For Lease

+1 954 33 1277

COCONUT CREEK MEDICAL CENTER

4848 Coconut Creek Parkway, Coconut Creek, FL

CBRE

PREMIER MEDICAL OFFICE BUILDING

CBRE South Florida Healthcare, as exclusive leasing agent, is pleased to present 4848 Coconut Creek Parkway, a premier medical office building within Strada Coconut Creek, a revitalized mixed-use development anchored by Sprouts Farmers Market.

The property features Genesis Care's advanced radiation oncology center and offers diverse leasing options. Recently acquired by CoreGro, a premier owner and operator of medical office properties, this property combines strategic location, flexibility, and modern amenities, making it an ideal choice for medical providers seeking to establish or expand in the dynamic Coconut Creek market.

PROPERTY HIGHLIGHTS

30K SF	3	2008	12'	PCD
BUILDING SIZE	STORIES	YEAR BUILT	SLAB TO SLAB	ZONING

AVAILABILITIES

Premises	RSF	Comments
Ground Floor	1,488	Ready to build
Suite 200	5,000	Move-in ready
Suite 201	1,600 – 5,340 (Divisible)	Core and shell
Suite 300	10,340 (Divisible)	Core and shell

$30.00/SF
Asking Rate

GROUND FLOOR

Storage

HVAC Room

Restroom

Nurse's Station

Dr's Office

Check-In

Check-Out

I.T

Existing lobby
(out of scope)

Waiting

Corridor

Storage

Sample Room

Exam Room

Exam Room

Exam Room

Staff Lounge
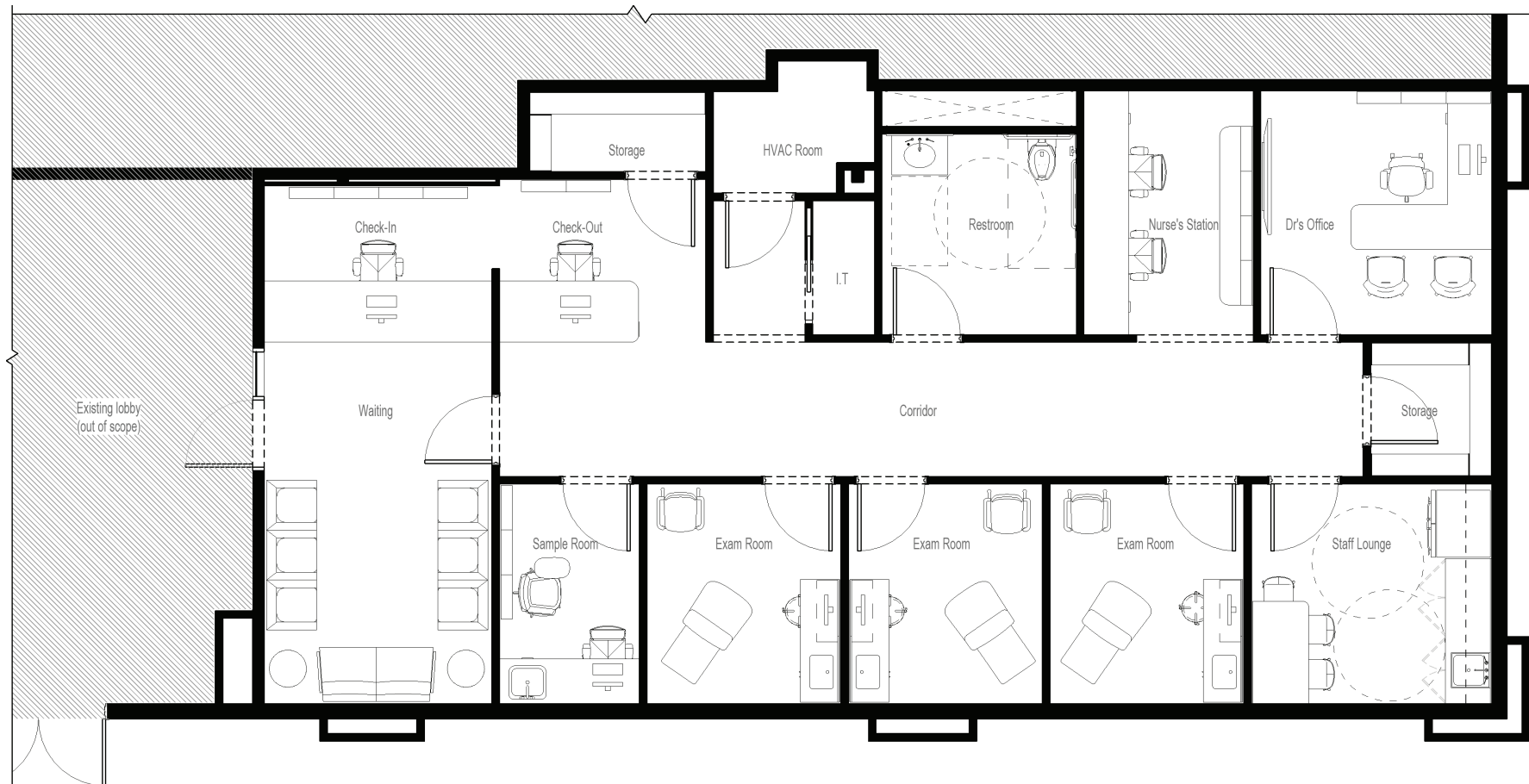
TEST FIT – 1,488 SF

SUITE 200

OFFICE
22' 7" x 16' 3"

9' 2" x 11' 2"

OFFICE
8' 6" x 12' 0"

OFFICE
9' 0" x 11' 8"

OFFICE
8' 7" x 11' 7"

OFFICE
17' 3" x 13' 0"

HALLWAY

HALLWAY
45' 2" x 21' 6"

STORAGE

STORAGE

STORAGE

STORAGE

BATHROOM
7' 6" x 6' 1"

HALLWAY
7' 2" x 6' 8"

OFFICE
18' 7" x 17' 9"

OFFICE
14' 8" x 21' 1"

KITCHEN
10' 9" x 15' 8"

KITCHEN
7' 3" x 8' 1"

BATHROOM
7' 5" x 8' 1"

OFFICE
22' 2" x 18' 5"

HALLWAY
27' 10" x 14' 3"

STORAGE

OFFICE
17' 3" x 13' 2"

OFFICE
17' 4" x 15' 10"
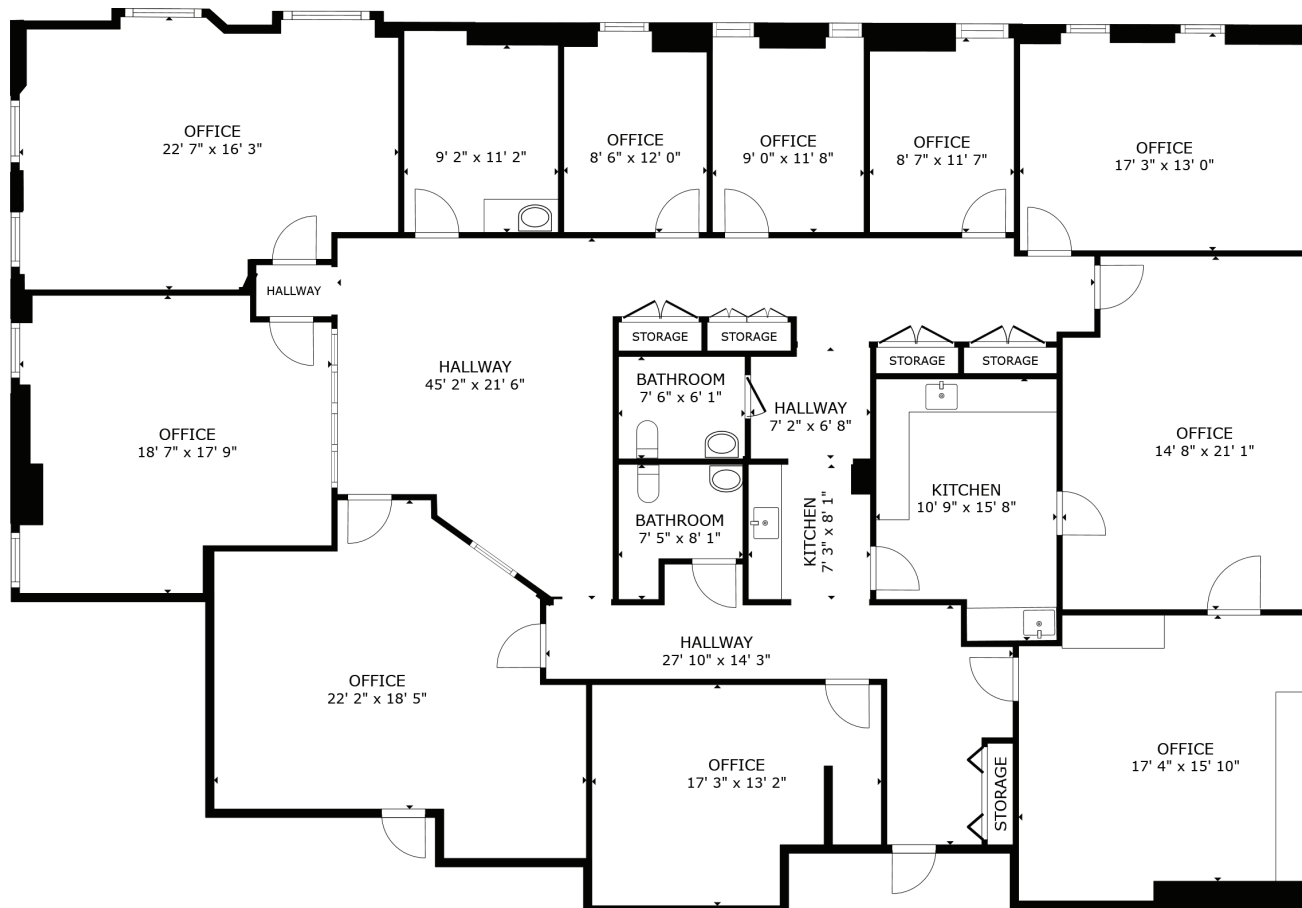
EXISTING CONDITIONS – 5,000 SF (DIVISIBLE)
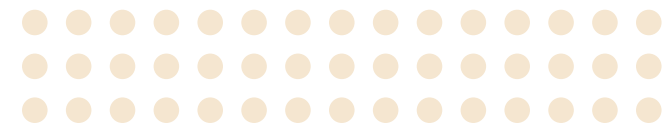
SUITE 300
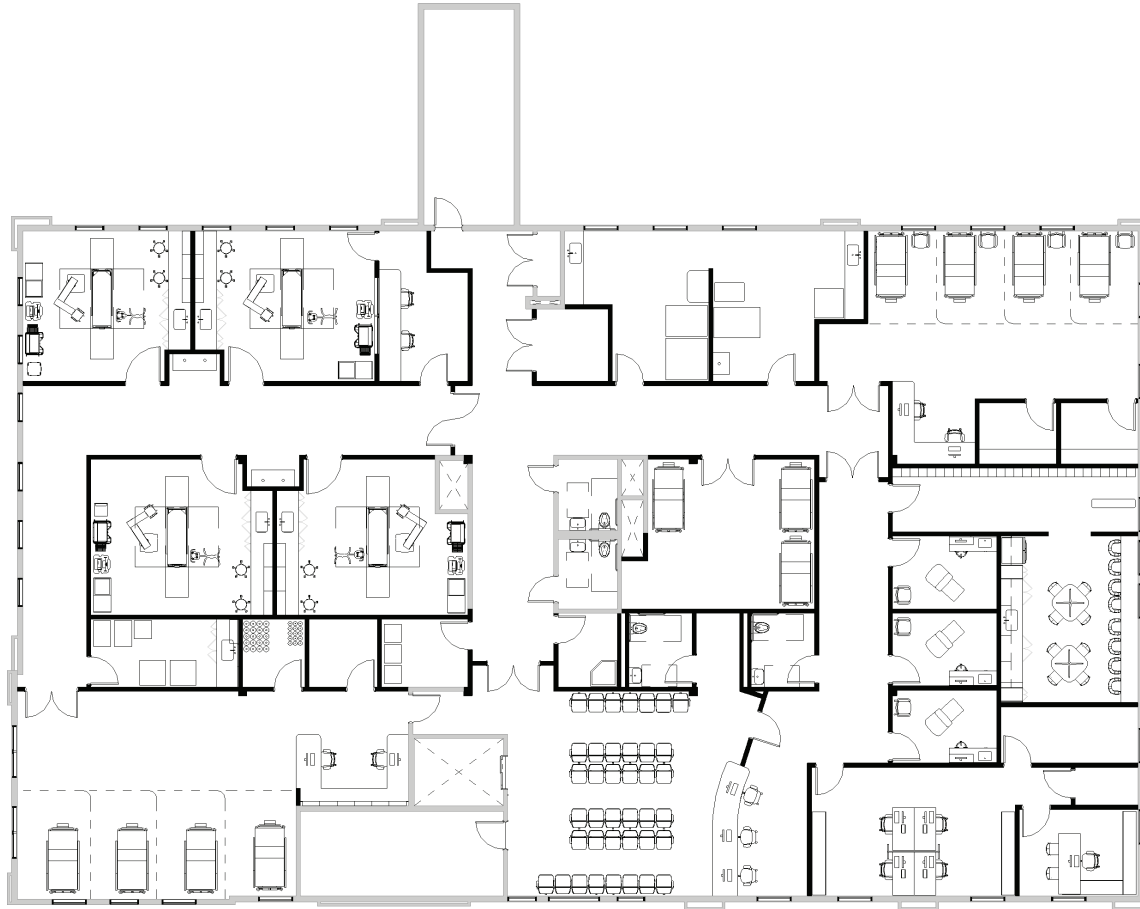
TEST FIT – 10,340 SF (DIVISIBLE)

SITE PLAN
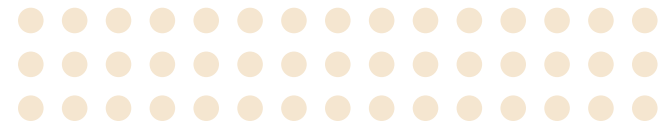
CONVIVA Care Center

SPROUTS FARMERS MARKET

Regions

CALI COFFEE

Walgreens

COCONUT CREEK PARKWAY – 19,000 AADT

LYONS ROAD – 23,000 AADT
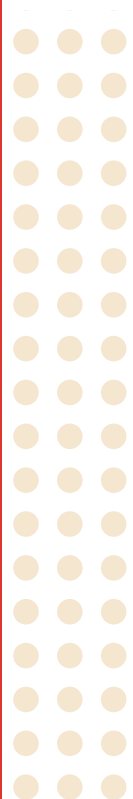
IN GOOD COMPANY

Strada Coconut Creek, a revitalized 150K-SF mixed-use development, is anchored by Sprouts Farmers Market. Neighboring tenants include Walgreens, Regions Bank, Conviva Care Center, and Cali Coffee

Signalized Corner Location

Excellent visibility with 42,000 VPD total and full access from both roads

Dense In-Fill Market

High barriers to entry (139,134 people and 63,112 employees within 3 miles)

Dynamic Trade Area

Proximity to several demand generators including Wynmoor, a 55+ community with over 9,000 residents, Northwest Medical Center (289 beds), Broward College (33,243 students) and Atlantic Technical College

Genesis Care

Operating at this location since 2013 and operates 256 cancer treatment centers, making it one of the largest providers of cancer care in the U.S.

AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
PLACE OF WORK			
Businesses	1,084	7,251	23,522
Employees	8,566	63,112	206,327
POPULATION			
Population	15,101	139,134	409,728
Median Age	48.6	43.3	41.1
HOUSEHOLDS			
Households	7,356	56,969	158,842
Average Household Income	$122,457	$94,392	$96,891

Source: Esri ProjectID 1670834

Florida's Turnpike
±1.6 Miles | ±4 Minutes

Interstate 95
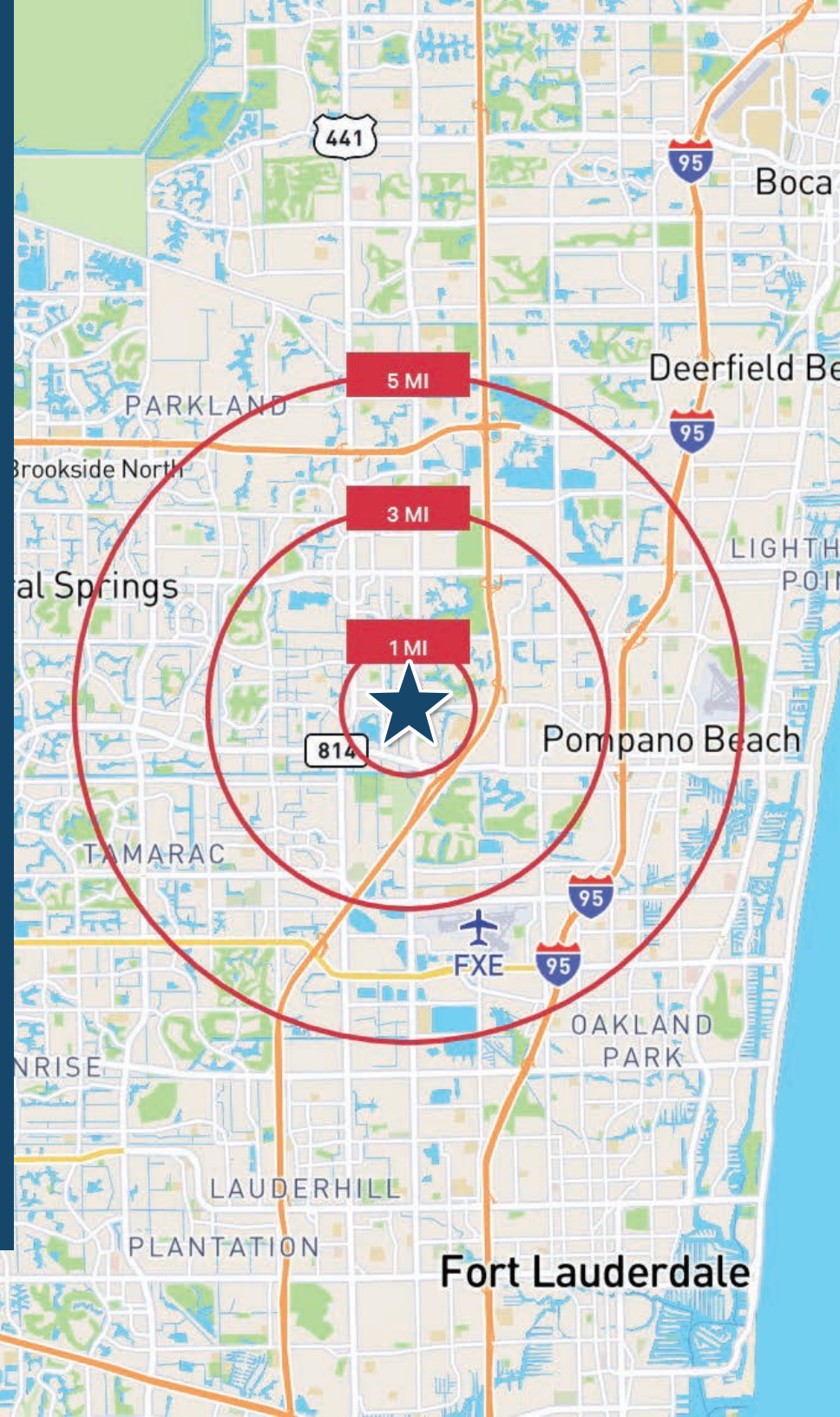±3.6 Miles | ±9 Minutes

4848 COCONUT CREEK PARKWAY

COCONUT CREEK, FL

CONTACT US

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CBRE

#	Hospital
1	Baptist Health Baptist Hospital
2	Baptist Health Bethesda Hospital East
3	Baptist Health Bethesda Hospital West
4	Baptist Health Boca Raton Regional Hospital
5	Baptist Health Doctors Hospital
6	Baptist Health Homestead Hospital
7	Baptist Health Hospital Doral
8	Baptist Health South Miami Hospital
9	Baptist Health West Kendall
10	Bascom Palmer Eye Institute
11	Broward Health Coral Springs
12	Broward Health Imperial Point
13	Broward Health Medical Center
14	Broward Health North
15	Bruce W. Carter VA Medical Center
16	Cleveland Clinic Weston Hospital
17	Coral Gables Hospital
18	Delray Medical Center
19	Douglas Gardens Hospital
20	Florida Medical Center
21	Good Samaritan Medical Center
22	HCA Florida Aventura Hospital
23	HCA Florida JFK Hospital
24	HCA Florida JFK North Hospital
25	HCA Florida Kendall Hospital
26	HCA Florida Mercy Hospital
27	HCA Florida Northwest Hospital
28	HCA Florida Palms West Hospital
29	HCA Florida University Hospital
30	HCA Florida Westside Hospital
31	HCA Florida Woodmont Hospital
32	Hialeah Hospital
33	Holy Cross Health
34	Jackson Memorial Hospital
35	Jackson North Medical Center
36	Jackson South Medical Center
37	Jackson West Medical Center
38	Joe DiMaggio Children's Hospital
39	Jupiter Medical Center
40	Lakeside Medical Center
41	Larkin Community Hospital Palm Springs
42	Larkin Community Hospital South Miami
43	Memorial Hospital Miramar
44	Memorial Hospital Pembroke
45	Memorial Hospital West
46	Memorial Regional Hospital
47	Memorial Regional Hospital South
48	Mount Sinai Medical Center
49	Nicklaus Children's Hospital
50	North Shore Medical Center
51	Palm Beach Gardens Medical Center
52	Palmetto General Hospital
53	Plantation General Hospital
54	St. Mary's Medical Center
55	Sylvester Comprehensive Cancer Center
56	Thomas H. Corey VA Medical Center
57	University of Miami Hospital
58	Wellington Regional Medical Center
59	West Boca Medical Center