

Baptist Health City

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

Bryan McKenney
(888) 585-6880

10301 Hagen Ranch Rd
Boynton Beach, FL



BAPTIST HEALTH CITY

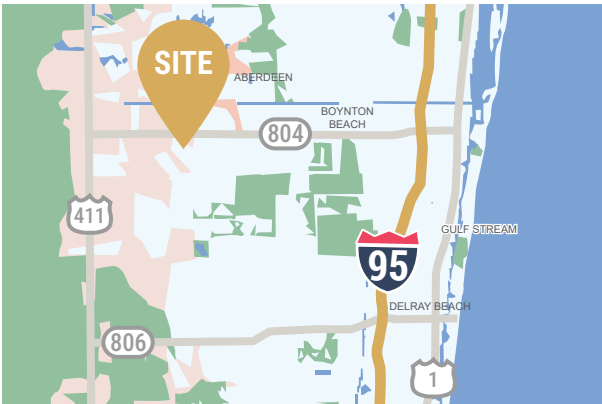
Positioned in Boynton Beach with direct access to Florida's Turnpike, Baptist Health City is an established multi-building medical campus minutes from Baptist Health South Florida — one of the region's leading healthcare anchors. This strategic location creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

The campus offers a dynamic environment for primary care and specialty practices seeking proximity to hospital services and a robust physician network. Recently renovated and anchored by an Ambulatory Surgery Center, Baptist Health City delivers modernized infrastructure, shared common areas, and a diverse mix of healthcare specialties across multiple buildings. With direct Turnpike access and a deep, growing patient base, the campus presents an exceptional long-term opportunity for medical professionals expanding into South Palm Beach County's healthcare corridor.



PROMINENT LOCATION & ACCESSIBILITY

- Prominent location in Boynton Beach within South Palm Beach County's healthcare corridor
- Direct access off Florida's Turnpike
- Minutes from Baptist Health South Florida, one of the region's leading healthcare anchors



IDEAL MARKET & SITE LOCATION

- Positioned within South Palm Beach County's deep, growing healthcare consumer market
- Conveniently serves 378,258 residents within a 15-minute drive



BUILDING HIGHLIGHTS

- Multi-building medical campus anchored by an Ambulatory Surgery Center
- Recently renovated with modernized infrastructure and shared common areas
- Diverse mix of healthcare specialties across the campus
- Range of suite sizes available, accommodating practices from boutique to large-format users

Estimate 15 Min Drive

POPULATION ESTIMATES

378,258

>17 60,723

18-44 104,764

AVERAGE HOUSEHOLD INCOME

\$ 11,742.79

45-64 92,243

65+ 120,528

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 16%

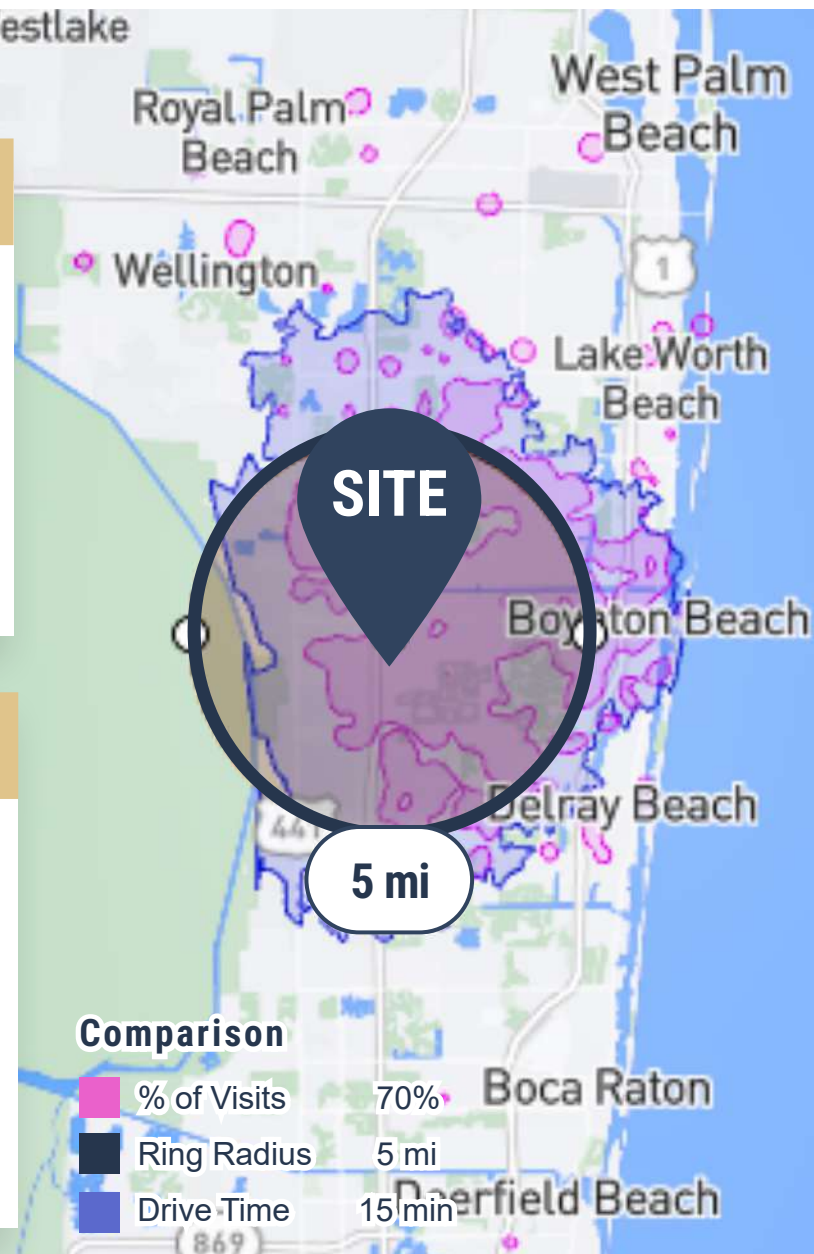
EMPLOYER BASED 41%

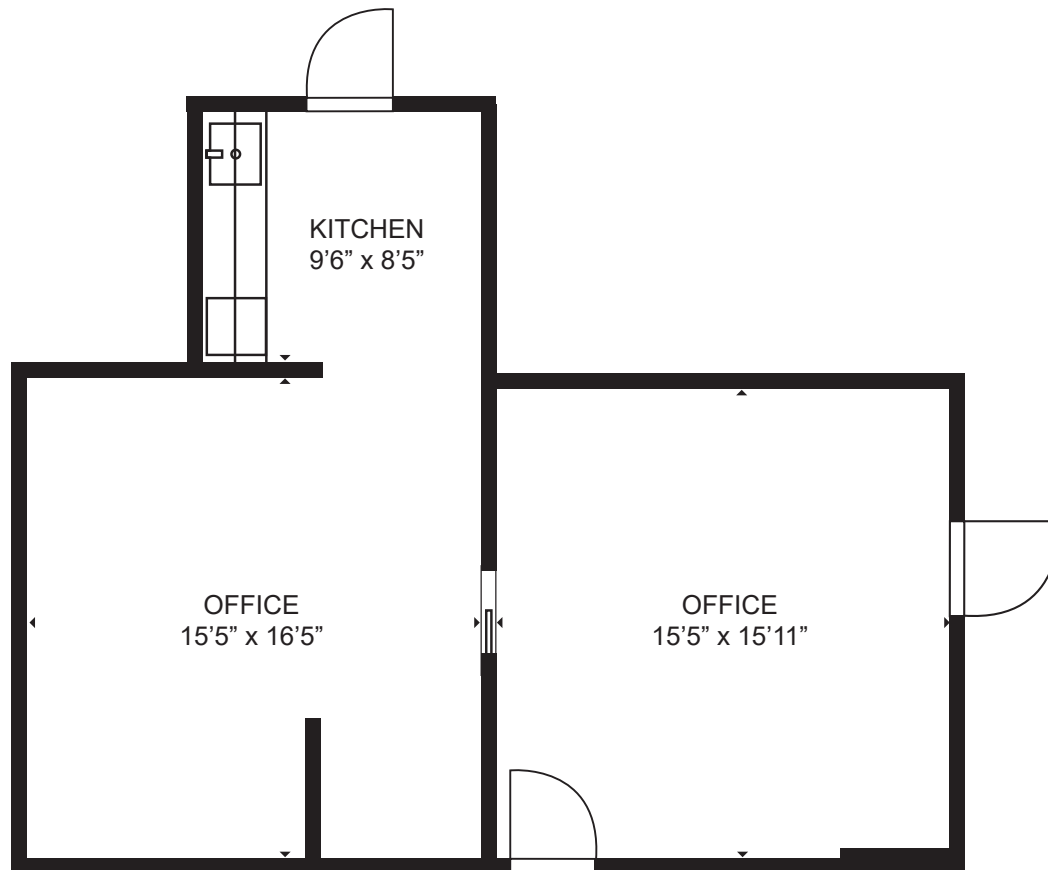
GOVERNMENT 26%

MULTIPLE 7%

SELF PAY 11%

Data Source:  **Placer.ai**



**AVAILABLE SUITE**

Suite C100 - 739 RSF

SUITE DESCRIPTION

1 Office, 1 Conference Room,
Kitchen, Private Restroom
and Shower

Virtual Floor Plan

CLICK OR SCAN



AVAILABLE SUITE

Suite D520 - 12,274 RSF

SUITE DESCRIPTION

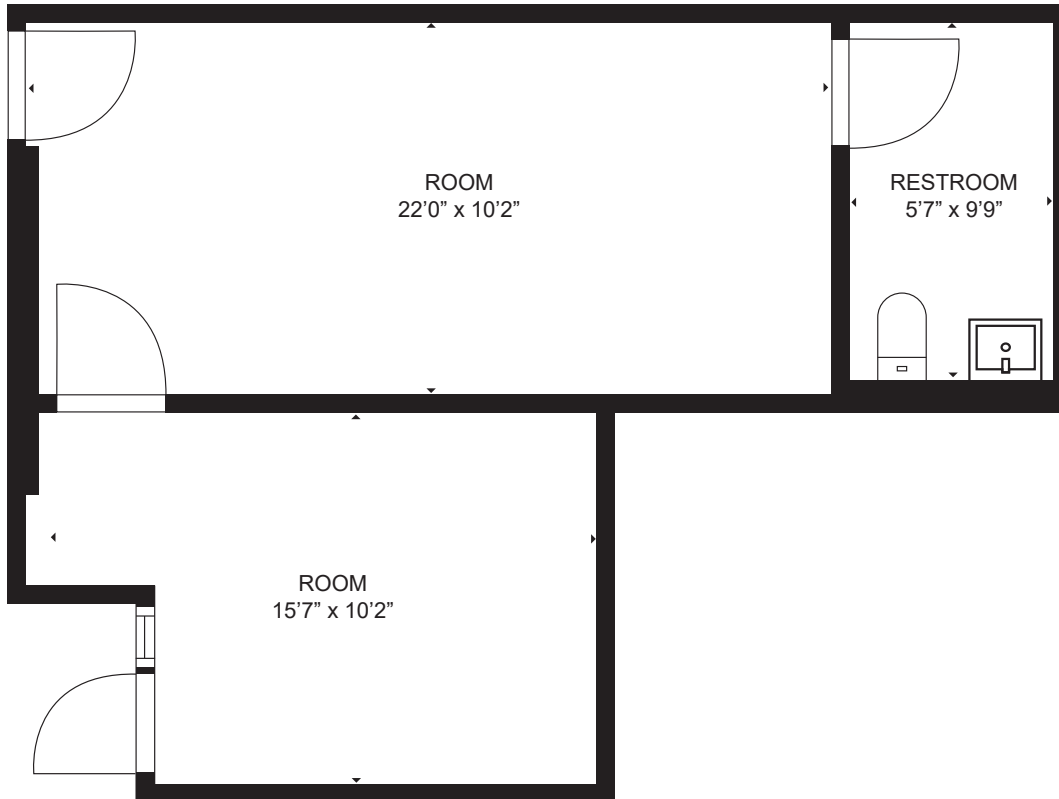
Fully Functional ASC,
3 Operating Rooms, Dedicated
Generator, 15 Pre-Op and
Post-Op Beds



Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

Suite D710 - 582 RSF

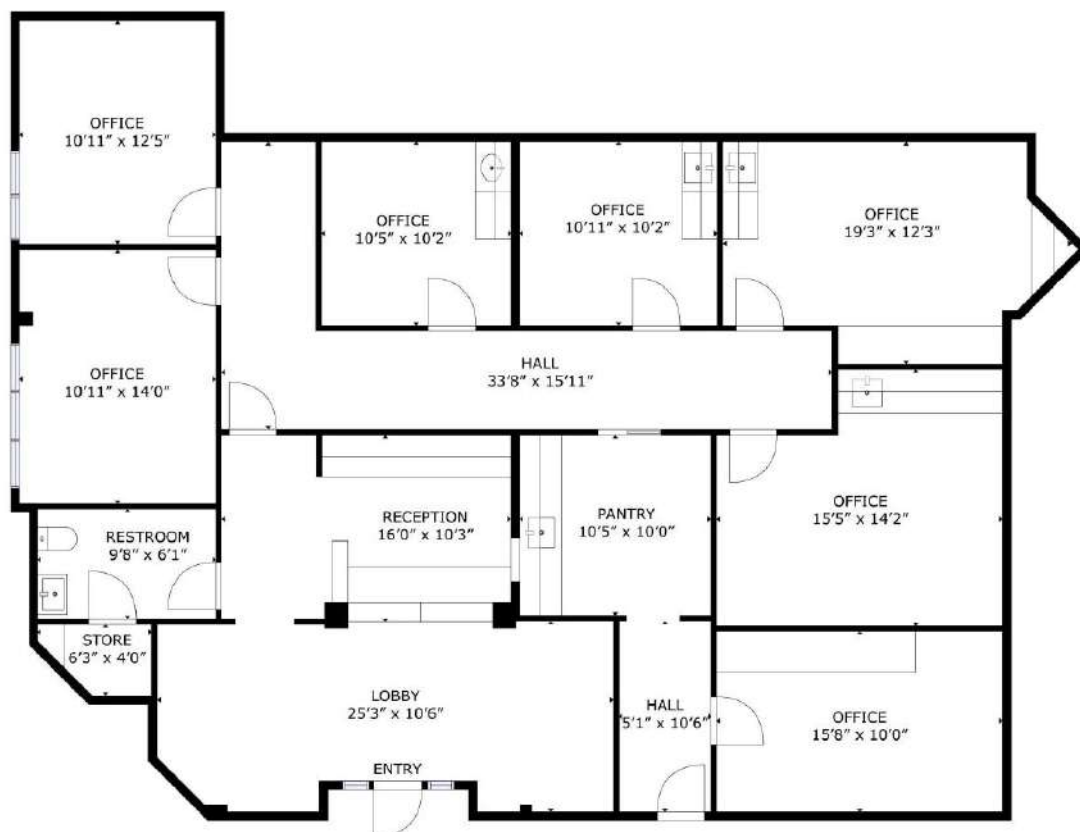
SUITE DESCRIPTION

Waiting Room, Therapy Room,
and Private Restroom

Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

Suite D730 - 2,018 RSF

SUITE DESCRIPTION

2 Offices, 5 Exam Rooms,
Break Room, Private Restroom

Virtual Floor Plan

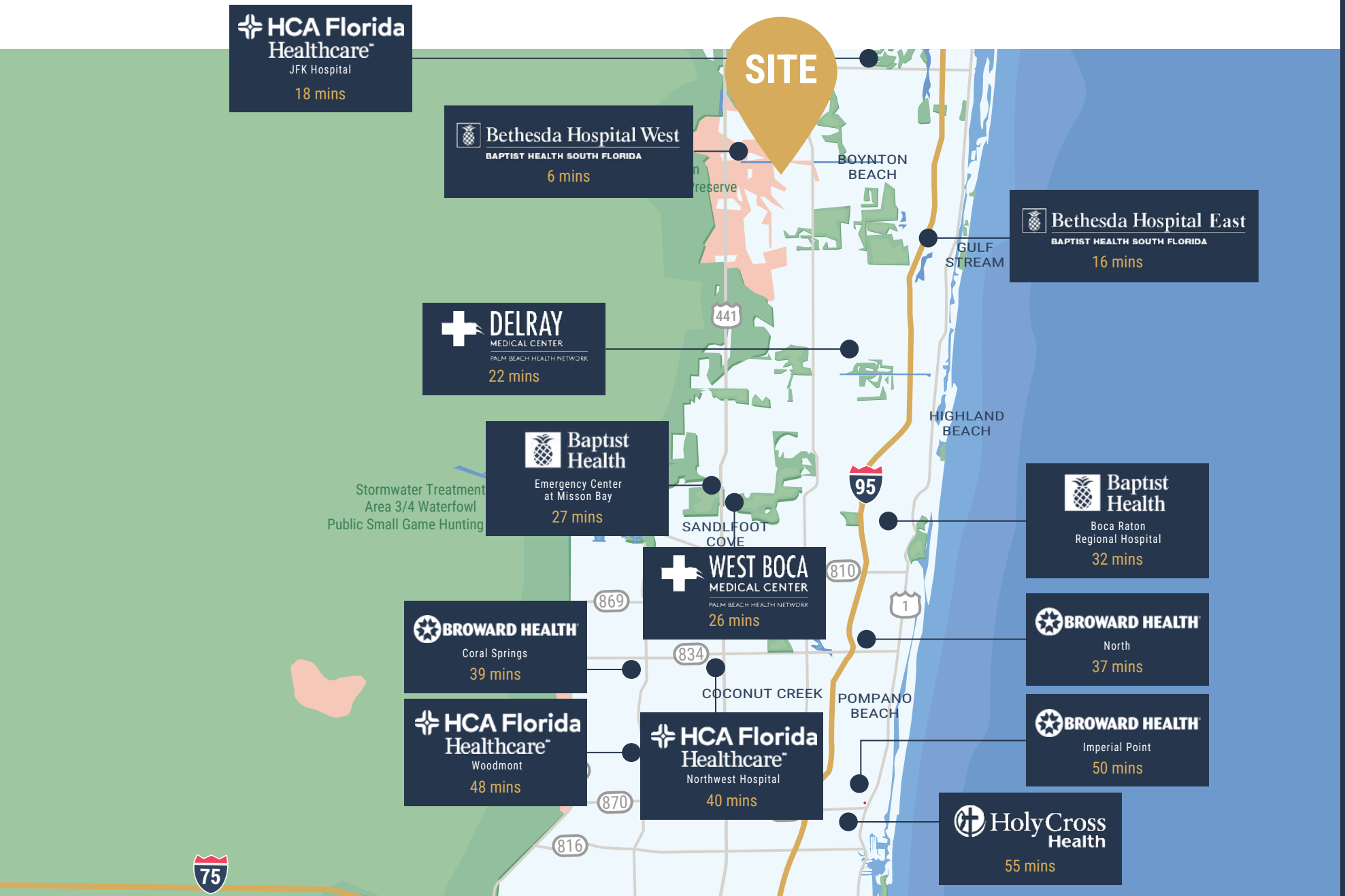
CLICK OR SCAN





LOCAL HOSPITAL DISTANCE MAP

11



① Retail

Target
Whole Foods Market

② The Fountains of Boynton

Shopping Plaza

McDonalds
PNC Bank
Synovus Bank
LA Fitness

③ Retail

Walmart Super Center
Boynton Beach Mall

④ Retail

Boynton Town Center
Chase Bank
Fifth Third Bank
Olive Garden
Target

⑤ Retail and Education

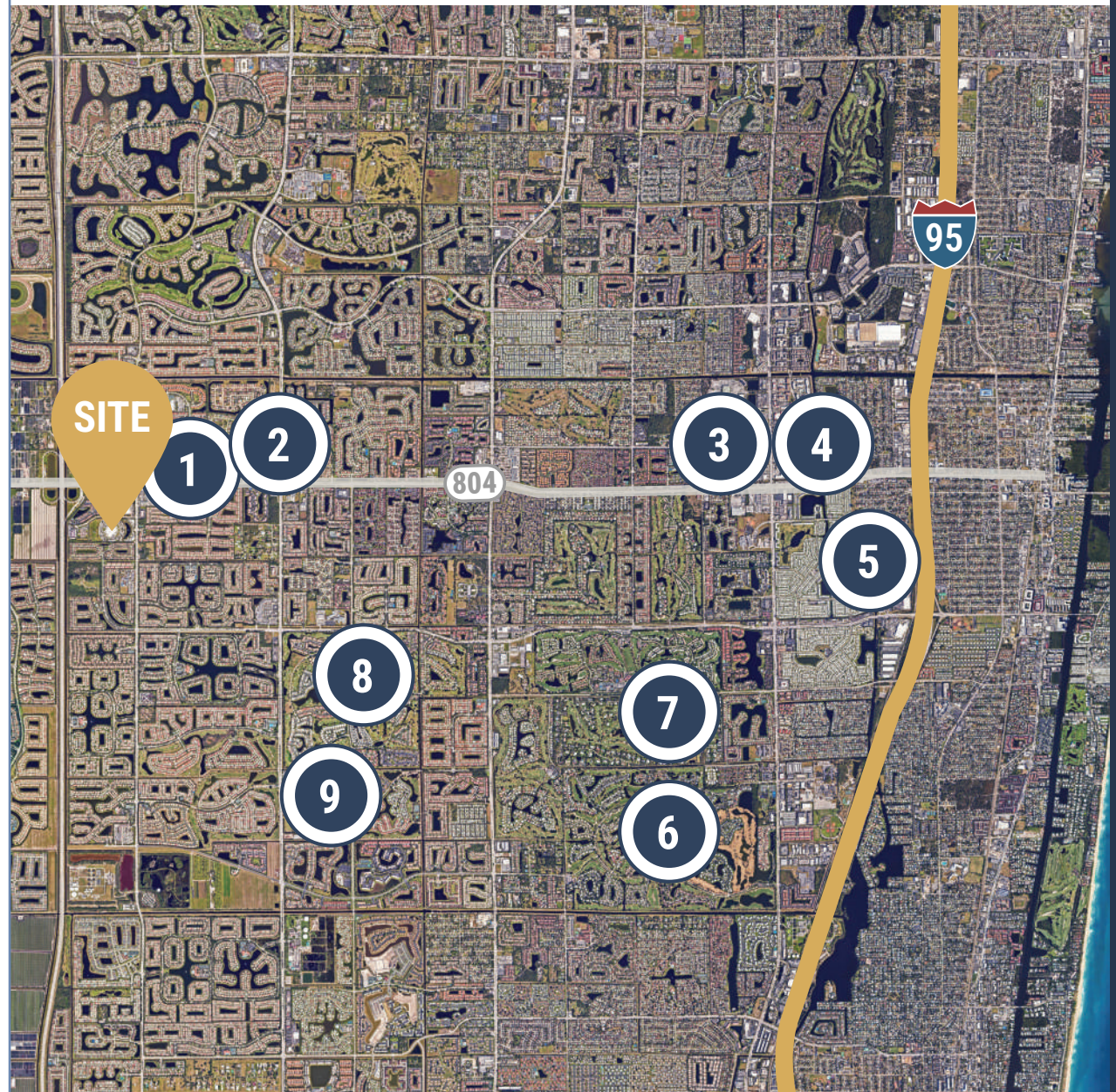
The Home Depot
Bank of America ATM
Forest Park Elementary School

⑥ Hunters Run Country Club

⑦ The Club at Quail Ridge

⑧ Indian Spring Country Club

⑨ Westchester Country Club





**MED
WEST**
REALTY

Lic # CQ1068637

Bryan McKenney

Bryan@MedWestRealty.com

(888) 585-6880

LIC#CQ1068637

OWNED & OPERATED BY

**Well
tower**