

# Delray Medical Pavilion

➤ MEDICAL SUITES FOR LEASE



**MED  
WEST**  
REALTY

Lic # CQ1068637

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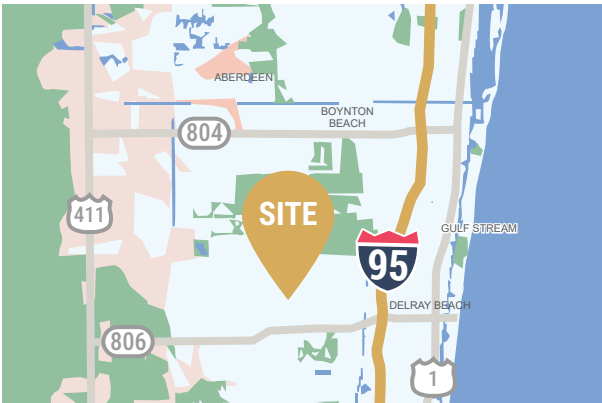
**14000 S Military Tr  
Delray Beach, FL**



## DELRAY MEDICAL PAVILION

Positioned along South Military Trail in central Palm Beach County, Delray Medical Pavilion is a well-established medical office building within minutes of Delray Medical Center — a 536-bed acute care hospital and 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 property offers a dynamic environment for primary care and specialty practices seeking proximity to hospital services and a robust physician network. With covered below-grade parking, recent ownership investment, and a renovated two-story footprint, Delray Medical Pavilion offers an ideal setting for healthcare providers establishing or expanding a practice. Limited new construction and continued migration toward community-based care make this an exceptional long-term opportunity in Palm Beach County's healthcare corridor.



## PROMINENT LOCATION & ACCESSIBILITY

- Prominent location along South Military Trail
- Access to I-95 and Florida's Turnpike via Lake Ida Road and West Atlantic Avenue
- Minutes from Delray Medical Center, with eight regional hospitals reachable within a 30-minute drive



## IDEAL MARKET & SITE LOCATION

- Centrally located among Delray Medical Center, Bethesda Hospital East, Bethesda Hospital West, Boca Raton Regional Hospital (Baptist Health), and HCA Florida JFK Medical Center
- Affluent, aging market positioned for sustained outpatient and specialty-care demand
- Conveniently serves 387,424 residents within a 15-minute drive
- Limited new MOB construction in the submarket over the past 10+ years: driving heightened demand for renovated, well-located medical office space



## BUILDING HIGHLIGHTS

- Two-story, 37,440 SF medical office building
- Covered parking.
- Two hydraulic passenger elevators
- Steel frame construction with glass curtain wall exterior

## Estimate 15 Min Drive

POPULATION ESTIMATES

**387,424**

>17 57,976

18-44 106,917

AVERAGE HOUSEHOLD INCOME

**\$122,365.26**

45-64 96,224

65+ 126,307

Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

COMMERCIAL 18.4%

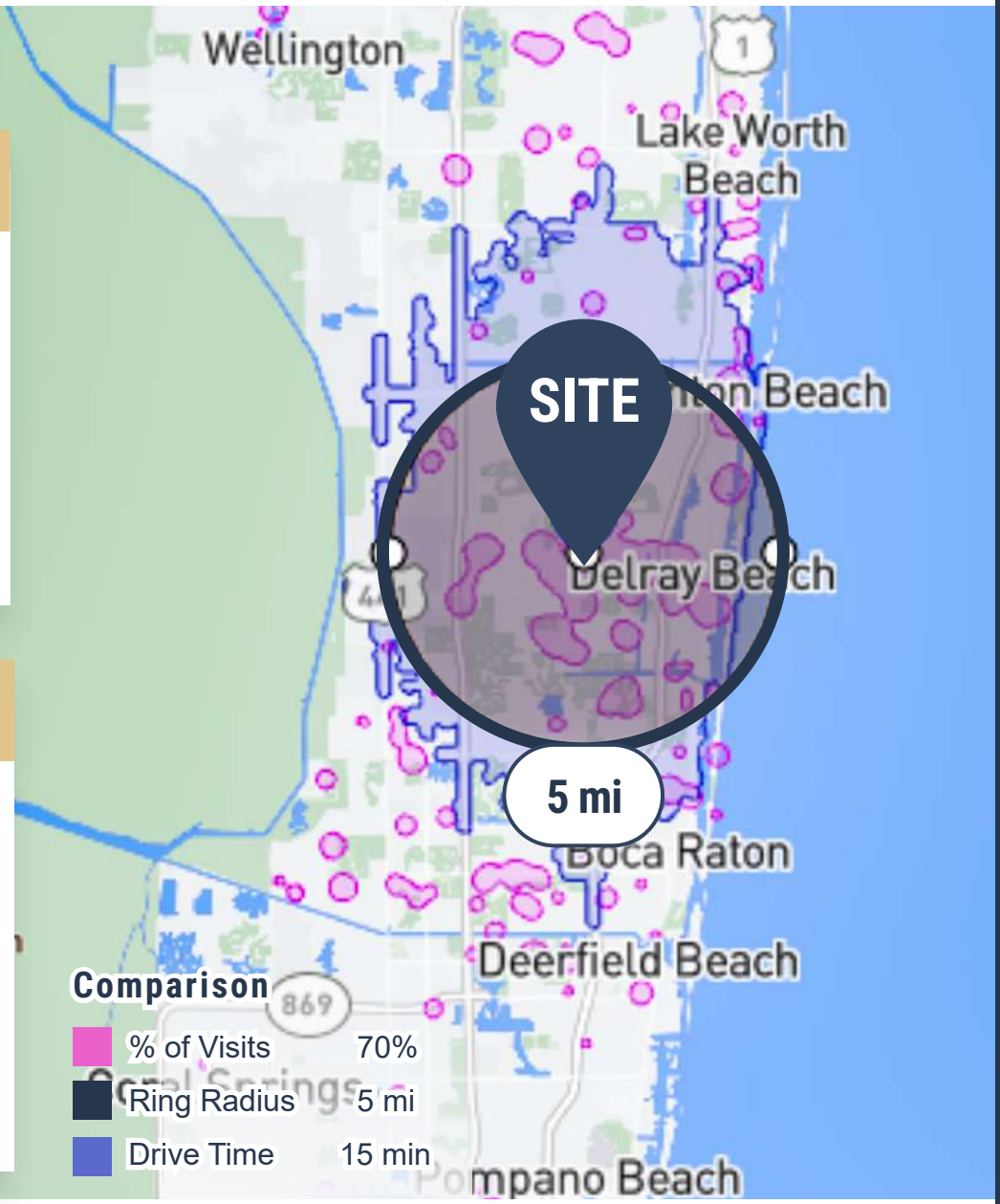
EMPLOYER BASED 40.9%

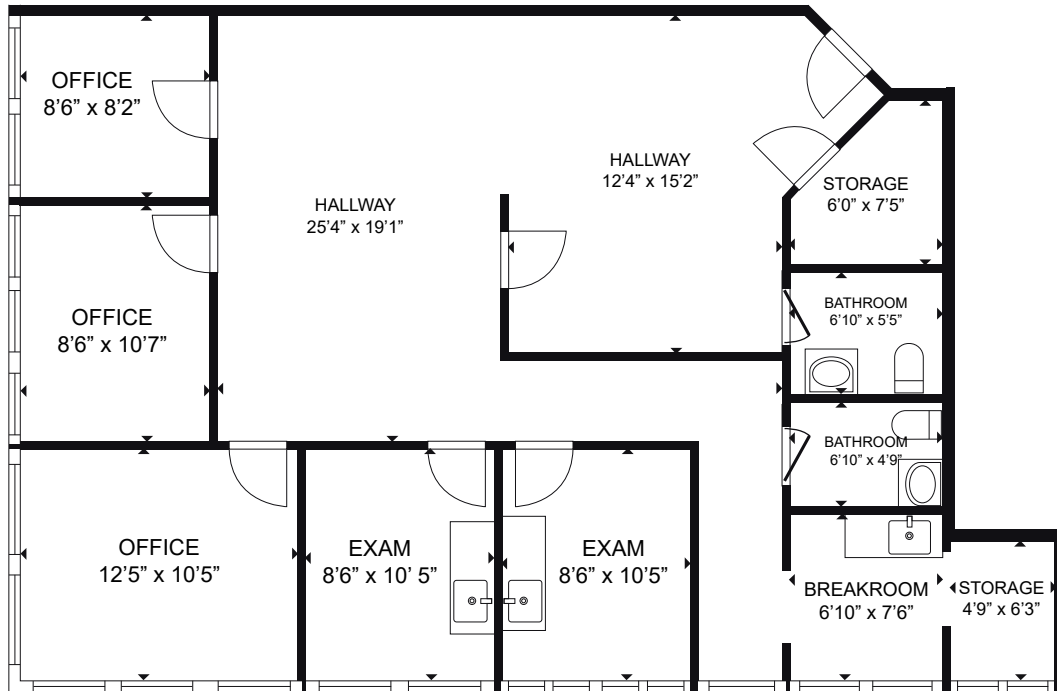
GOVERNMENT 24.4%

MULTIPLE 6.4%

SELF PAY 9.9%

Data Source:  **Placer.ai**





## AVAILABLE SUITE

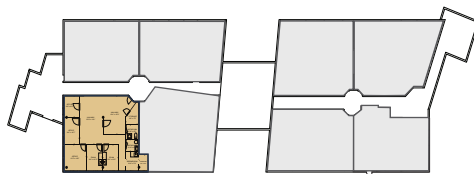
Suite 104 - 1,785 RSF

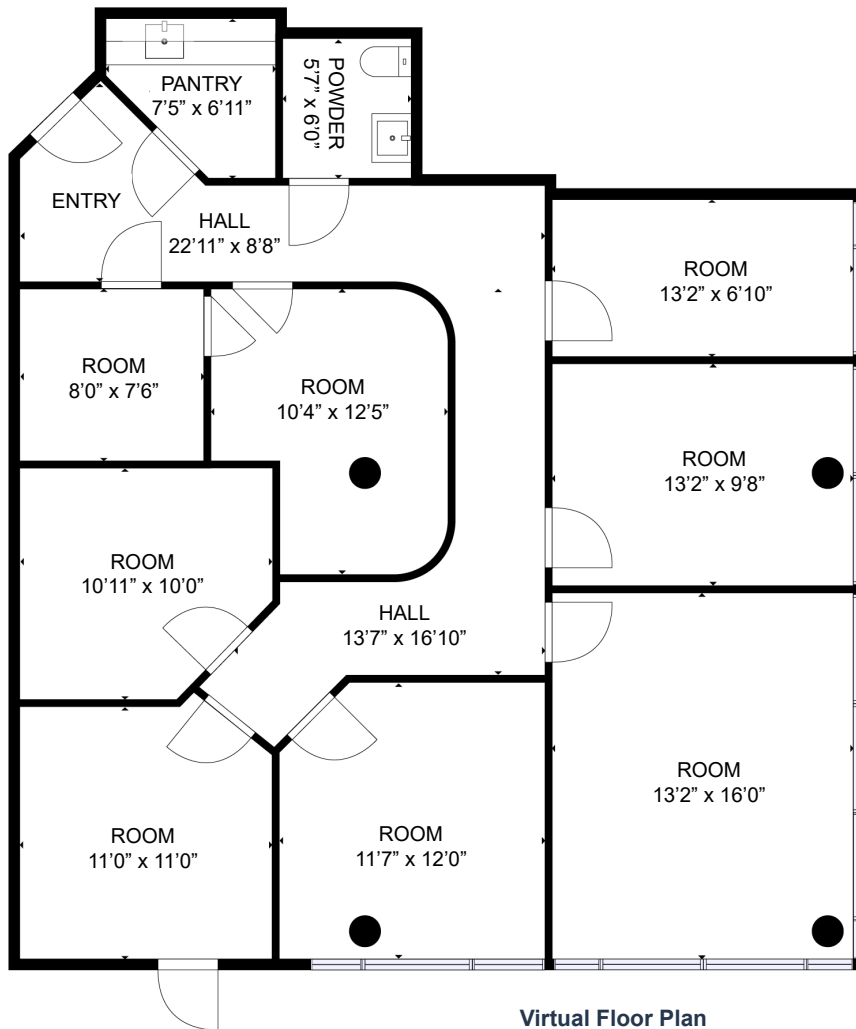
## SUITE DESCRIPTION

2 Exam Rooms,  
3 Private Offices, 2 Restrooms,  
Breakroom, 2 Storage Rooms,  
Waiting Room, and Reception/  
Admin

Virtual Floor Plan

CLICK OR SCAN





## AVAILABLE SUITE

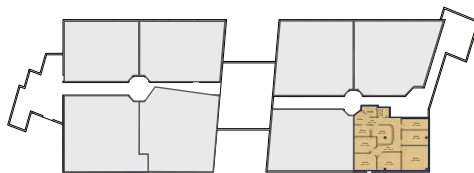
Suite 108 - 1,573 RSF

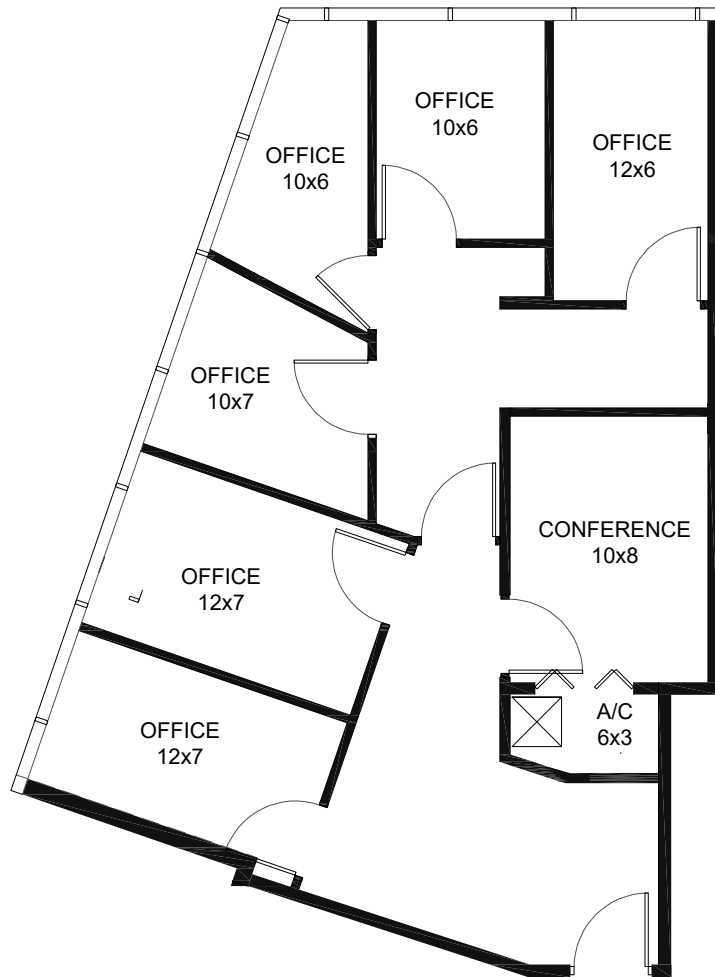
## SUITE DESCRIPTION

3 Exam Rooms,  
 3 Private Offices, 2 Restrooms,  
 2 Storage Rooms,  
 Waiting Room, and Reception/  
 Admin

Virtual Floor Plan

CLICK OR SCAN





## AVAILABLE SUITE

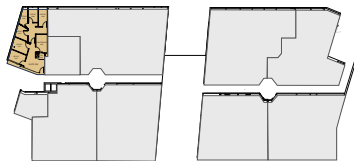
Suite 200 - 1,063 RSF  
(Contiguous with Suites 201 & 202  
up to 5,231 RSF)

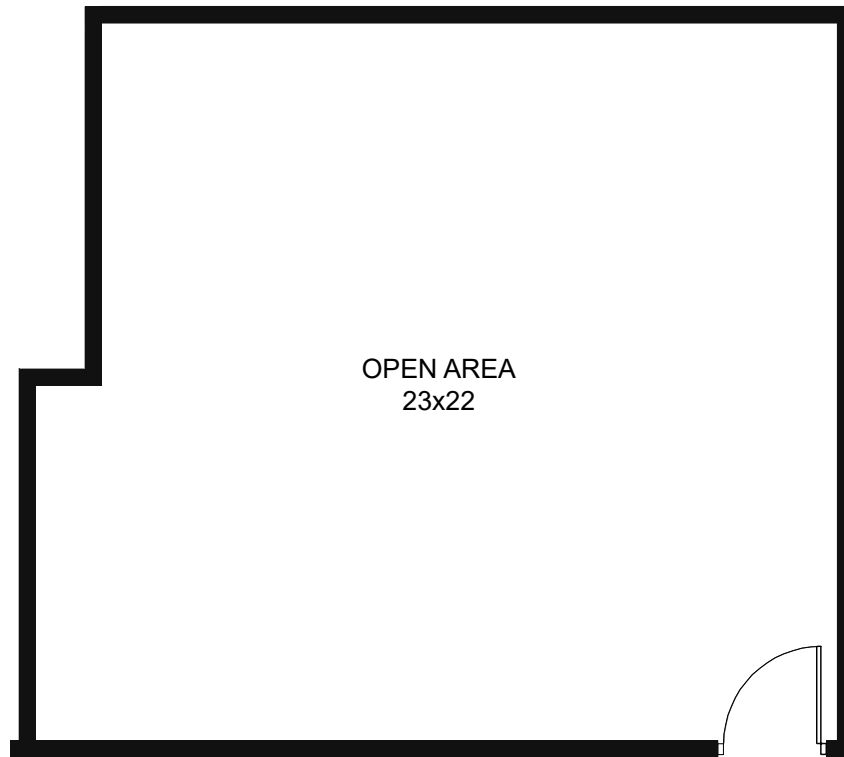
## SUITE DESCRIPTION

6 Private Offices,  
Conference Room and Lobby

Virtual Floor Plan

CLICK OR SCAN



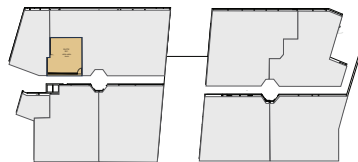


## AVAILABLE SUITE

Suite 201 - 705 RSF  
(Contiguous with Suites 200 & 202  
up to 5,231 RSF)

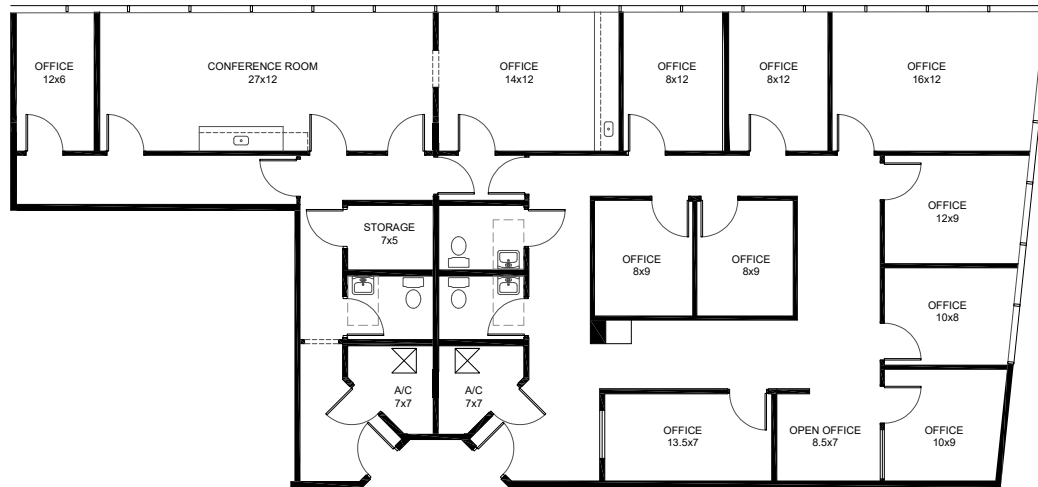
## SUITE DESCRIPTION

Shell condition. Ready for  
tenant's customization.



Virtual Floor Plan  
CLICK OR SCAN





## AVAILABLE SUITE

Suite 202 - 3,463 RSF  
(Contiguous with Suites 200 & 201  
up to 5,231 RSF)

## SUITE DESCRIPTION

11 Private Offices,  
Large Conference Room,  
3 Restrooms, and Storage

Virtual Floor Plan

CLICK OR SCAN





## AVAILABLE SUITE

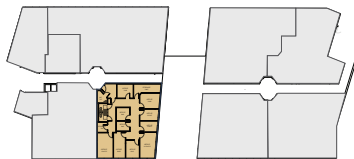
Suite 203 - 2,554 RSF

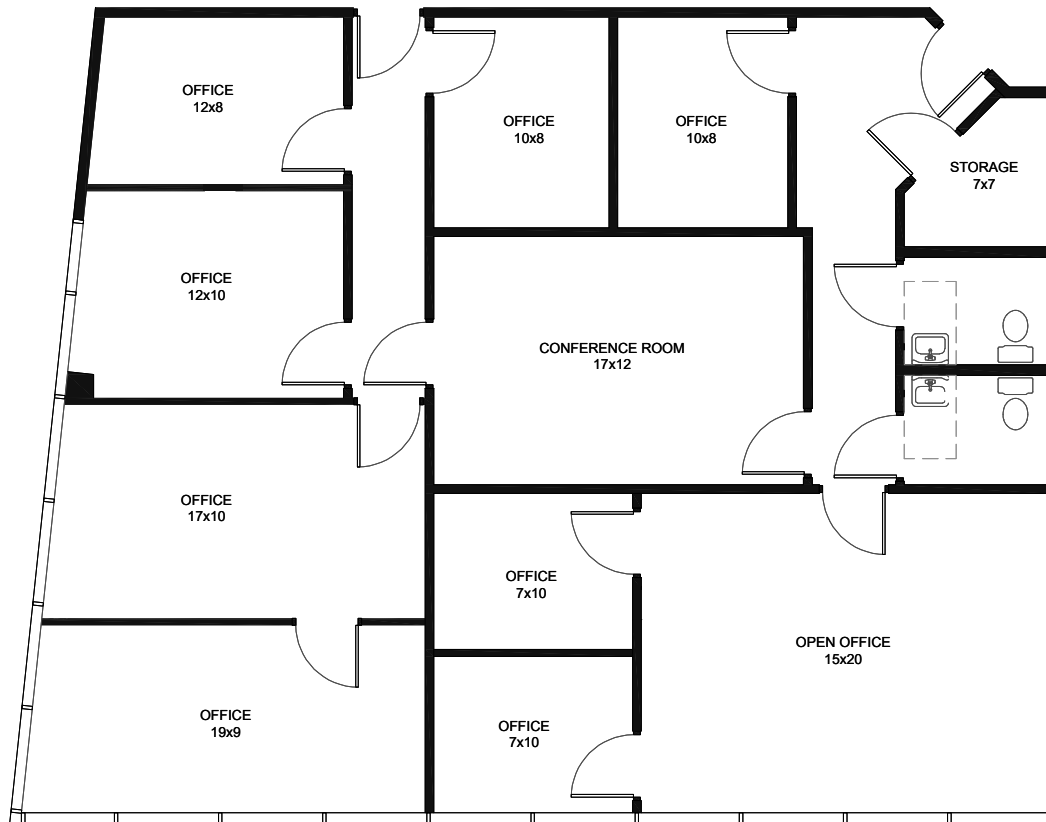
## SUITE DESCRIPTION

10 Private Offices, 2 Storage Rooms, 2 Restrooms, and Lobby

Virtual Floor Plan

CLICK OR SCAN



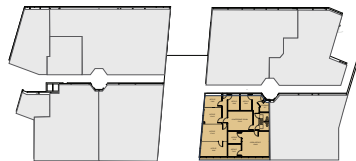


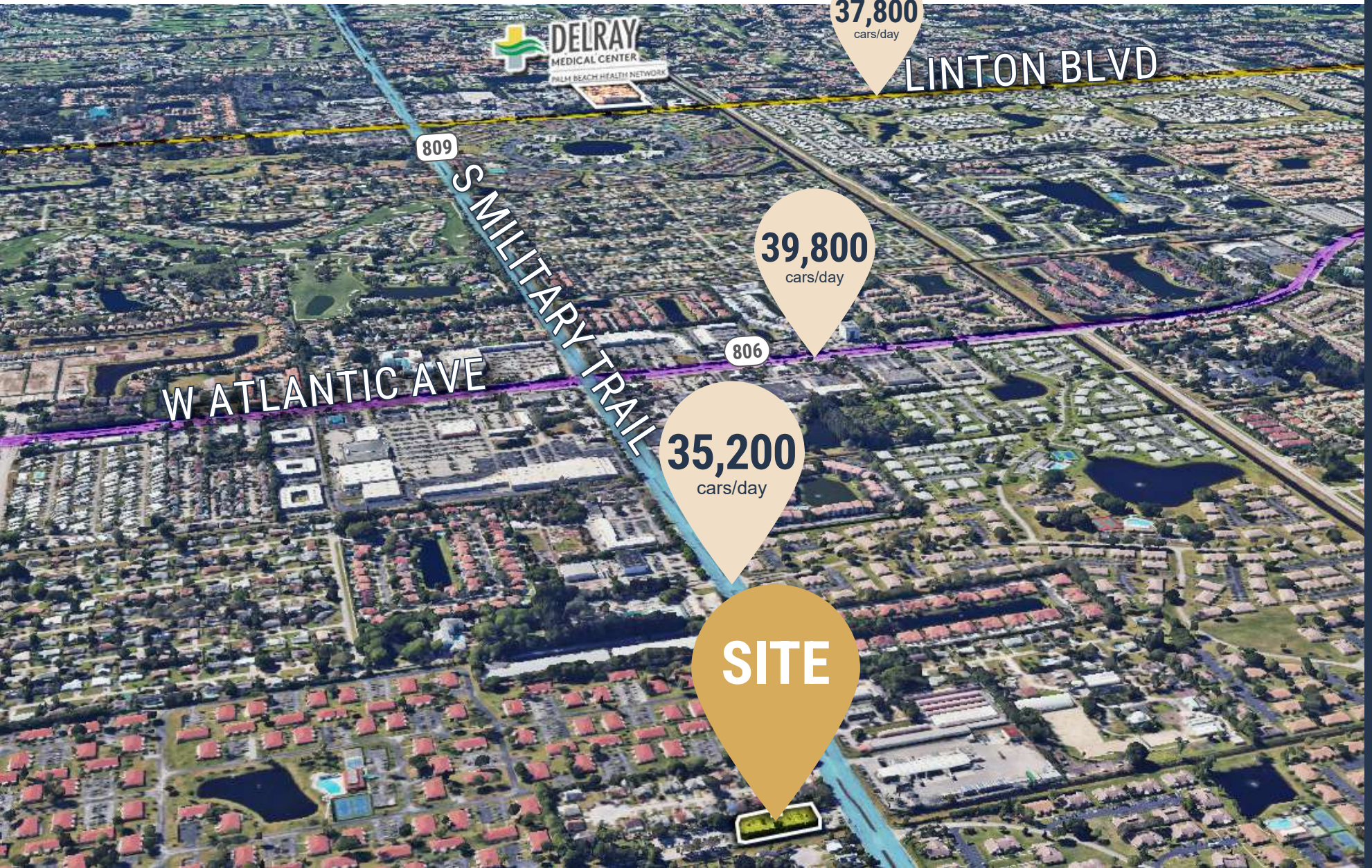
## AVAILABLE SUITE

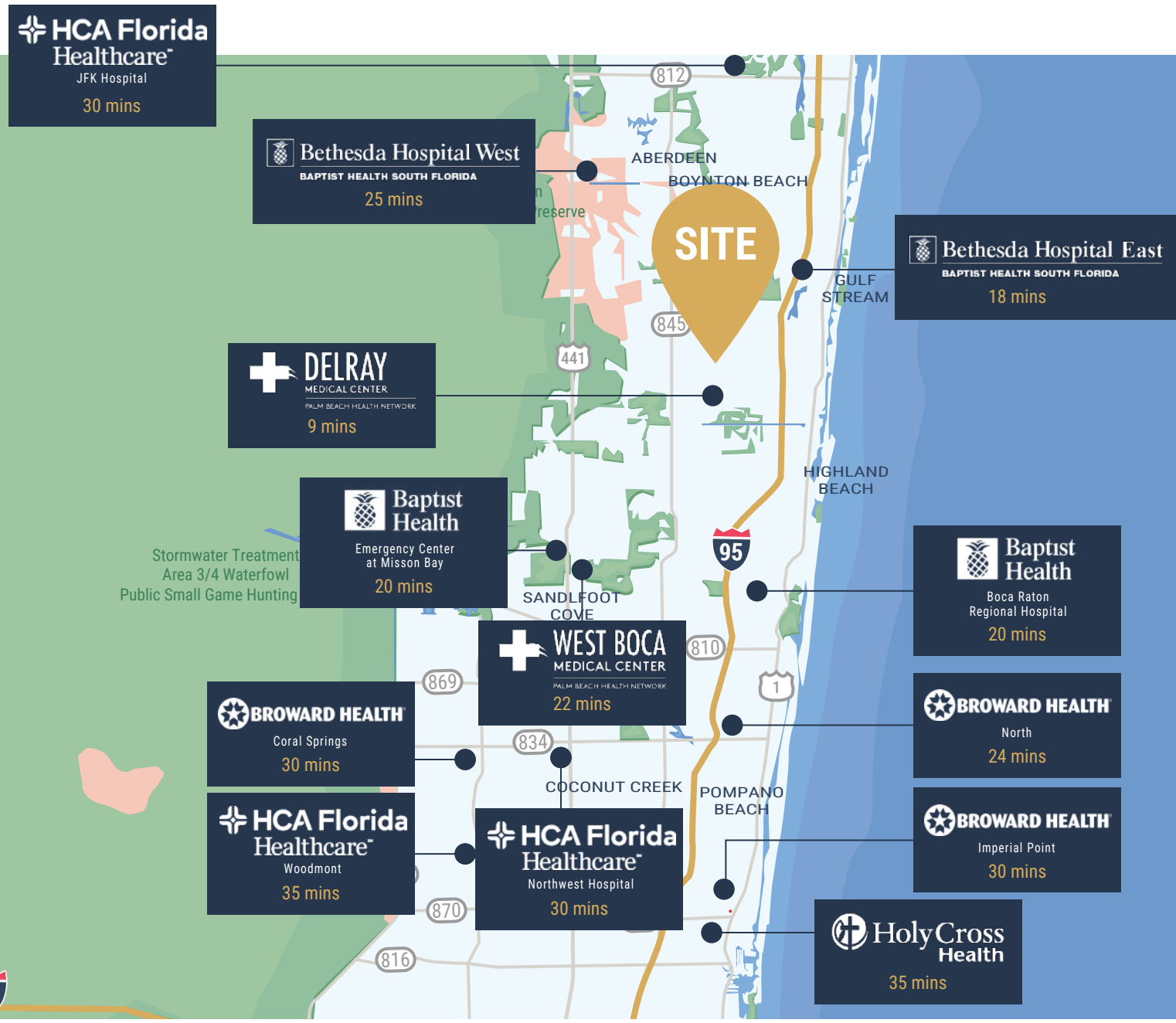
Suite 206 - 2,426 RSF

## SUITE DESCRIPTION

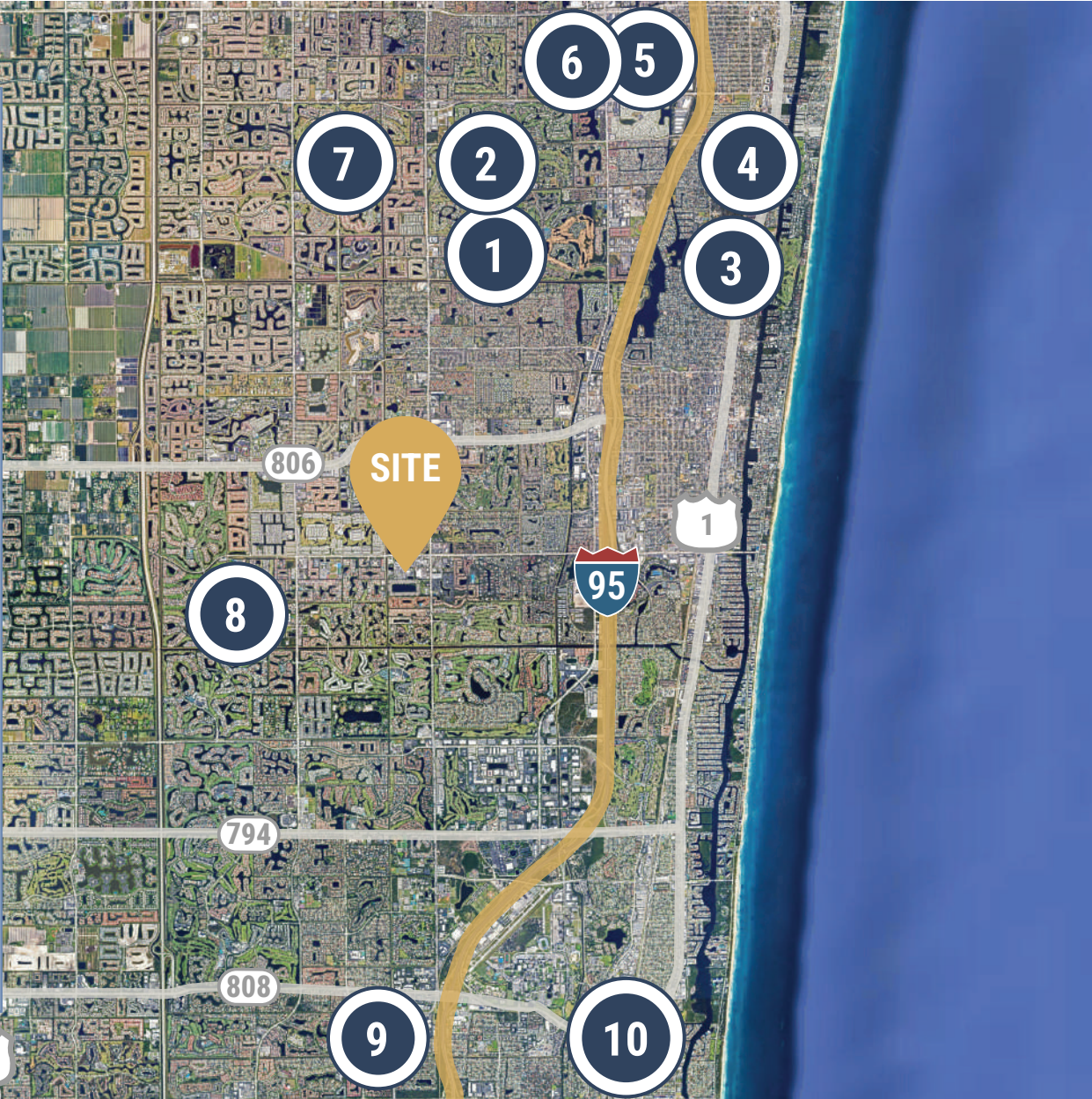
8 Private Offices, Open Office Area, Conference Room, 2 Restrooms, and Storage







- ① Hunters Run Country Club
- ② The Club at Quail Ridge
- ③ Pulmosa School of the Arts
- ④ Retail
  - Walmart
  - Publix Super Market
- ⑤ Retail
  - Target
  - Best Buy
  - PNC Bank
  - Michaels
  - Total Wine and More
- ⑥ Boynton Beach Mall
- ⑦ Country Clubs
  - Indian Spring Country Club
  - Westchester Country Club
- ⑧ Morikami Museum
- ⑨ Town Centre Mall at Boca Raton
- ⑩ Mizner Park





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