

For Lease
±2,365-4,545 SF
Medical Space



Congress Professional Center III

1620 S Congress Avenue | Palm Springs, FL 33461

**MOVE-IN READY
MEDICAL SUITES**



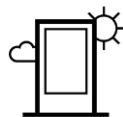
Property Features

- Two-story medical office building with elevator access and patient-friendly design
- Located within Palm Beach County's premier healthcare corridor surrounded by established medical providers
- Just 6 minutes from I-95 with quick access to Southern Blvd, Forest Hill Blvd, and Palm Beach International Airport
- Minutes from HCA Florida JFK Hospital
- Strong surrounding demographics with more than 341,865 residents within five miles

Key Features:



**Central location
near I-95 & minutes
from JFK Hospital**



**Congress Ave monument
signage with over
±36,765 vehicles per day**



**Excellent parking
(5.2/1,000 SF)**

For more information

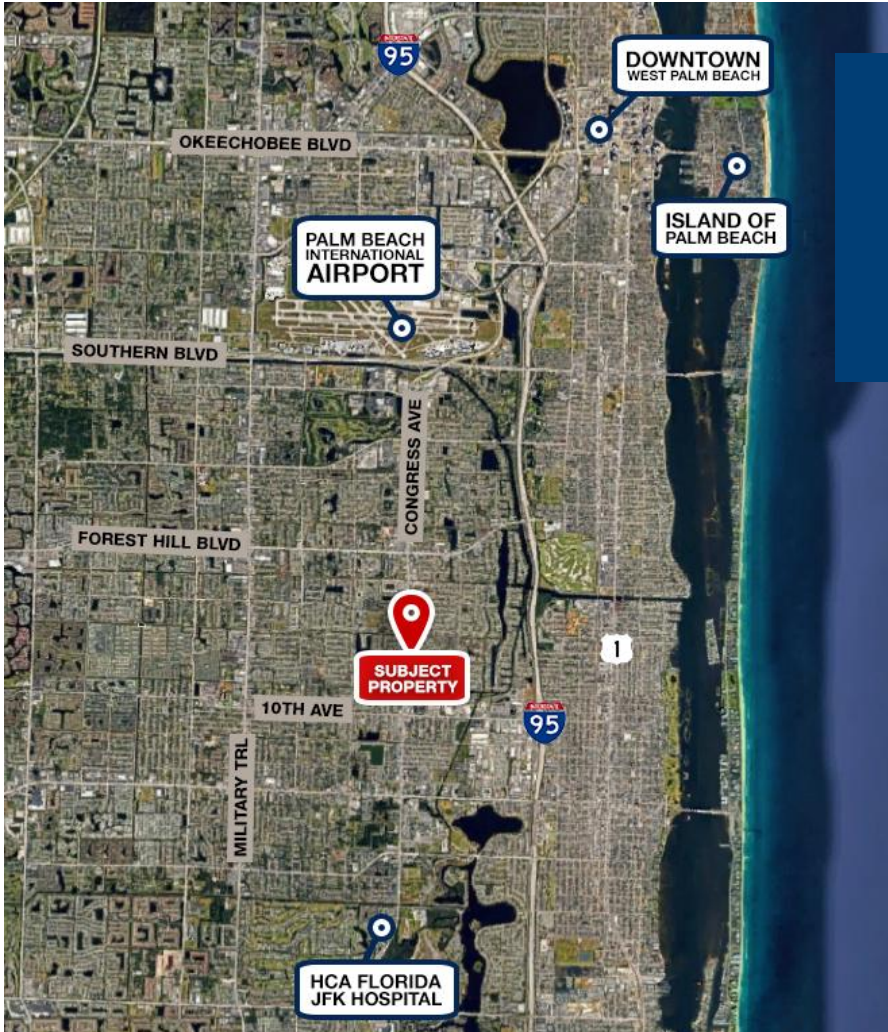
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FOR LEASE: CONGRESS PROFESSIONAL CENTER III, PALM SPRINGS

Centrally Located Medical Office Space



Great Location.
Great Value.
Great Space.

Convenient and central Palm Beach County location with easy access, great for growing practices.

Property: 2-story office building with medical zoning

Available Space: Suite 201: $\pm 4,545$ SF
Suite 203/204: $\pm 2,365$ SF

Rental Rate: \$26.00/SF NNN
\$8.60/SF Est. Op. Ex.

The area benefits from dense residential development and a growing population.

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	15,787	144,301	343,908
Median HH Income	\$85,876	\$73,717	\$72,289
Households	6,012	51,993	130,326



For More Information:

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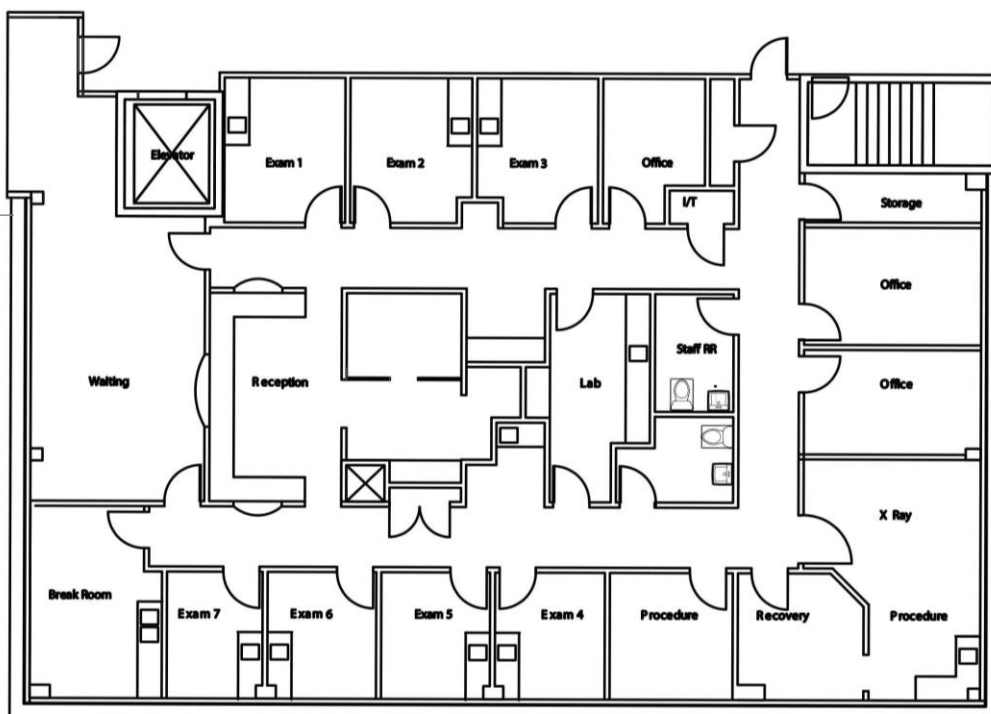
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FOR LEASE: CONGRESS PROFESSIONAL CENTER III, PALM SPRINGS

A Variety of Floor Plans to Suit Practice Needs

Suite 201

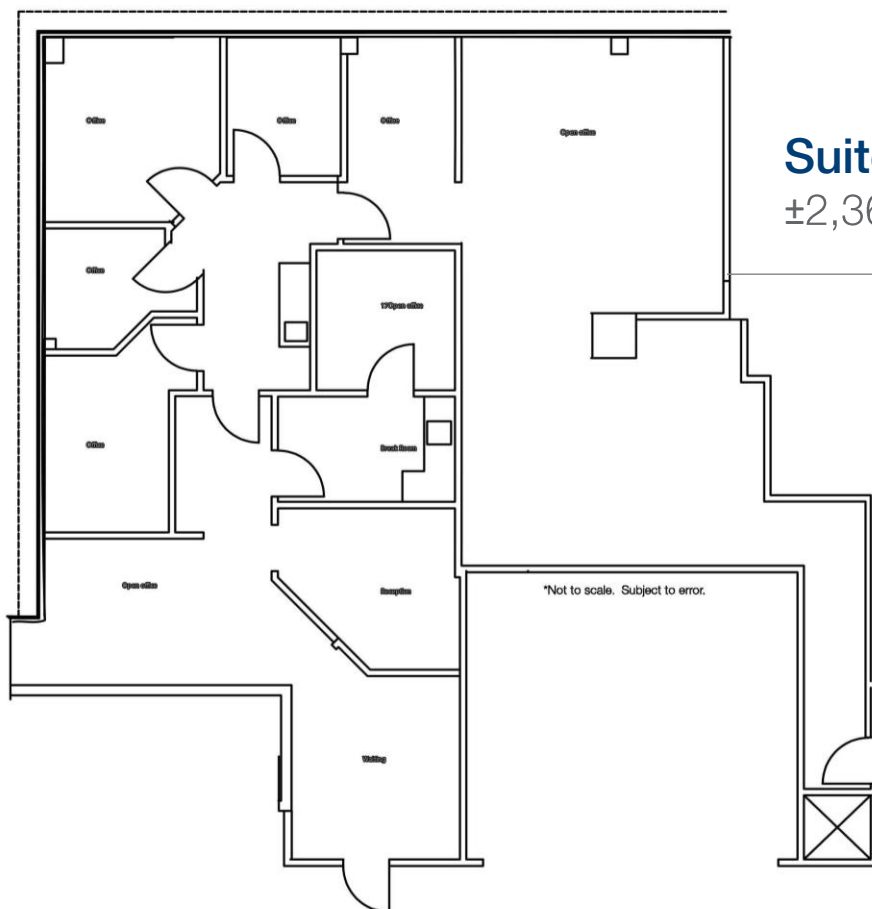
±4,545 SF



*Not to scale. Subject to error.

Suite 203-204

±2,365 SF



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