

FOR LEASE - ±15,142 SF OFFICE/MEDICAL SPACE

# UNIVERSITY CENTRE

9701 Belvedere Road, Royal Palm Beach, FL



READY FOR TI BUILDOUT

RARE ±3.0 ACRES/STRONG CORRIDOR IN ROYAL PALM BEACH

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

**Robert Nuchereo**  
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# Property Overview

## HIGHLIGHTS

- Close proximity to the airport and Wellington Mall
- Servicing a trade area of 250,000 people
- Wellington Regional Medical Center is 3.1 miles from subject site and HCA Florida Palms West Hospital is 4.3 miles away
- Cross access from N State Road 7
- Main entrance on Belvedere Road - 19,700 cars per day
- Expanding market with over 150 medical offices in close proximity
- Class A office space building
- 24/7 access
- Adjacent to South University School - 60,000 SF school of healthcare programs

## DEMOGRAPHICS

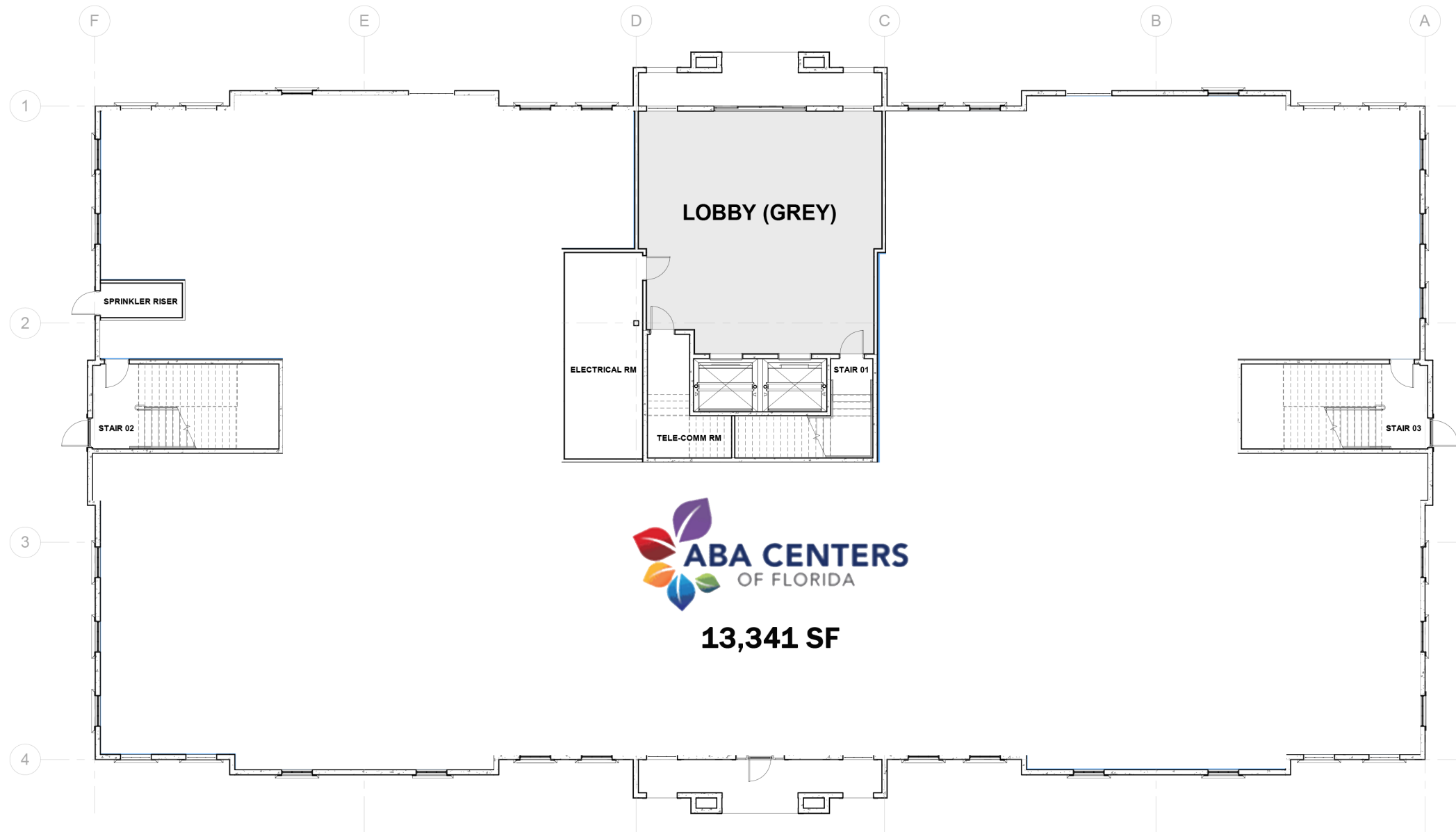
	1 MILE	3 MILES	5 MILES
POPULATION	4,962	71,139	188,272
HOUSEHOLDS	1,589	26,372	69,315
EMPLOYEES	4,124	58,471	154,316
AVERAGE HH INCOME	\$132,762	\$110,757	\$105,576

## DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,156	82,658	262,493
HOUSEHOLDS	7,105	30,572	97,653
EMPLOYEES	16,364	67,761	215,026
AVERAGE HH INCOME	\$114,801	\$110,437	\$100,395



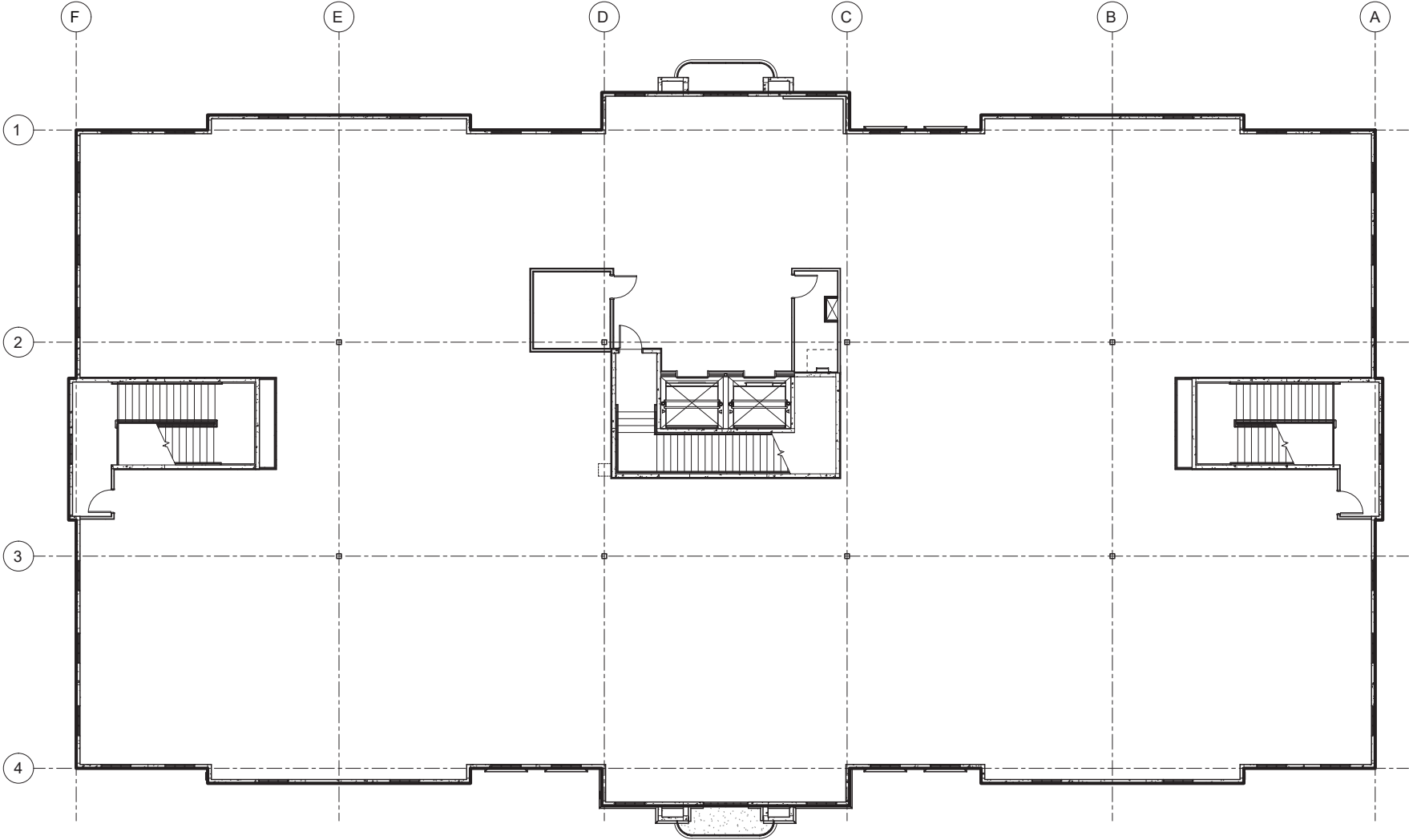




SECOND FLOOR

13,588 SF USEABLE

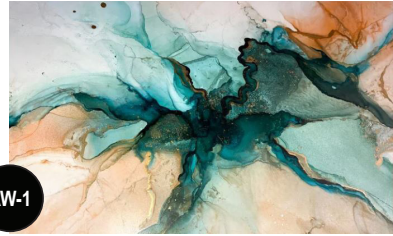
15,142 SF RENTABLE



A1 SECOND FLOOR BOMA PLAN  
SCALE: 1/8" = 1'-0"

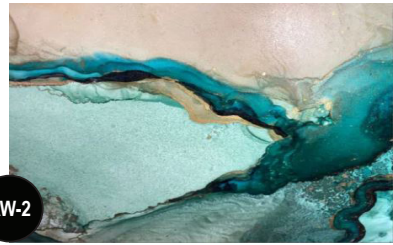
first floor

# LOBBY



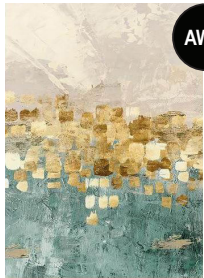
AW-1

**ARTWORK**  
CANVAS  
GAMMA MADE  
"GREEN, ORANGE, AND GOLD ABSTRACT FLUID ART"



AW-2

**ARTWORK**  
CANVAS  
GAMMA MADE  
"GREEN, PINK, AND GOLD FLUID ABSTRACT ART"



AW-3

**ARTWORK**  
CANVAS  
GAMMA MADE  
"MINIMALISTIC ABSTRACT  
DANCING STARS" - STYLE A



AW-4

**ARTWORK**  
CANVAS  
GAMMA MADE  
"MINIMALISTIC ABSTRACT  
DANCING STARS" - STYLE B

PNT-1

**PAINT**  
FIELD PAINT  
SHERWIN WILLIAMS  
SW 7007  
CEILING BRIGHT WHITE



PNT-2

**PAINT**  
ACCENT PAINT  
SHERWIN WILLIAMS  
SW 6249  
STORM CLOUD



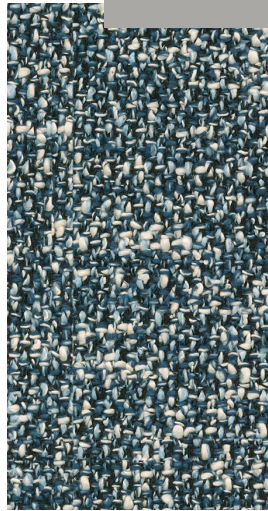
CT-1

**FLOOR**  
CERAMIC TILE  
DAL TILE  
AMBASSADOR  
JET SETTER DUSK



**WALL BASE**  
RESILIENT BASE  
TARKETT  
JOHNSONITE TRADITIONAL  
SILVER GREY

RB-1



CO-1

**UPHOLSTERY**  
TEXTILE  
BERNHARDT DESIGN  
MIRAGE  
3529-044 INDIGO



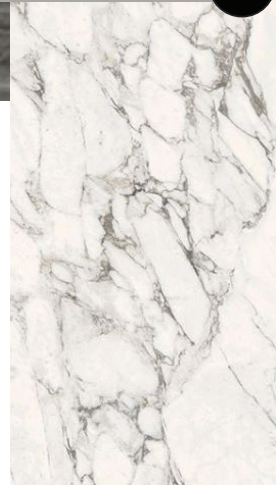
WD-1

**WALL/CEILING PANEL**  
STAINED WOOD  
-  
-  
-



LAM-1

**DOOR**  
LAMINATE  
MASONITE  
CENDURA SERIES  
PORTICO TEAK



CT-2

**WALL/FLOOR**  
CERAMIC TILE  
DAL TILE  
ELEMENTAL SELCTION  
GYPSUM CALACATTA







# Contact Broker

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