

For Lease

# Groves Medical Plaza

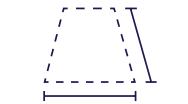
## 13475 Southern Blvd

## Loxahatchee Groves, FL

Medical office space available in Class A building in Loxahatchee Groves, Wellington, and Royal Palm Beach

Colliers is proud to present the lease of Groves Medical Plaza in Loxahatchee Groves, Florida. The 2-story 22,000 SF medical/professional building is situated on the northeast corner of Southern Boulevard and Big Blue Trace/F Road. This property is adjacent to the Palms West Hospital and is in close proximity to many of the area's amenities.

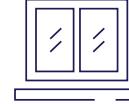
### Property Highlights



±3,964 SF space available



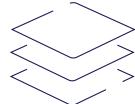
Dramatic architectural details



Hurricane impact windows



Backup standby generator



Efficient floor plates



Generous improvement allowance



Abundant parking



Easy access at signalized intersection

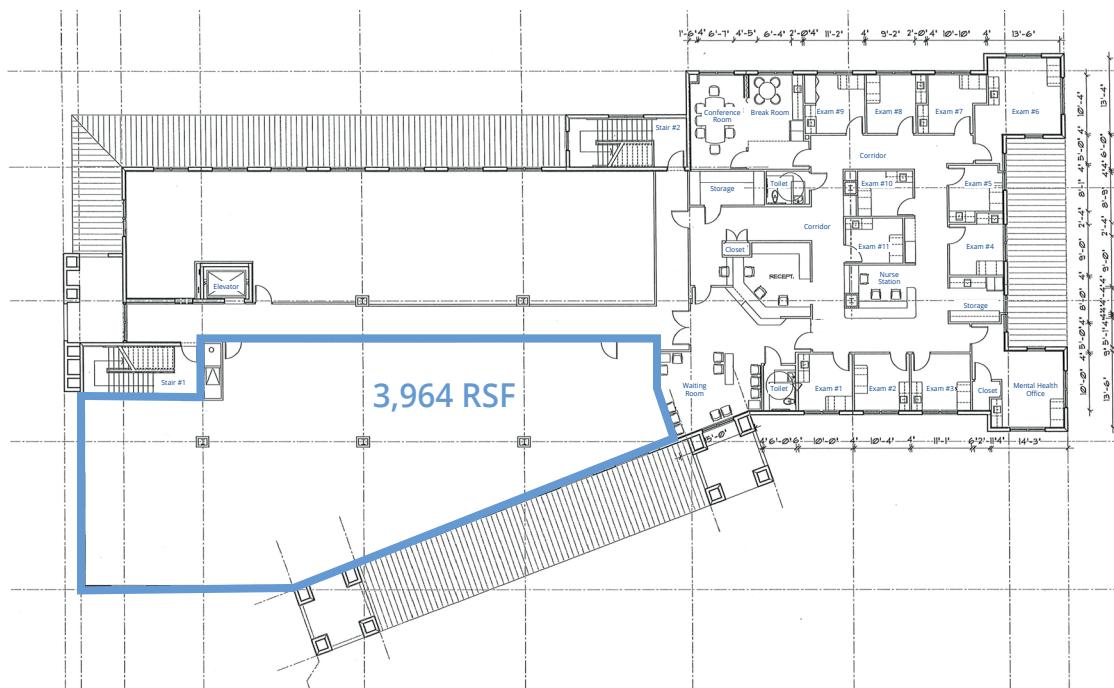
Asking price:

**\$25.00**  
PSF NNN

Contact us:

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# Floor Plan - Suite 200



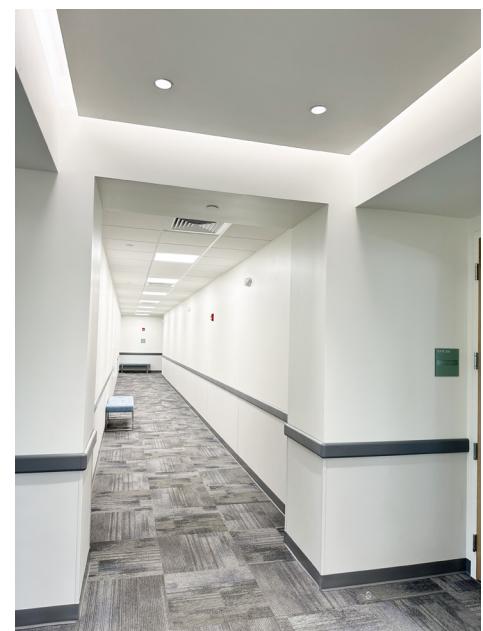
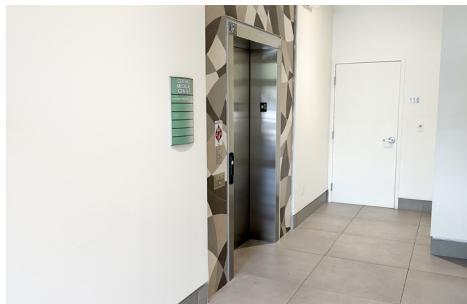
**3,964 RSF - \$25.00 NNN**

## Suite Highlights:

- Shell condition
- Generous Tenant Improvement Allowance

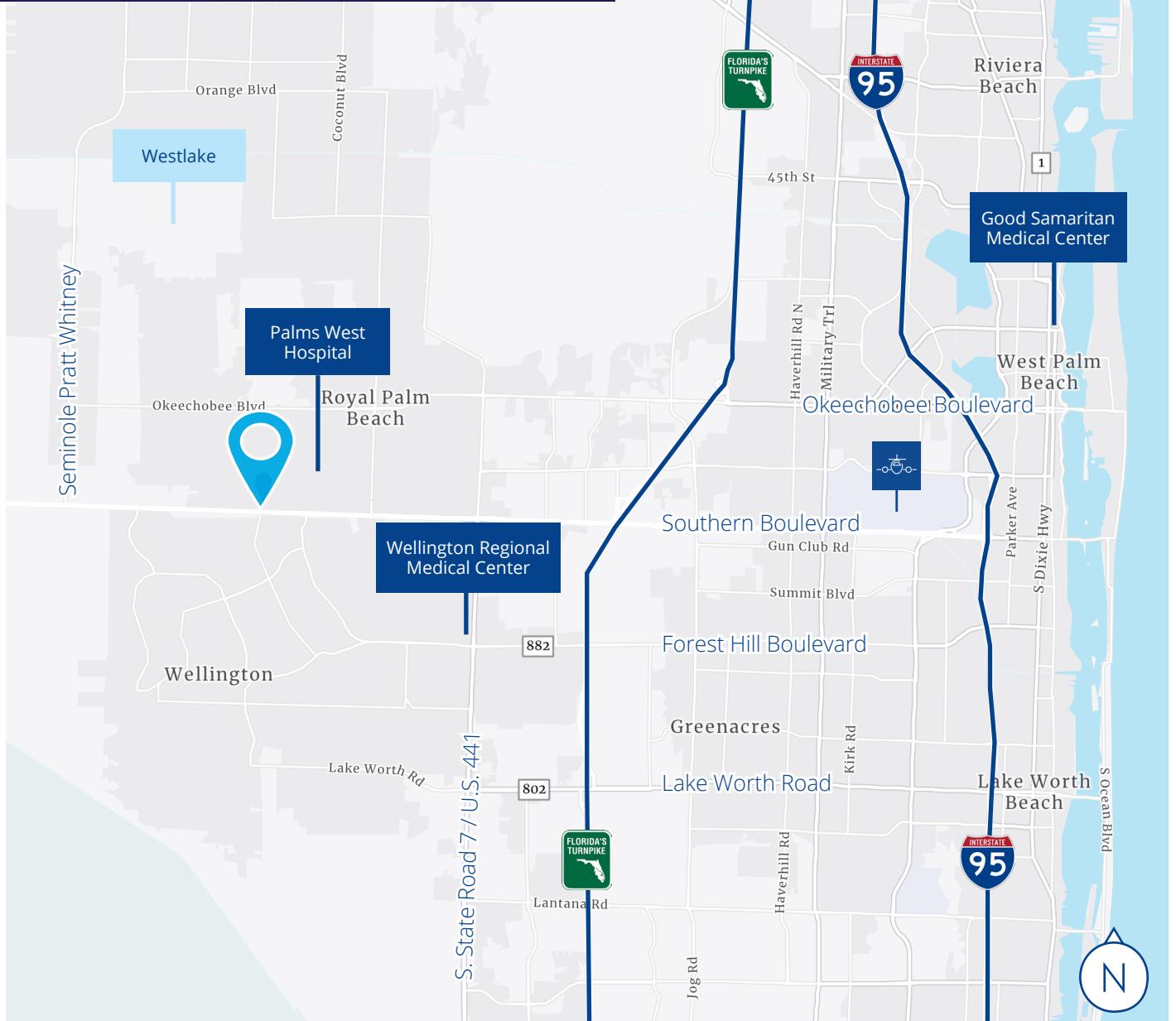


## Exterior Photos



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# Location Map



## Demographic Snapshot - 3-mile radius



2025 Total Population

58,221



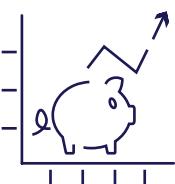
2030 Total Population

57,641



2025 Avg. HH Income

\$150,192



2030 Avg. HH Income

\$170,320