



Visible Signage from 45th Street

4601 N Congress Avenue | West Palm Beach, FL

Medical office space available **for lease**

Top-tier medical office building in heavily trafficked area offering convenience and unparalleled connectivity.

The 4601 N Congress Avenue building is a ±24,820 SF premier medical office property on the campus of the JFK Hospital North Campus. This site is strategically located just one block east of I-95 near the corner of 45th Street and Congress Avenue allowing for easy and direct access. This property is in the heart of West Palm Beach, minutes away from a variety of shopping, dining, banking, and lodging options.

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Location Overview

- Located within the prestigious JFK Medical Center campus.
- Positioned on Congress Avenue, a major north-south thoroughfare with high retail and residential concentration.
- Situated at the corner of 45th Street, offering excellent visibility and accessibility.
- High traffic volume from approximately 86,000 vehicles passing by daily.
- Convenient access to I-95 via 45th Street.
- Easy access to Florida Turnpike (within four miles) and Florida A1A (within two miles).
- Close highway access enables efficient connectivity to surrounding Orlando and South Florida markets.
- Palm Beach International Airport (PBI): Approximately 15 minutes away for convenient travel.
- Fort Lauderdale CBD: Just 50 minutes away, providing business opportunities and connections.



Site Highlights



New

Ownership/
Management



Healthcare

Focused
Environment



Signage

Availability



Abundant

Parking



Amenities

Minutes Away



Features

- Building signage availability
- Prominent visibility from 45th street
- Covered drop-off
- Fully built out medical suites
- Visually appealing structure with design elements
- Immaculately maintained
- Airport proximity and regional connectivity



±24,820
SF building



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