

Boynton Medical Arts Center (BMAC)

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

Bryan McKenney
(888) 585-6880

10075 Jog Road,
Boynton Beach, FL



BOYNTON MEDICAL ARTS CENTER (BMAC)

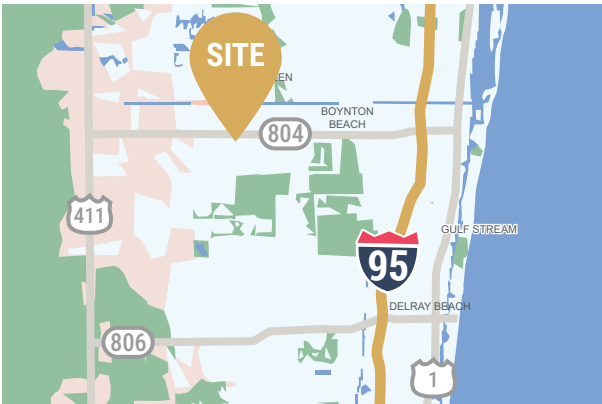
Positioned in Boynton Beach with convenient access to Florida's Turnpike and I-95, Boynton Medical Arts is a three-story medical office building strategically located within South Palm Beach County's established medical corridor. This connectivity creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

The property offers a dynamic environment for primary care and specialty practices seeking accessibility, efficiency, and a robust physician network. Energy Star certified and equipped with surface and covered parking, Boynton Medical Arts pairs modernized building performance with competitive lease rates and tenant improvement allowances. Anchored by a deep, growing patient base across Boynton Beach and the surrounding South Palm Beach County communities, the building presents an exceptional long-term leasing opportunity.



PROMINENT LOCATION & ACCESSIBILITY

- Convenient access to Florida's Turnpike and I-95
- Located in Boynton Beach within South Palm Beach County's healthcare corridor



IDEAL MARKET & SITE LOCATION

- Positioned within South Palm Beach County's deep, growing healthcare consumer market
- Conveniently serves 453,899 residents within a 15-minute drive



BUILDING HIGHLIGHTS

- Three-story, 37,704 SF medical office building
- Surface and covered parking (4.77/1,000 SF parking ratio)
- Reinforced concrete construction
- Energy Star certified for operating efficiency
- Competitive lease rates and tenant improvement allowances

Estimate 15 Min Drive

POPULATION ESTIMATES

453,899

>17 75,671

18-44 132,583

AVERAGE HOUSEHOLD INCOME

\$ 106,298.49

45-64 112,508

65+ 133,137

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 15%

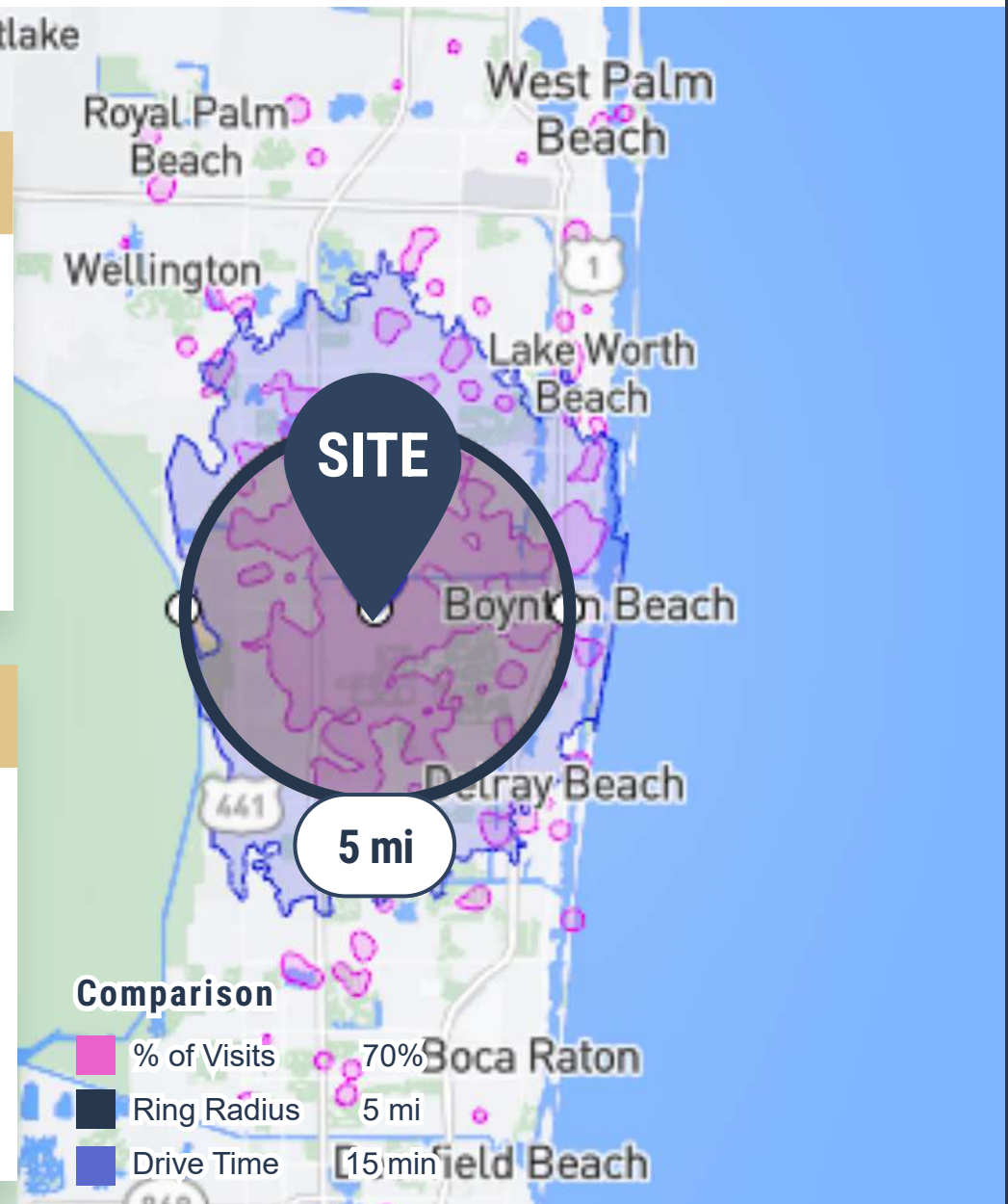
EMPLOYER BASED 39%

GOVERNMENT 26%

MULTIPLE 6%

SELF PAY 13%

Data Source:  **Placer.ai**

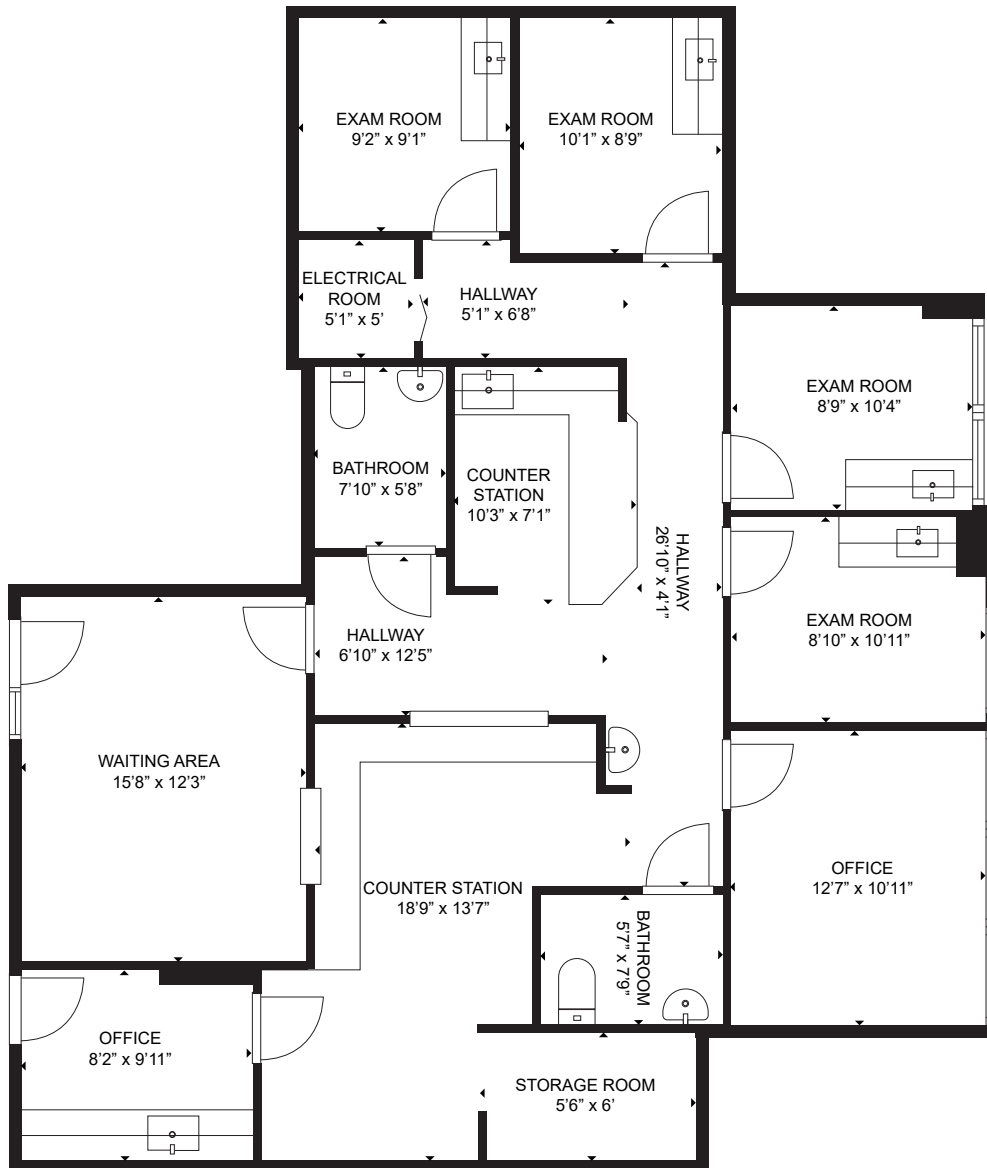


AVAILABLE SUITE

Suite 311 - 1,723 RSF

SUITE DESCRIPTION

3 Exam Rooms, 1 Doctor's Office, Laboratory, Breakroom, Storage, In-Suite Restroom, Waiting Area



Virtual Floor Plan

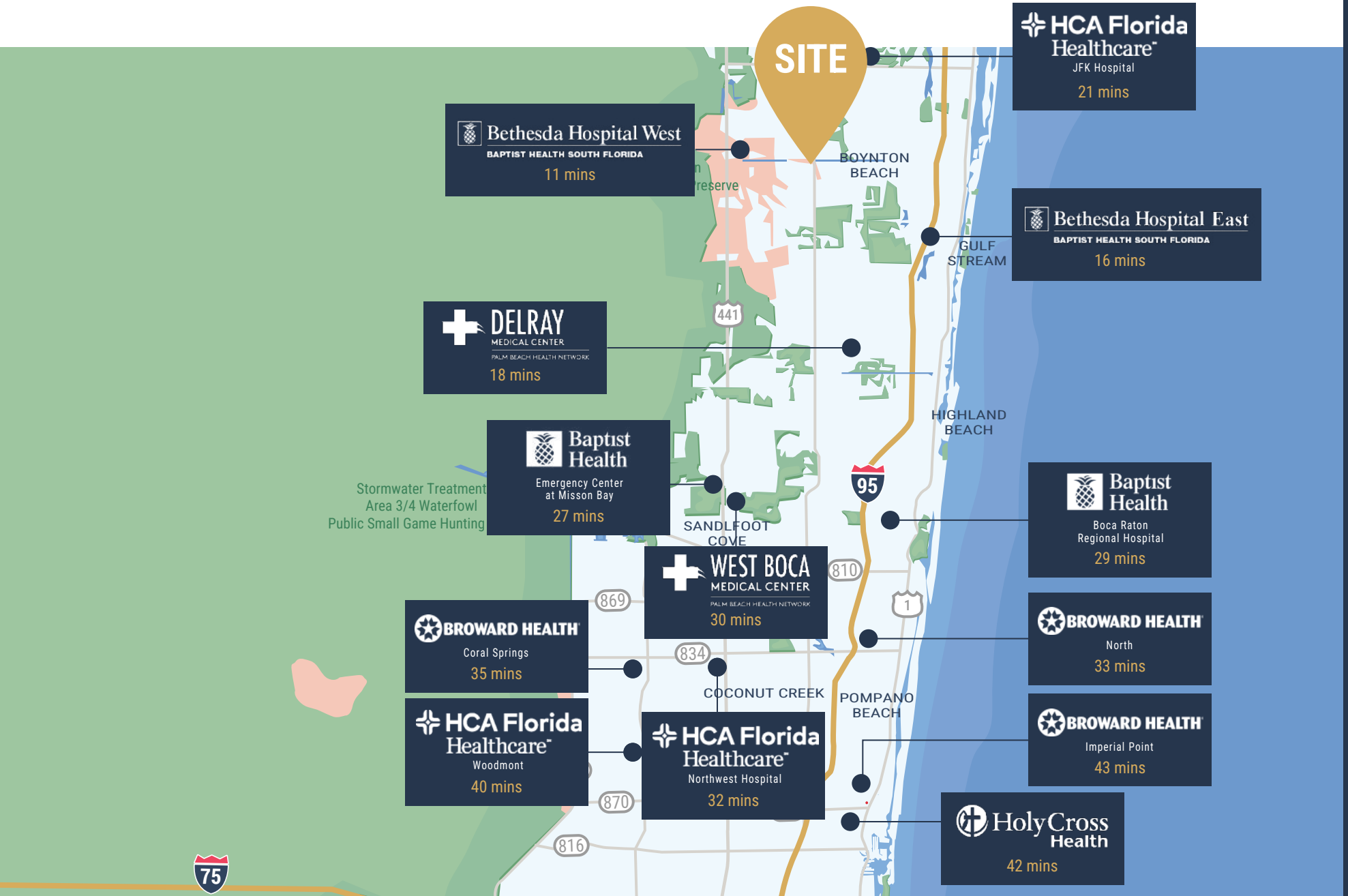
CLICK OR SCAN





LOCAL HOSPITAL DISTANCE MAP

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① The Fountains of Boynton Shopping Plaza

McDonalds
PNC Bank
Synovus Bank
LA Fitness

② Retail

Target
Whole Foods Market

③ Canyon Springs Clubhouse

④ Westchester Country Club

⑤ Indian Spring Country Club

⑥ Hunters Run Country Club

⑦ The Club at Quail Ridge

⑧ Retail

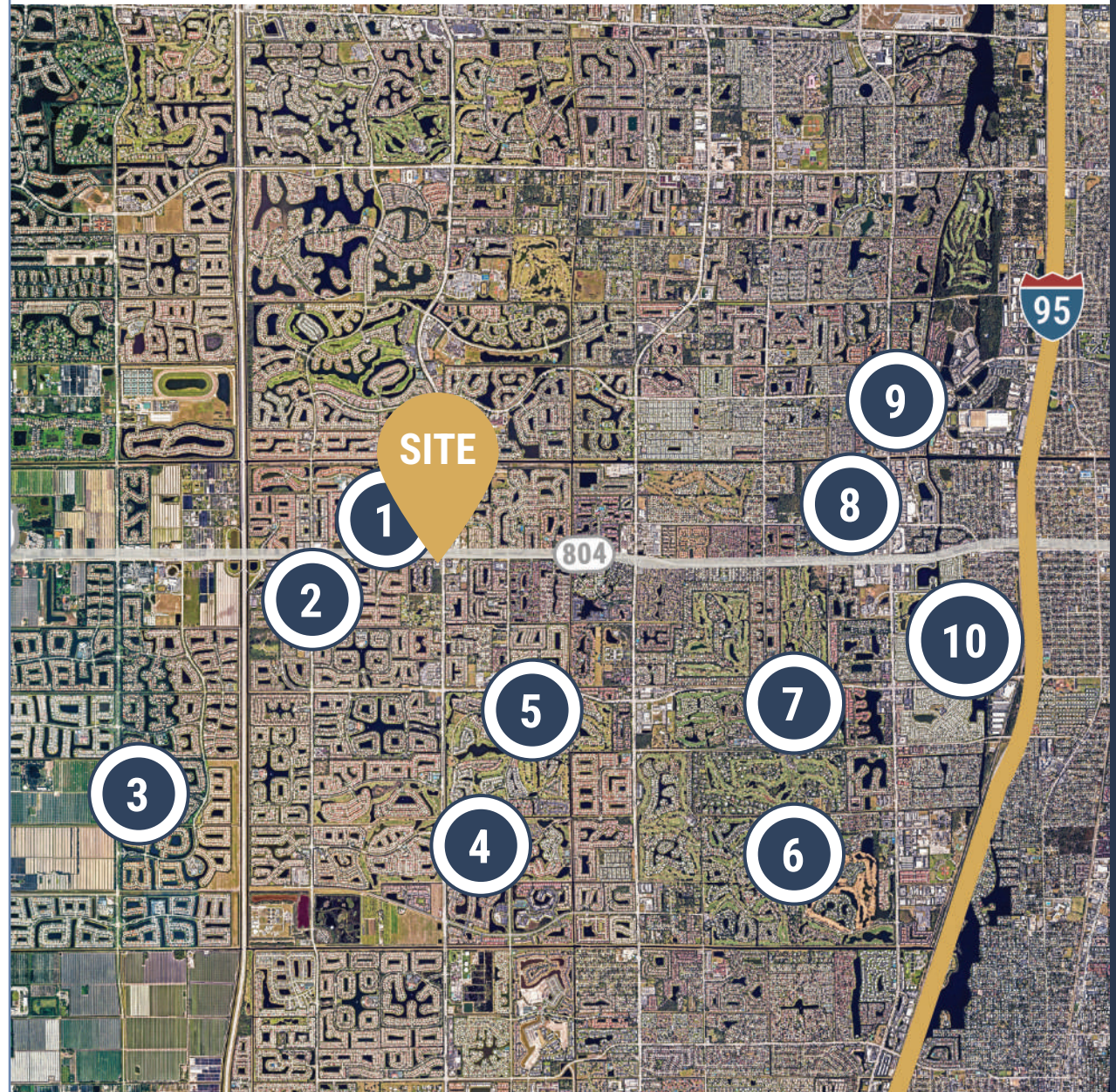
Walmart Super Center
Boynton Beach Mall

⑨ Retail

Boynton Town Center
Chase bank
Fifth Third Bank
Olive Garden
Target

⑩ Retail & Education

The Home Depot
Bank of America ATM
Forest Park Elementary School





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OWNED & OPERATED BY

**Well
tower**