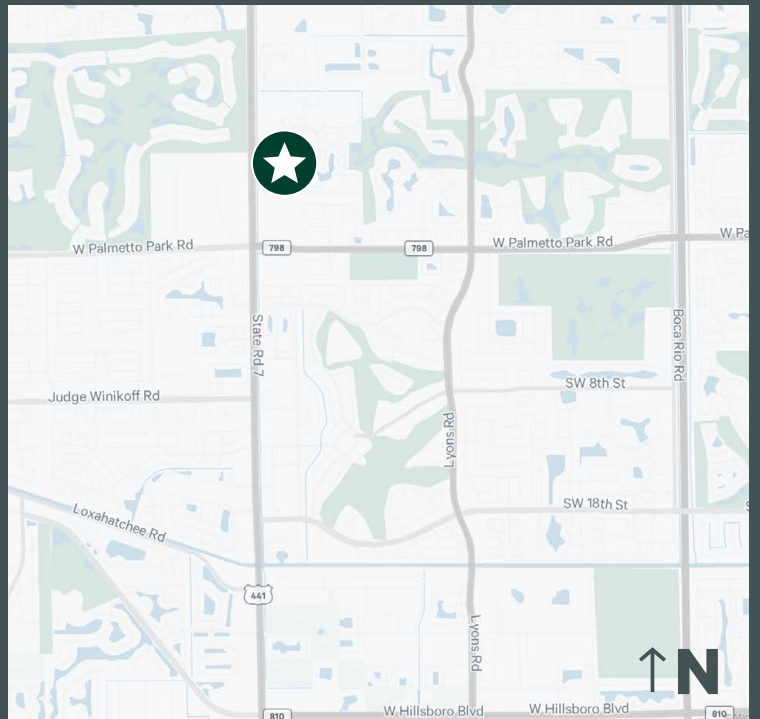




West Boca Medical Arts Pavilion II

67,248 RSF
Medical Office Building

9970 Central Park Blvd,
Boca Raton, FL 33428
www.cbre.com





Highlights

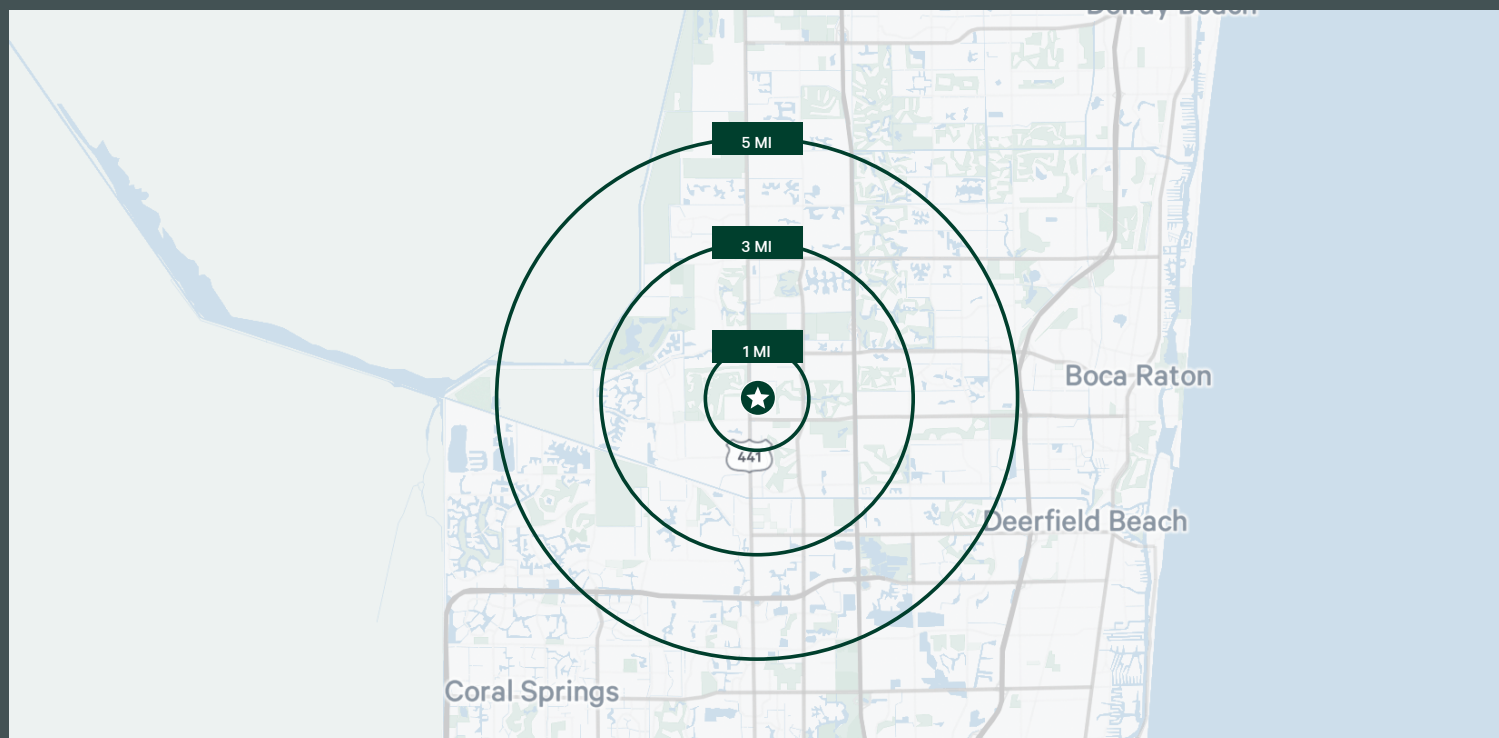
- + Built-out medical office spaces ready for immediate occupancy
- + Dedicated physician parking and ample parking for staff and patients
- + Generous tenant improvement packages
- + Competitive lease rates and terms

Location Overview

- + Located on the campus of West Boca Medical Center in Boca Raton, FL.

\$26.00/SF, NNN

Asking Leasing Rate



	1 Mile	3 Miles	5 Miles
Population			
2022 Population - Current Year Estimate	11,598	101,237	237,679
2027 Population - Five Year Projection	11,968	103,254	240,411
2022-2027 Annual Population Growth Rate	0.63%	0.40%	0.23%
Households			
2022 Households - Current Year Estimate	4,442	39,816	94,768
2027 Households - Five Year Projection	4,556	40,480	95,498
2022-2027 Annual Household Growth Rate	0.51%	0.33%	0.15%
2022 Average Household Size	2.54	2.52	2.48
Household Income			
2022 Average Household Income	\$123,297	\$124,748	\$137,413
2027 Average Household Income	\$143,482	\$146,187	\$159,904
Housing Units			
2022 Households - Current Year Estimate	4,442	39,816	94,768
2027 Households - Five Year Projection	4,556	40,480	95,498
Place of Work			
2022 Businesses	581	5,030	11,531
2022 Employees	8,132	34,144	85,031

Contact Us

Deborah Fink

Vice President

+1 561 393 1644

deborah.fink@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.