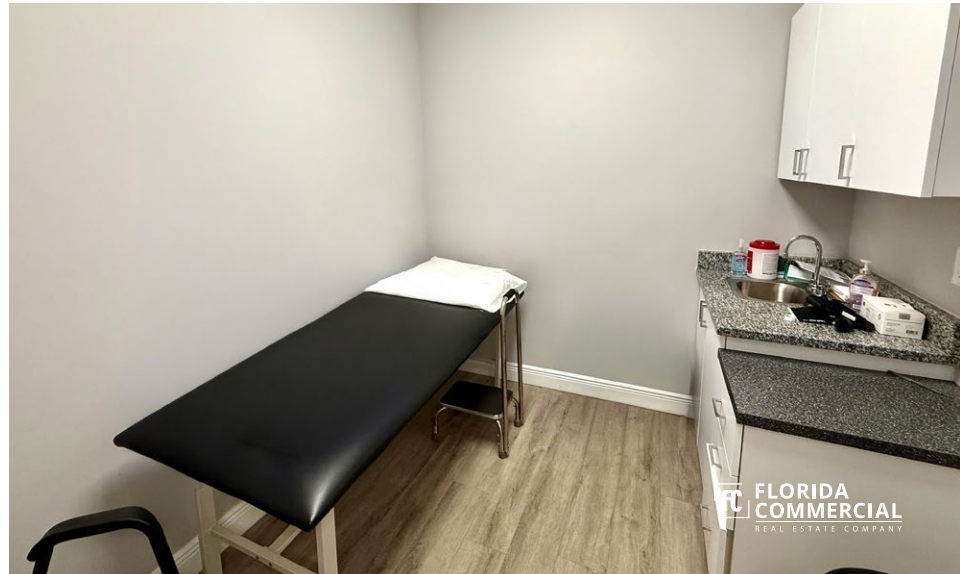
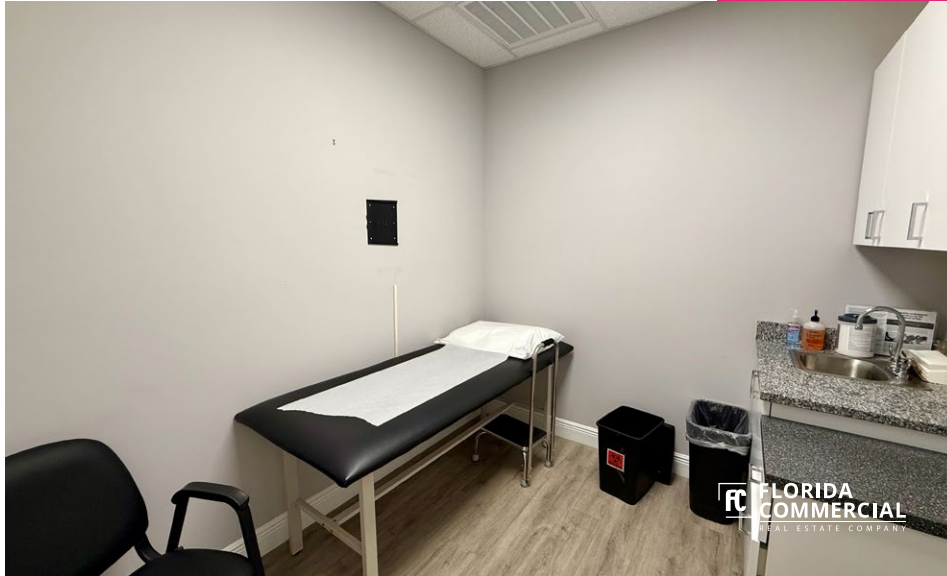
SUITE B



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SUITE B



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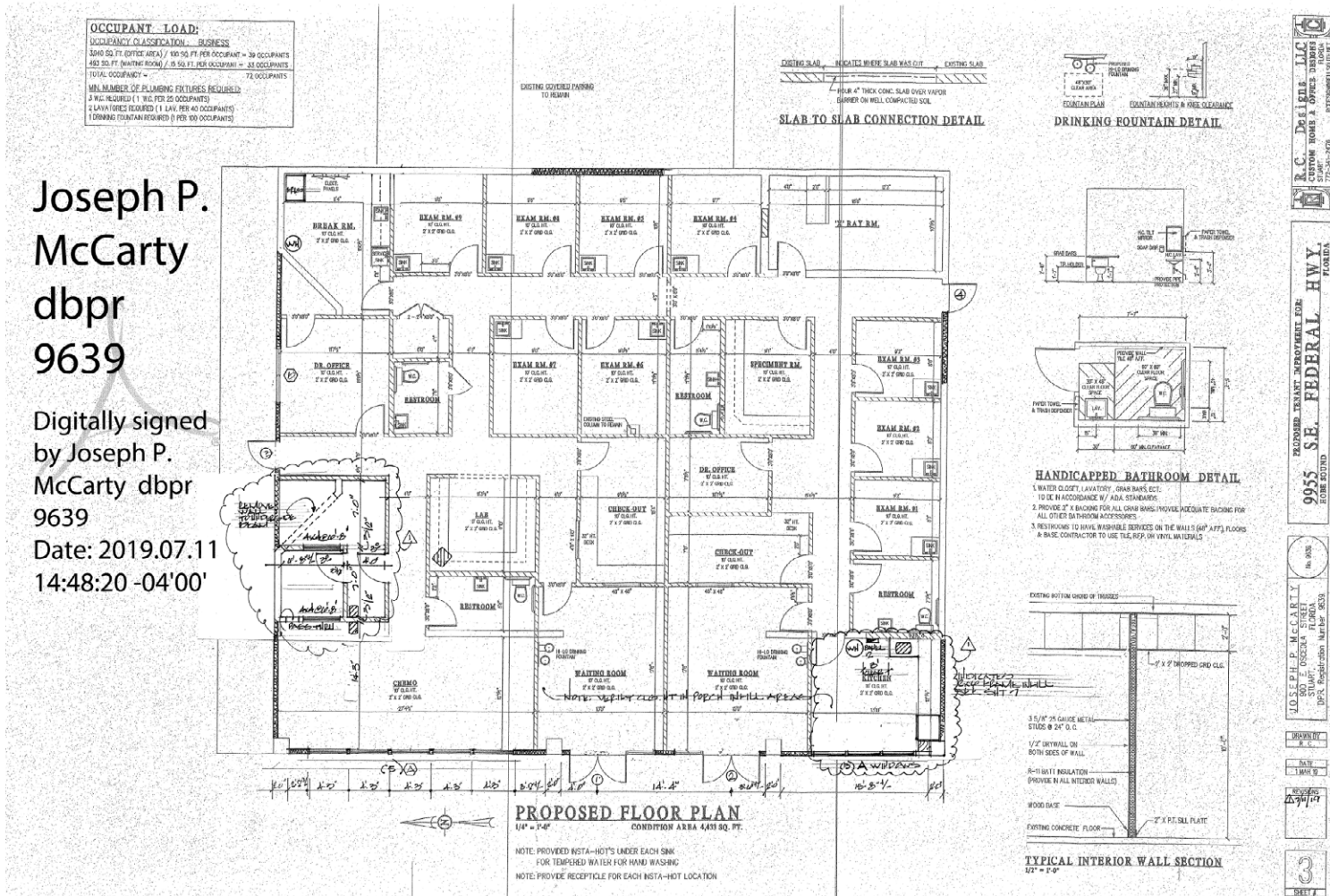
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FLOOR PLAN

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LOCATION & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	6.6K	47.1K	93.1K
Median age	42.7	47.1	47.8



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2.9K	20.9K	39.1K
# of Employees	13.1K	66K	114.8K
Average HH income	\$75.8K	\$82.3K	\$83.5K

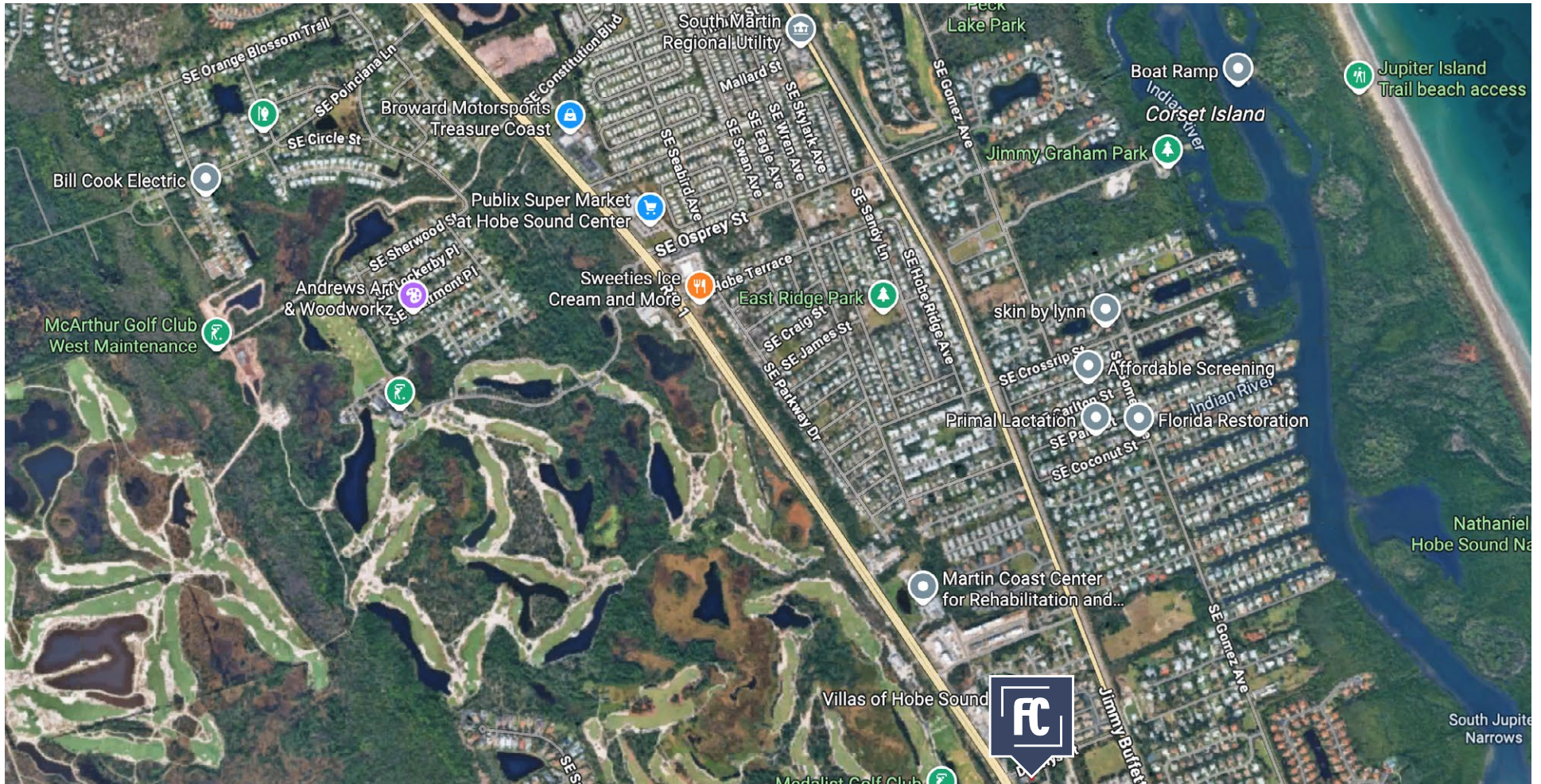


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MAP

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