

2828 SOUTH SEACREST BOULEVARD

➤ MEDICAL SUITES FOR LEASE

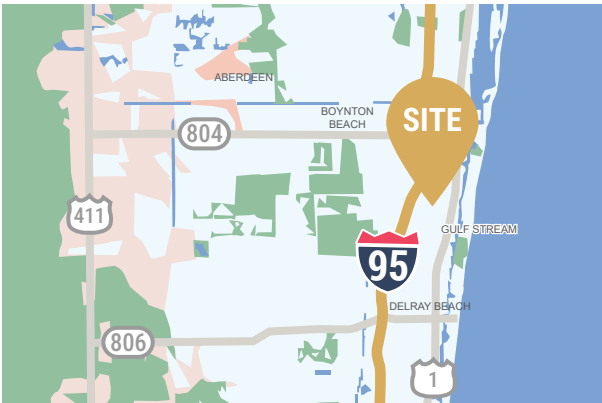


**MED
WEST**
REALTY

Lic CQ1068637

Bryan McKenney
(888) 585-6880

**2828 S Seacrest Blvd
Boynton Beach, FL 33435**



AVAILABLE SUITES

- Suite 101 - 1,614 RSF
- Suite 202 - 2,110 RSF
- Suite 208 - 1,204 RSF
- Suite 210 - 2,110 RSF
- Suite 212 - 1,413 RSF
- Suite 214 - 2,110 RSF



PROMINENT LOCATION & ACCESSIBILITY

- Premier frontage on South Seacrest Boulevard in the heart of Boynton Beach's healthcare district
- High visibility with exposure to 21,300+ vehicles daily
- Immediate access to I-95 and Woolbright Road
- Centralized access serving downtown Delray Beach and greater Boynton Beach



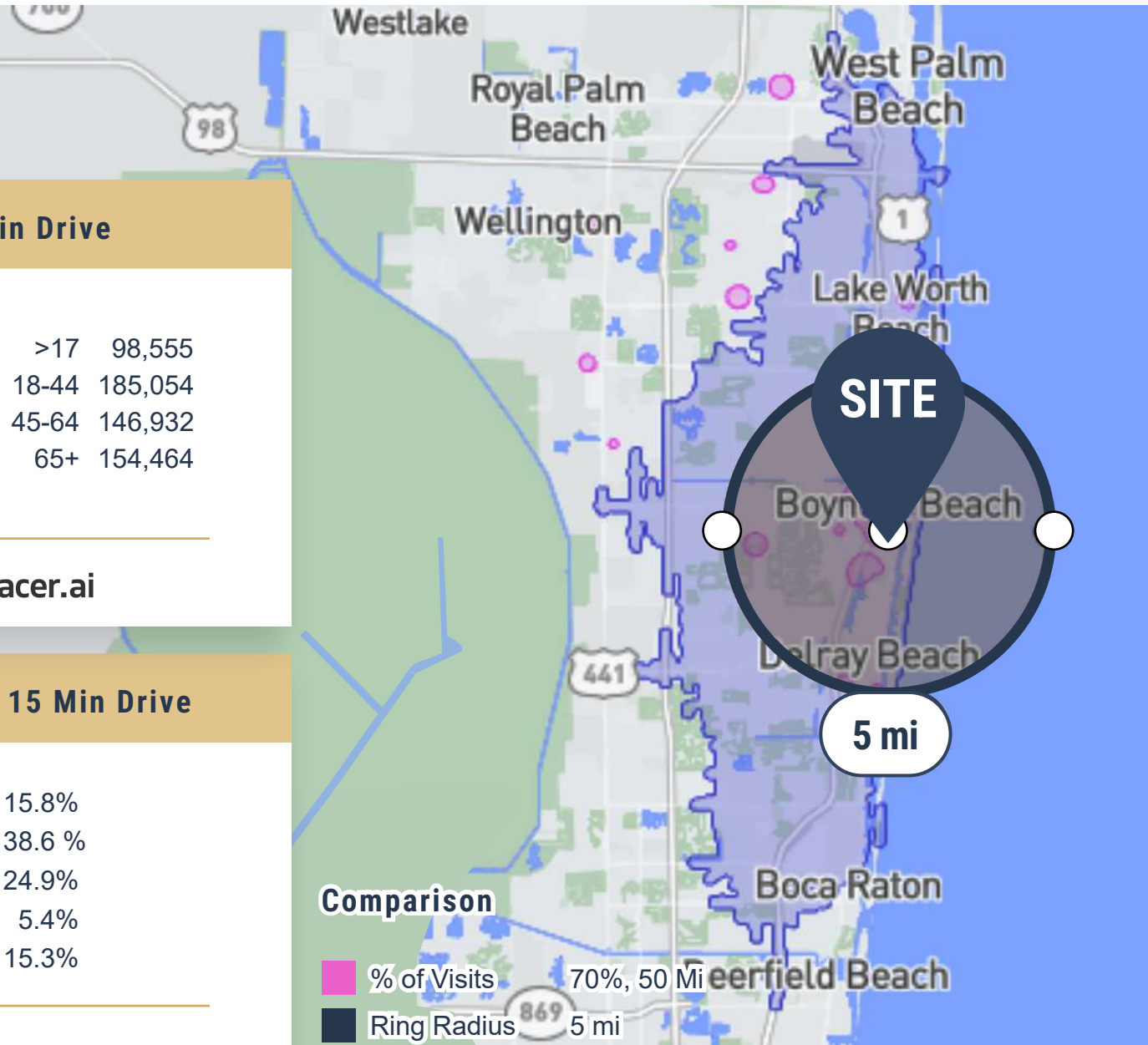
MARKET & HOSPITAL PROXIMITY

- Strategic direct-adjacency location immediately across from a major health system (built-in referral network)
- **Bethesda Hospital East:** Across the street / 0.1 miles (401 beds, 670+ on-campus physicians)
- Immediate access to 585,000+ patients within a 15-minute radius
- Proximate to affluent residential neighborhoods with a strong, aging demographic base (33%+ of population over 65)



BUILDING HIGHLIGHTS

- 31,747 SF, 2-story dedicated medical office building
- Zero hospital use restrictions (unmatched flexibility for independent physicians)
- Ample surface parking, and the only medical building in the submarket offering covered parking
- Turnkey, move-in ready spec suites available with highly efficient plumbing access via raised slabs.
- New local ownership actively executing comprehensive capital improvements (HVAC, exterior, landscaping)



Estimate 15 Min Drive

POPULATION ESTIMATES

585,005

>17	98,555
18-44	185,054
45-64	146,932
65+	154,464

AVERAGE HOUSEHOLD INCOME

\$110,277.83




Data Source:  Placer.ai

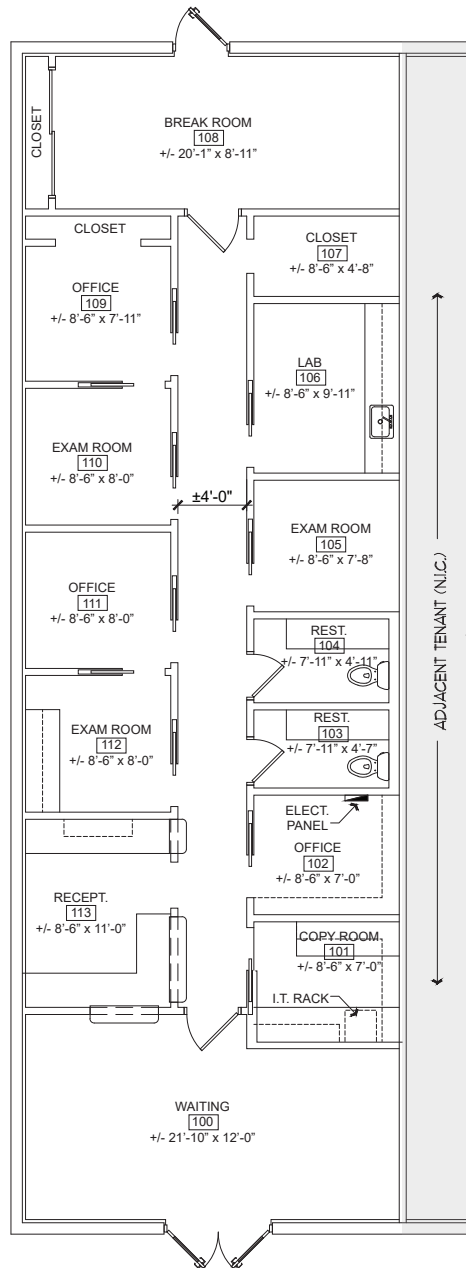
PAYOR MIX Within 15 Min Drive

COMMERCIAL	15.8%
EMPLOYER BASED	38.6 %
GOVERNMENT	24.9%
MULTIPLE	5.4%
SELF PAY	15.3%

Data Source:  Placer.ai

Comparison

-  % of Visits 70%, 50 Mi
-  Ring Radius 5 mi
-  Drive Time 15 min



AVAILABLE SUITE

Suite 101 - 1,614 RSF

SUITE DESCRIPTION

- 4 Exam Rooms
- 2 Private Offices
- Breakroom,
- 2 Restrooms
- Lab
- Storage
- Reception/Admin
- Waiting Room

Virtual Floor Plan
CLICK OR SCAN



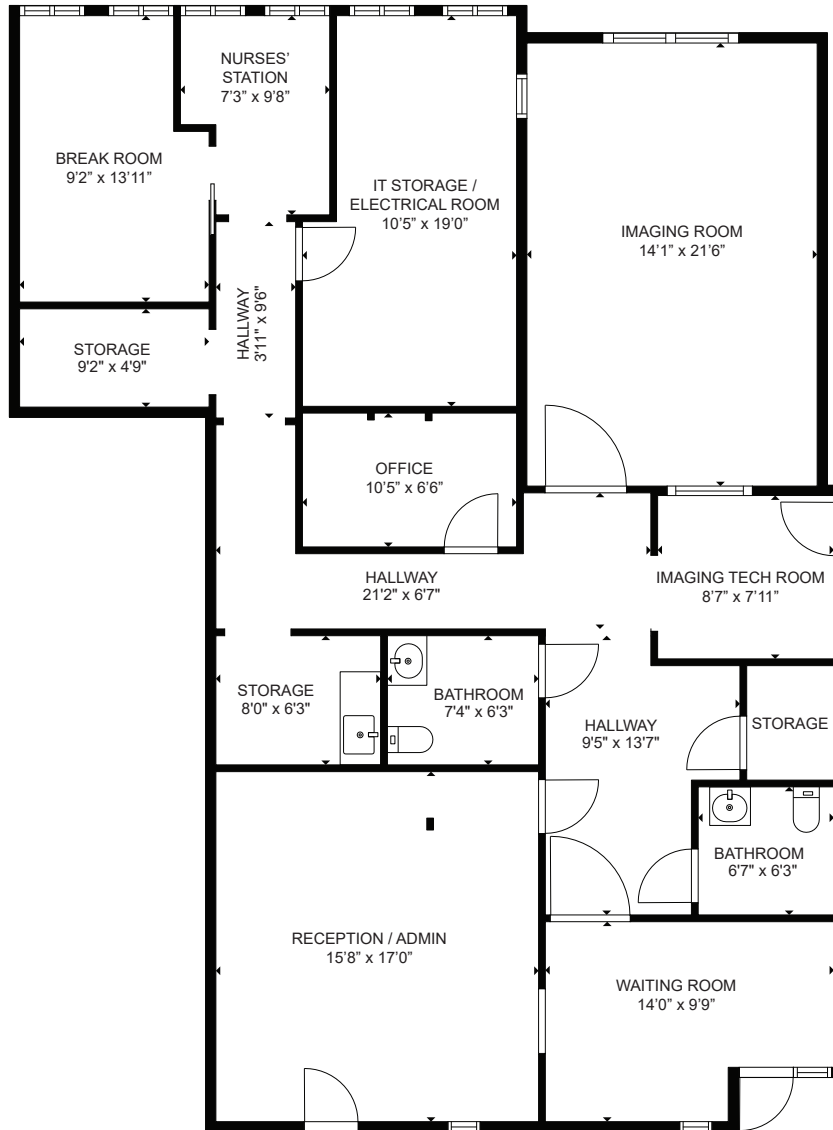
AVAILABLE SUITE

Suite 202 - 2,110 RSF

SUITE DESCRIPTION

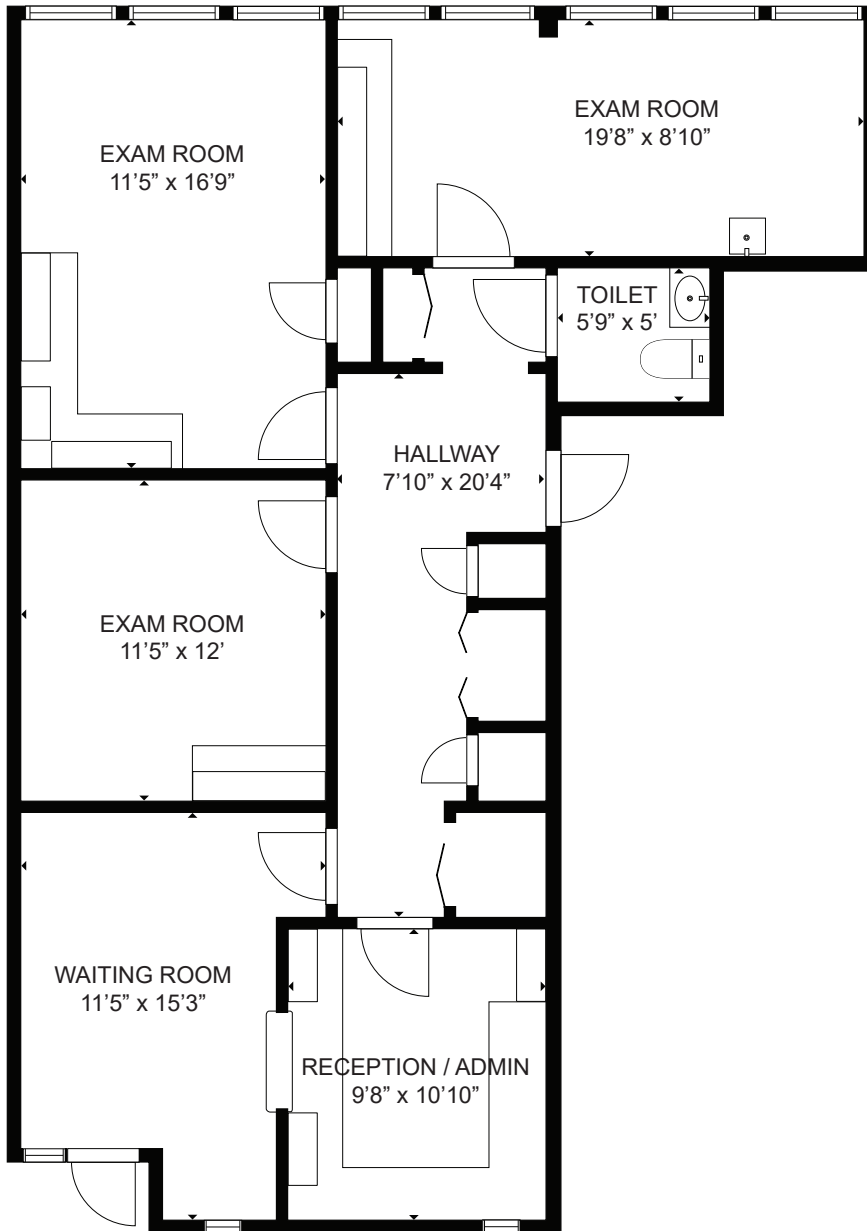
Previous Imaging Suite

- Imaging Room
- Imaging Tech Room
- IT Storage/Electrical Room
- Private Office
- Nurses' Station
- 2 Restrooms
- 3 Storage Rooms
- Waiting Room
- Reception/Admin



Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

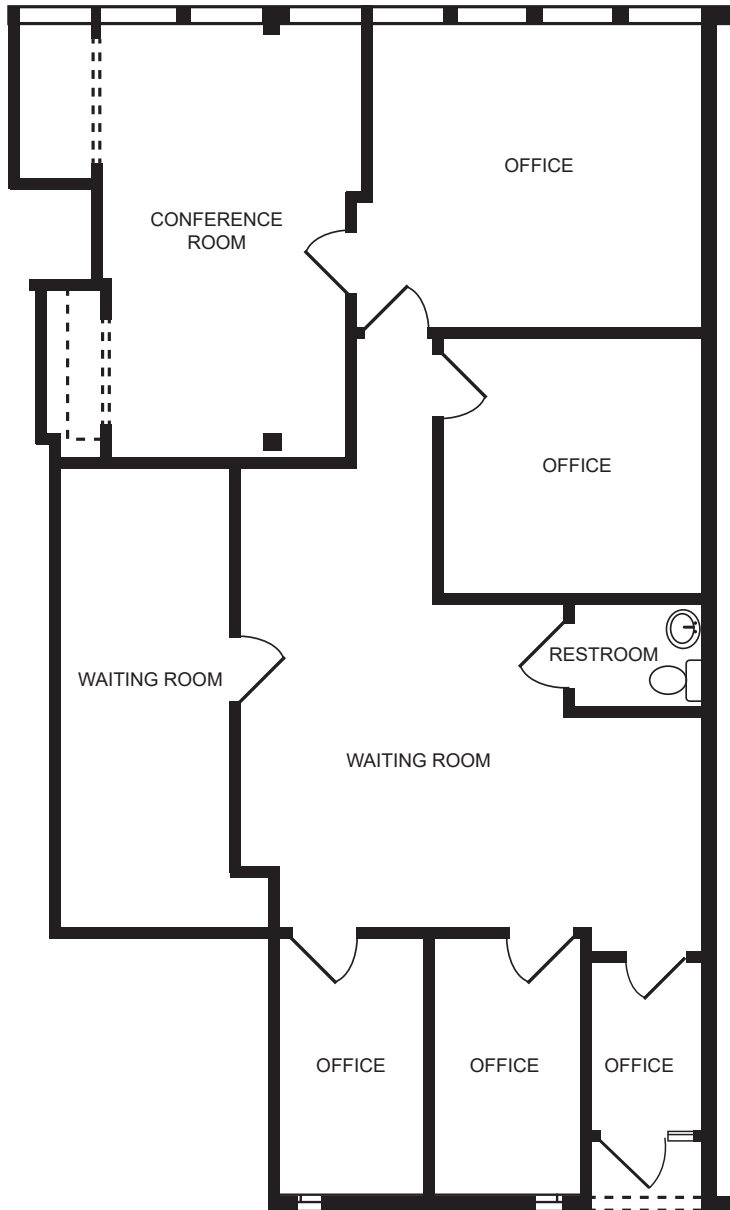
Suite 208 - 1,204 RSF

SUITE DESCRIPTION

- 1 Exam Room
- 1 Procedure Room
- 1 Private Office
- In-Suite restroom
- Storage
- Waiting Room
- Reception/Admin

Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

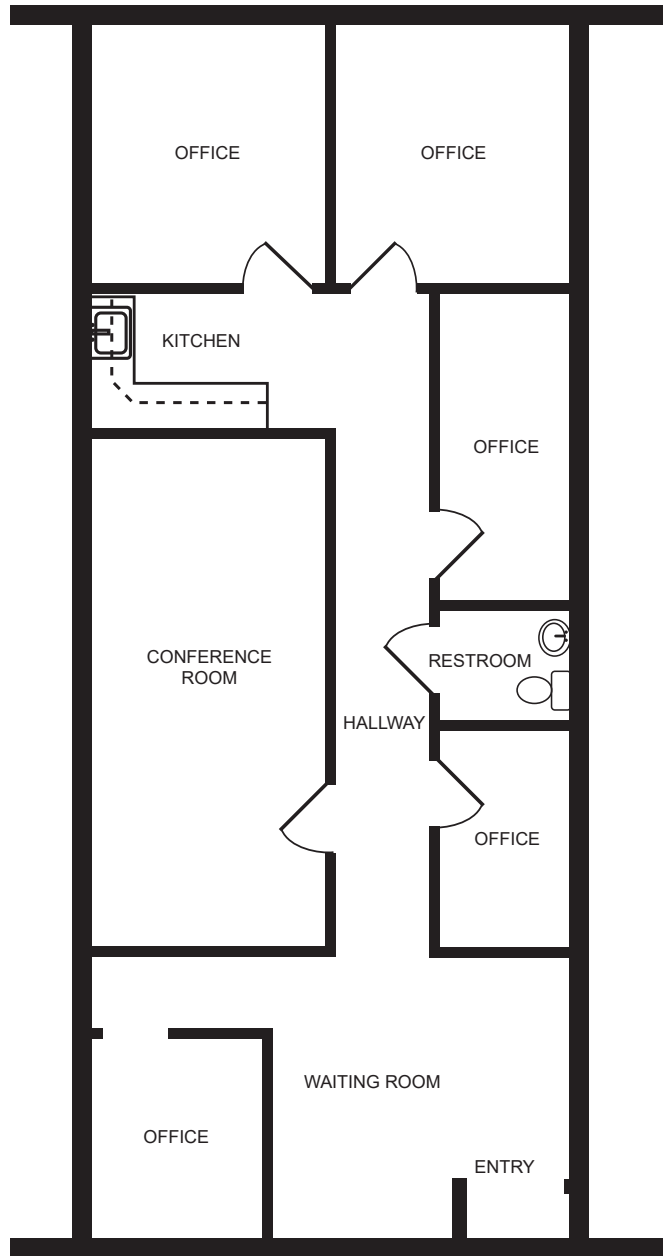
Suite 210 - 2,110 RSF

SUITE DESCRIPTION

4 Private Offices
Conference Room
Restroom

Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

Suite 212 - 1,413 RSF

SUITE DESCRIPTION

5 Private Offices
Conference Room
Breakroom
Restroom

Virtual Floor Plan
CLICK OR SCAN

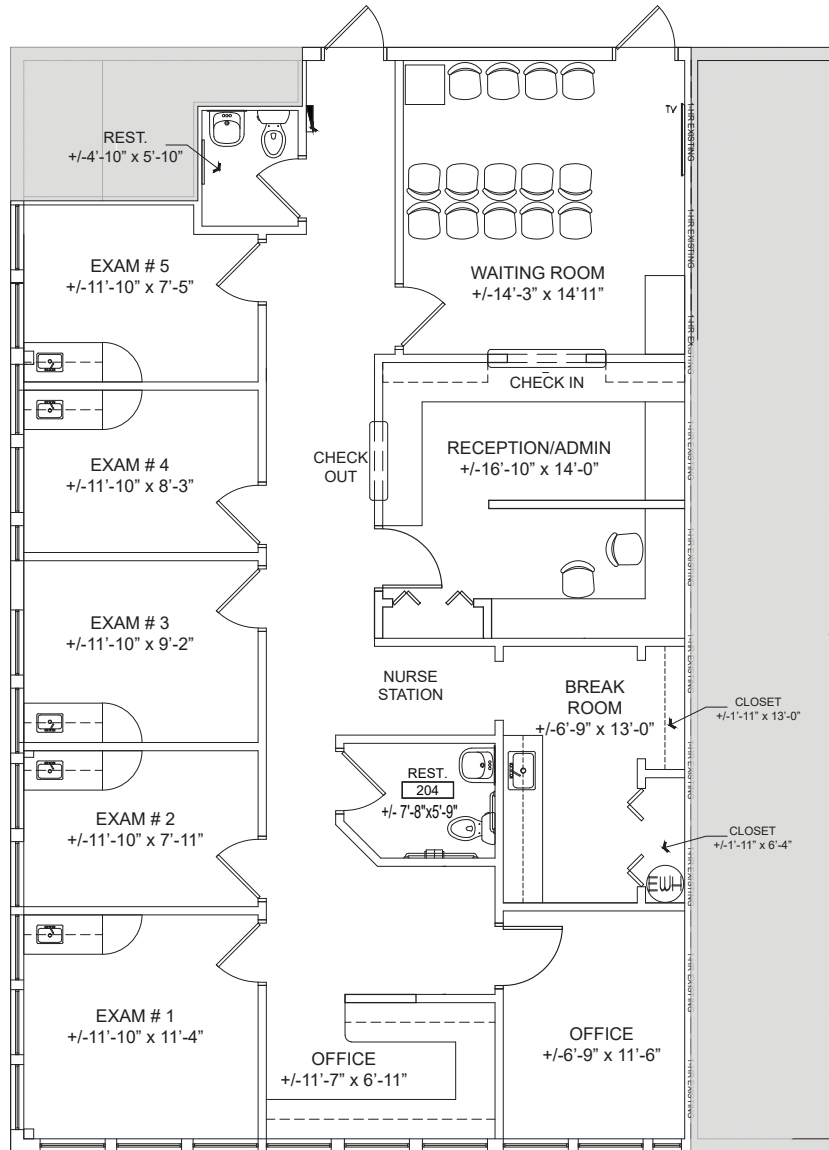


AVAILABLE SUITE

Suite 214 - 2,110 RSF

SUITE DESCRIPTION

- 5 Exam Rooms
- 2 Private Offices
- 2 Restrooms
- Nurses' Station
- Breakroom
- Waiting Room
- Reception/Admin



Virtual Floor Plan

CLICK OR SCAN





221,000
cars/day



41,000
cars/day

WOOLBRIGHT RD



Bethesda Hospital East

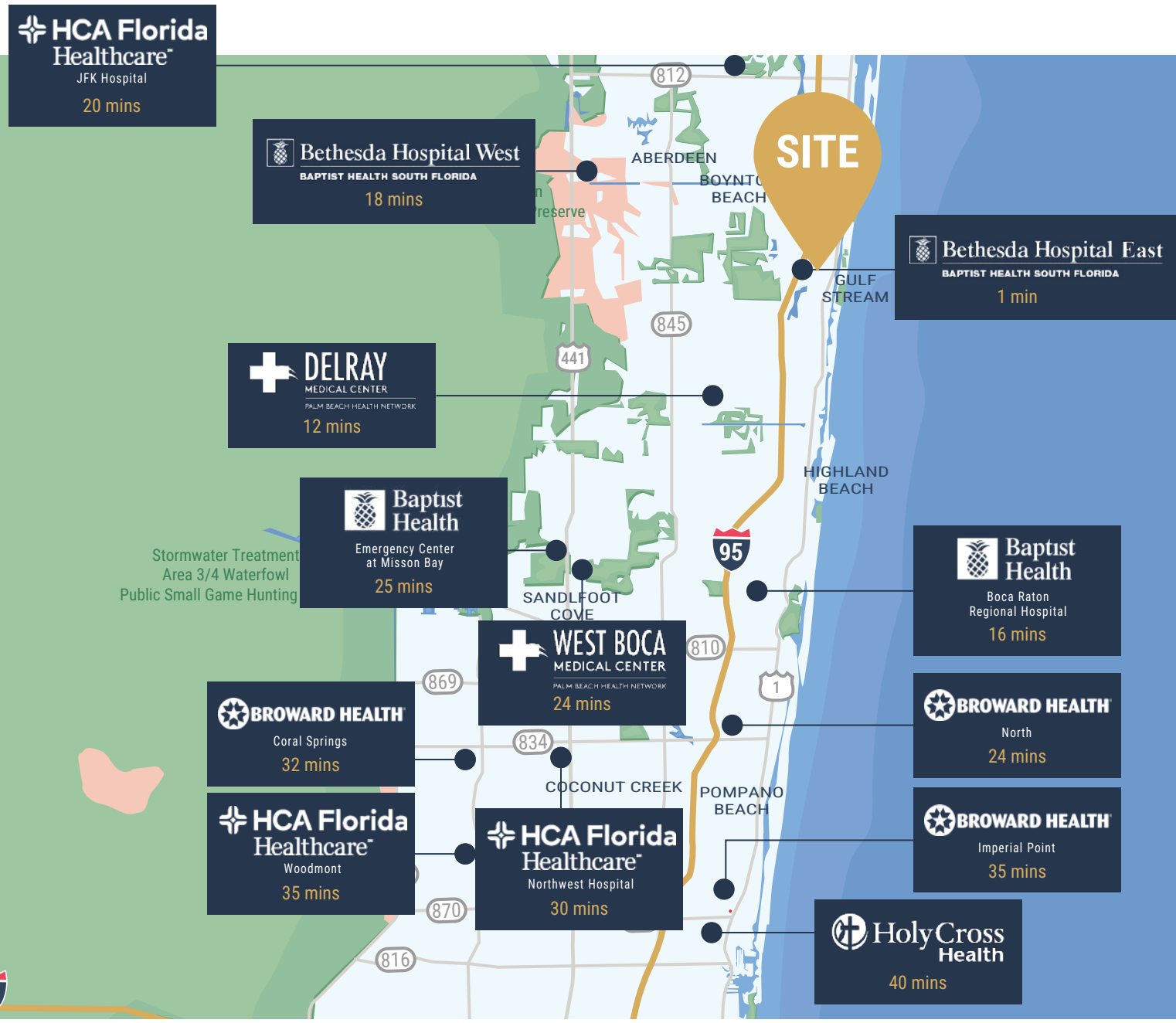
BAPTIST HEALTH SOUTH FLORIDA

SITE

41,000
cars/day

S SEACREST BLVD

LOCAL HOSPITAL DISTANCE MAP





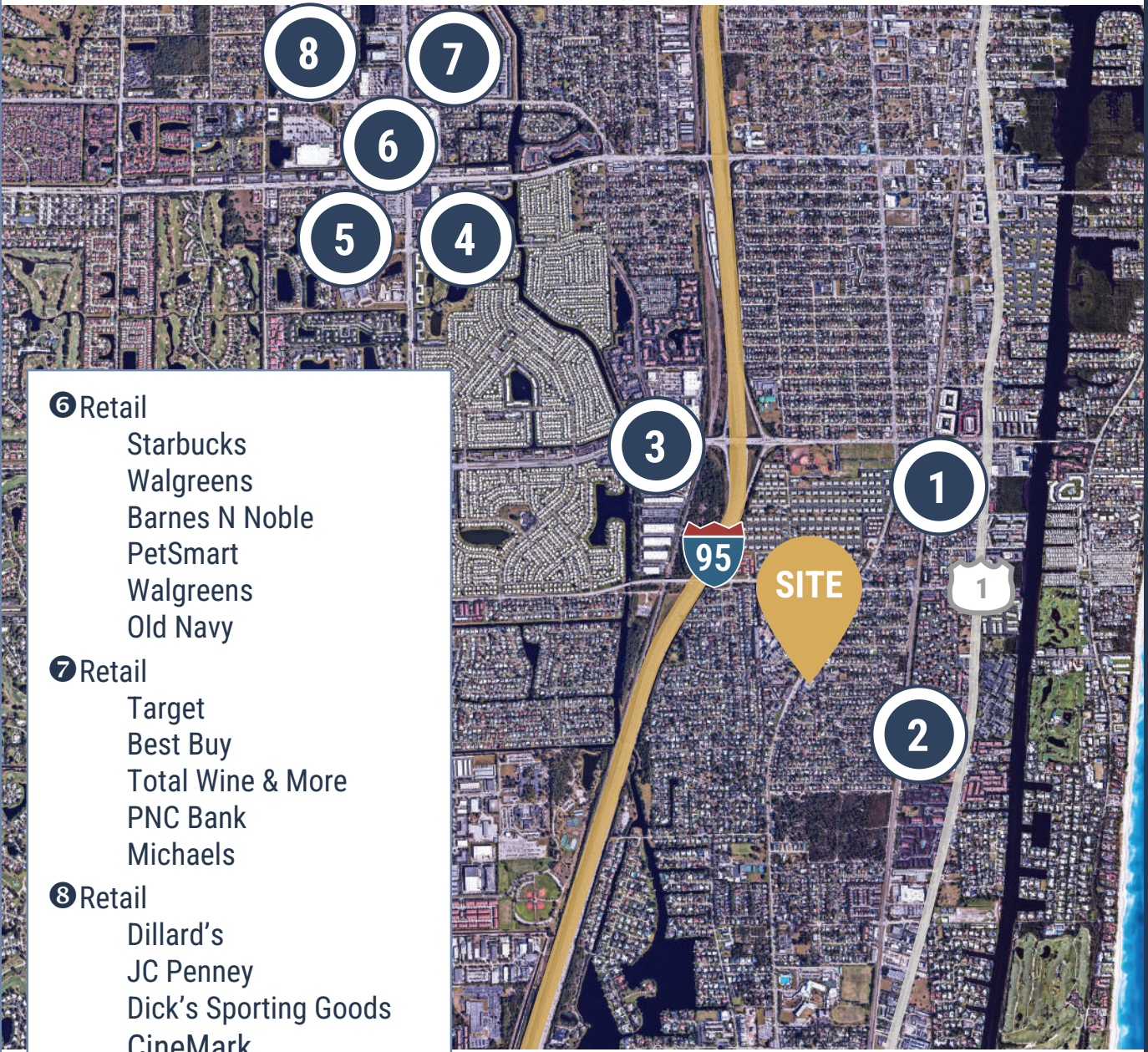
- 1** Retail
 - AT&T
 - Bank of America
 - Publix
 - Starbucks
 - Crumbl Cookies
 - Panera Bread
 - Wells Fargo
 - Chipotle
 - Walgreens

- 2** Retail
 - Walmart
 - Public Storage
 - Dunkin Donuts

- 3** Retail
 - Lowe's
 - The Home Depot
 - Advance Auto Part
 - Staples

- 4** Retail
 - Office Depot
 - Wells Fargo

- 5** Retail
 - Publix
 - Chick-Fil-A
 - Raising Cane's
 - AutoZone
 - Bank of America



- 6** Retail
 - Starbucks
 - Walgreens
 - Barnes N Noble
 - PetSmart
 - Walgreens
 - Old Navy

- 7** Retail
 - Target
 - Best Buy
 - Total Wine & More
 - PNC Bank
 - Michaels

- 8** Retail
 - Dillard's
 - JC Penney
 - Dick's Sporting Goods
 - CineMark



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