



**FOR SALE OR LEASE**

**VACANT 10,038 SF MEDICAL/OFFICE/RETAIL BUILDING**

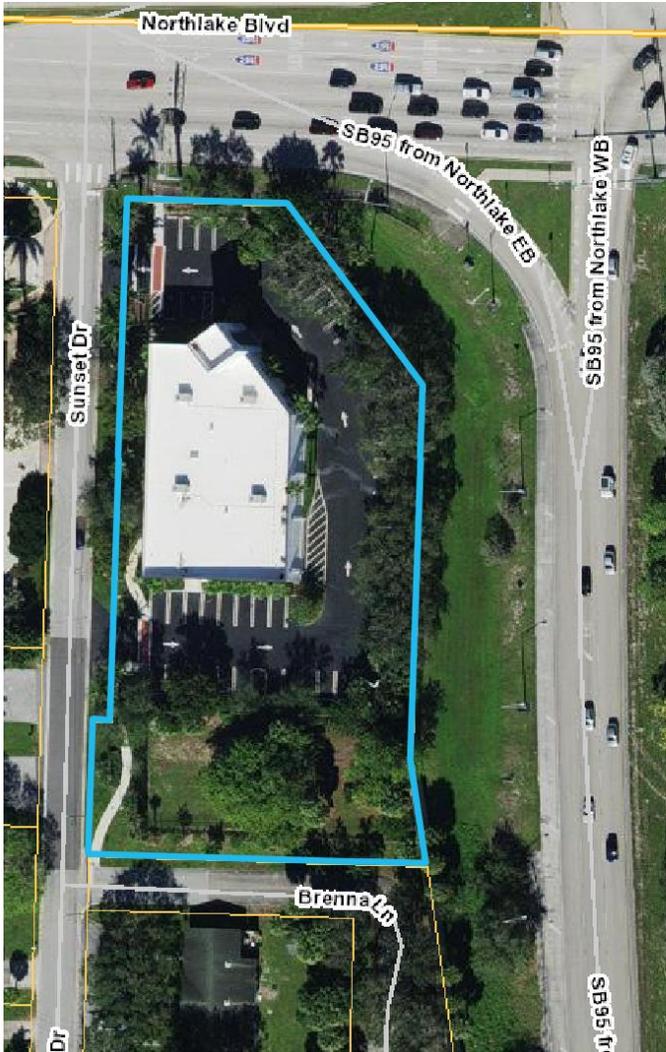
**4074 NORTHLAKE BOULEVARD  
PALM BEACH GARDENS, FL**

**KEVIN LANDERS**  
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# PROPERTY INFORMATION

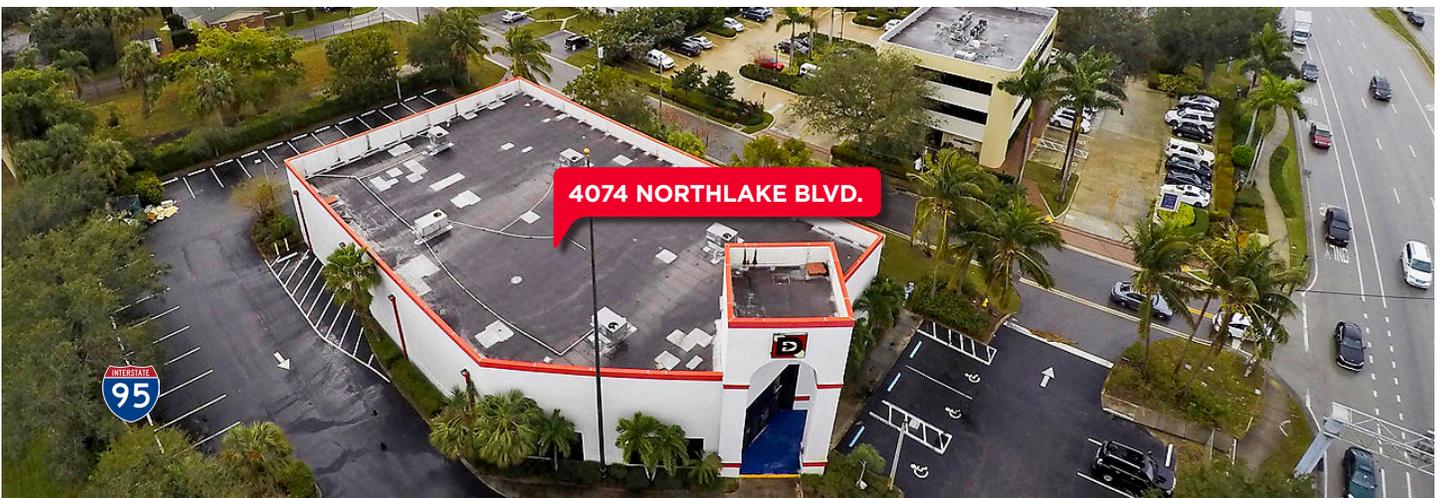
Health with Heart

## AERIAL MAP



## BUILDING FEATURES

- **Year Built:** 2000
- **Acres:** 1.3660
- **Size:** 10,068 SF
- **Zoning Code:** CG1 (Commercial General)  
(52 - Palm Beach Gardens)
- **Traffic Count:** 55,000 + (2023)
- **Sale Price:** \$8,000,000
- **Lease Rate:** \$49.00 SF NNN
- **2026 Operating Expenses:** \$9.59 SF + Janitorial (Estimated)

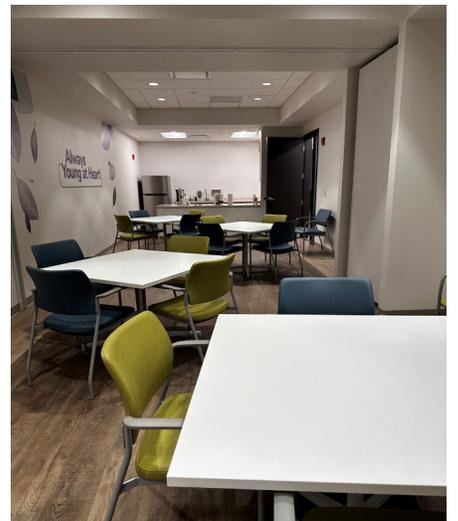
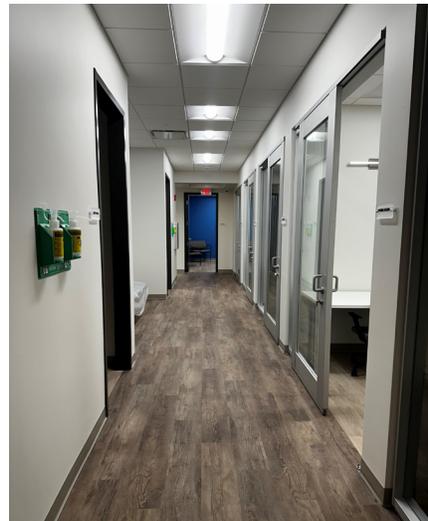
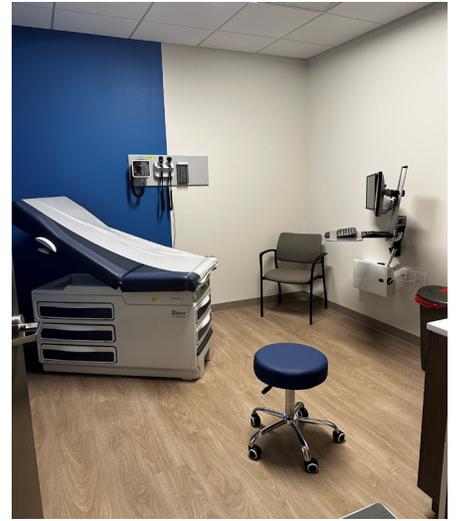


# PROPERTY PHOTOGRAPHS

## PROPERTY HIGHLIGHTS

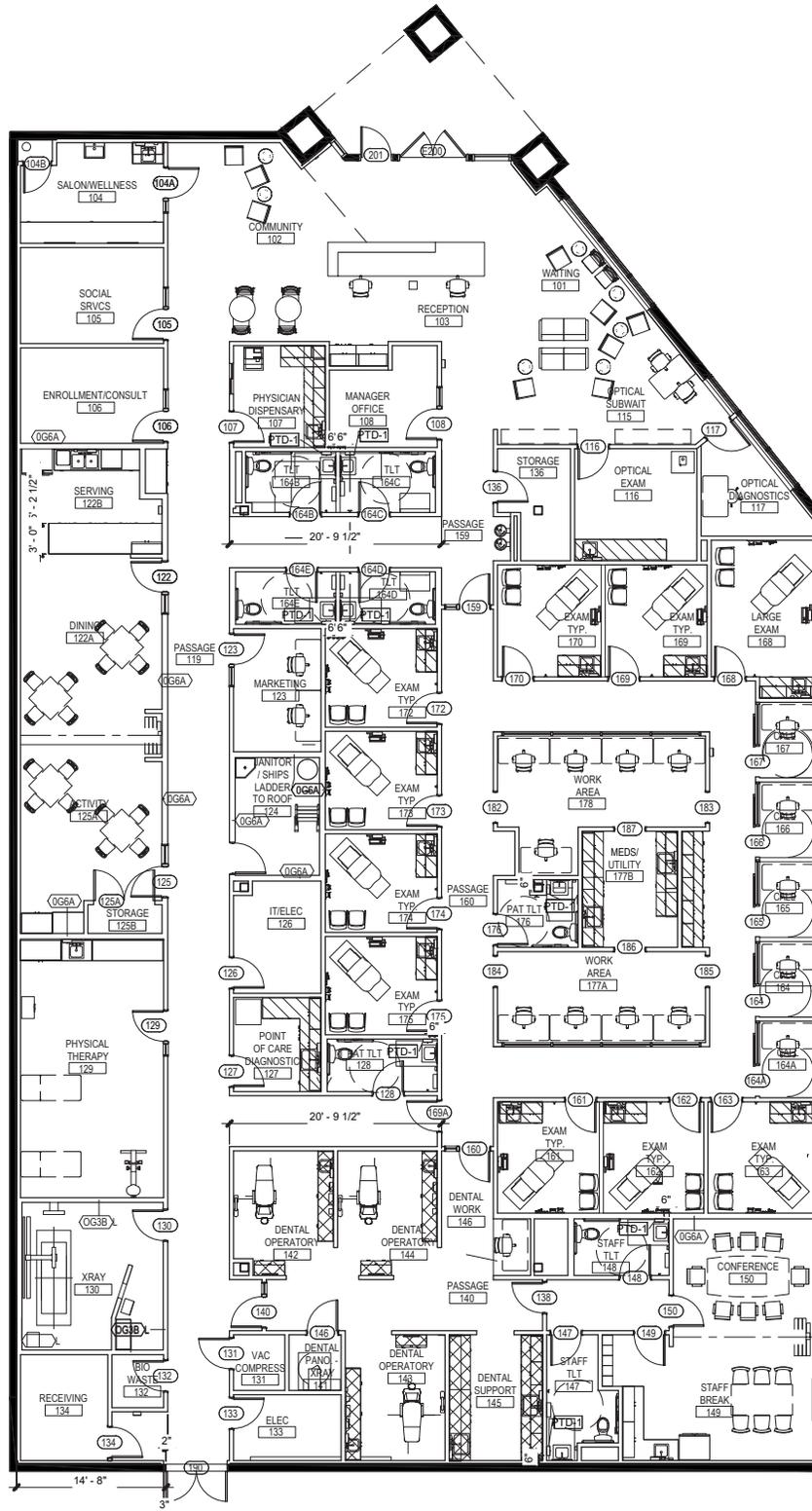
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- Recently renovated - 2021-22 (exterior & interior)
- Building signage available
- Immediate access to/from I-95, close to Turnpike
- Hard corner location at northlake and I-95 south entrance ramp
- Walkable to restaurants, grocery, fitness, and other retail
- Existing Medical Buildout with 10 Exam Rooms, Imaging, Dental Area, Physical Therapy, Optical, Salon, and Wellness Area.
- Ownership will consider multiple uses, including office or retail.



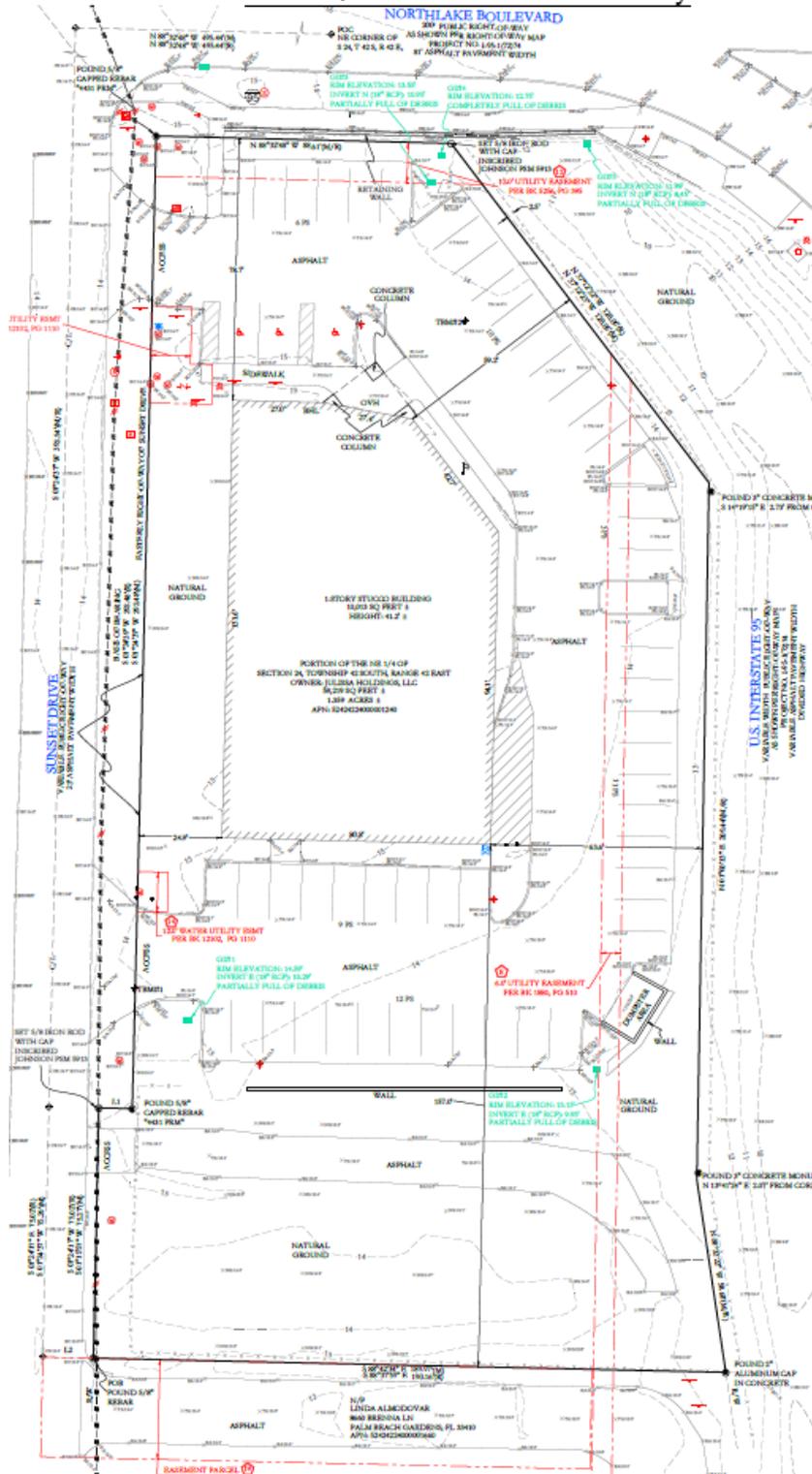
# PROPERTY FLOOR PLAN

Health with Heart



# PROPERTY SITE PLAN

## ALTA/NSPS Land Title Survey





**CUSHMAN &  
WAKEFIELD**

**KEVIN LANDERS**

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