

PREMIER MEDICAL OFFICE SPACES FOR LEASE

603 Village Boulevard • West Palm Beach • FL 33409



SIGNAGE OPPORTUNITIES AVAILABLE!

THE PROPERTY HIGHLIGHTS

Impeccably maintained building and grounds with distinctive reflective glass and granite interior and exterior features.

Established medical office location with excellent patient access via I-95 at the Palm Beach Lakes Boulevard interchange (less than one mile from property).

Nearby major hospitals and medical centers include HCA's JFK North Hospital, Good Samaritan Medical Center, and St. Mary's Medical Center.

Great location along a high walkability corridor and minutes away from the robust center of Downtown West Palm Beach, and a few miles from Palm Beach International Airport.

Abundant surface parking available which exclusively surfaces this building.

Join an impressive medical tenant list that includes a clinical research practice, chiropractic office, oral surgery center, and more!

Thomas R. Gibson, Broker

561.776.9300

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ASSET
SPECIALISTS, INC.

Asset Specialists, Inc.
3710 Buckeye Street • Suite 100
Palm Beach Gardens, FL 33410



AVAILABILITY AND PRICING

603 VILLAGE BOULEVARD | WEST PALM BEACH | FL

- **Suite 204 • ±1,265 Square Feet**
 - Built out General Office Suite.
 - Immediately off the elevator lobby on the Second Floor.
 - Existing layout includes a waiting area, copier/storage room, four (3) offices or three (3) offices and a conference room, plus a break room.
- **Suite 301 • ±5,031 Square Feet**
 - Ideal Medical Office Suite with a grand entry lobby, reception, fourteen (14) exam rooms, multiple private bathrooms, conference room, etc.
 - Immediately off elevator lobby on the Third Floor.
 - Large perimeter windows allow for ample natural light and great views.

Rates starting from \$25.00 PRSF NNN + \$13.41 PRSF CAM

Subject to errors, omissions, prior sale or lease, change in price and withdrawal

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LOCATION INFORMATION

603 VILLAGE BOULEVARD | WEST PALM BEACH | FL



0.80 MILE



2.93 MILES



DOWNTOWN WPB

2.63 MILES



**12+
RESTAURANTS**



0.10 MILE



MULTIPLE HOSPITALS

4.54 MILES

5-6 MILES

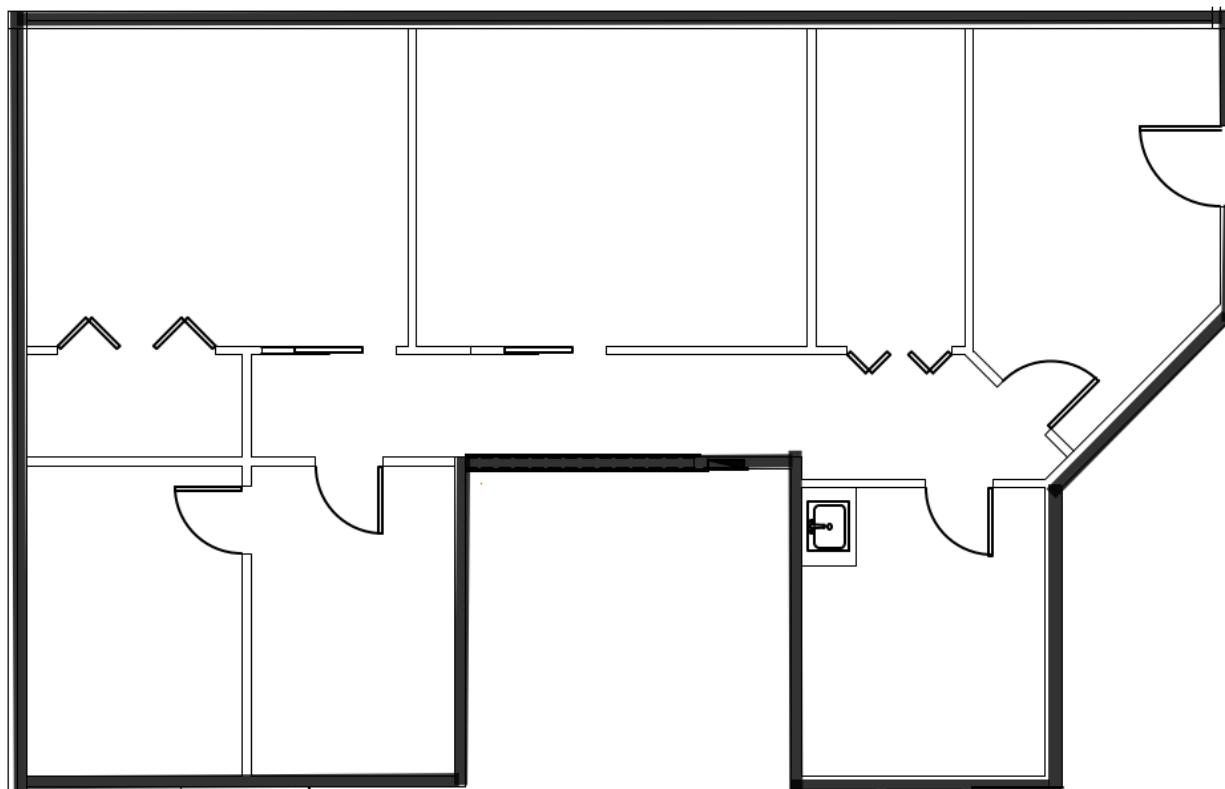
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FLOOR PLAN

Suite 204 • ±1,265 Rentable Square Feet

GENERAL OFFICE SUITE



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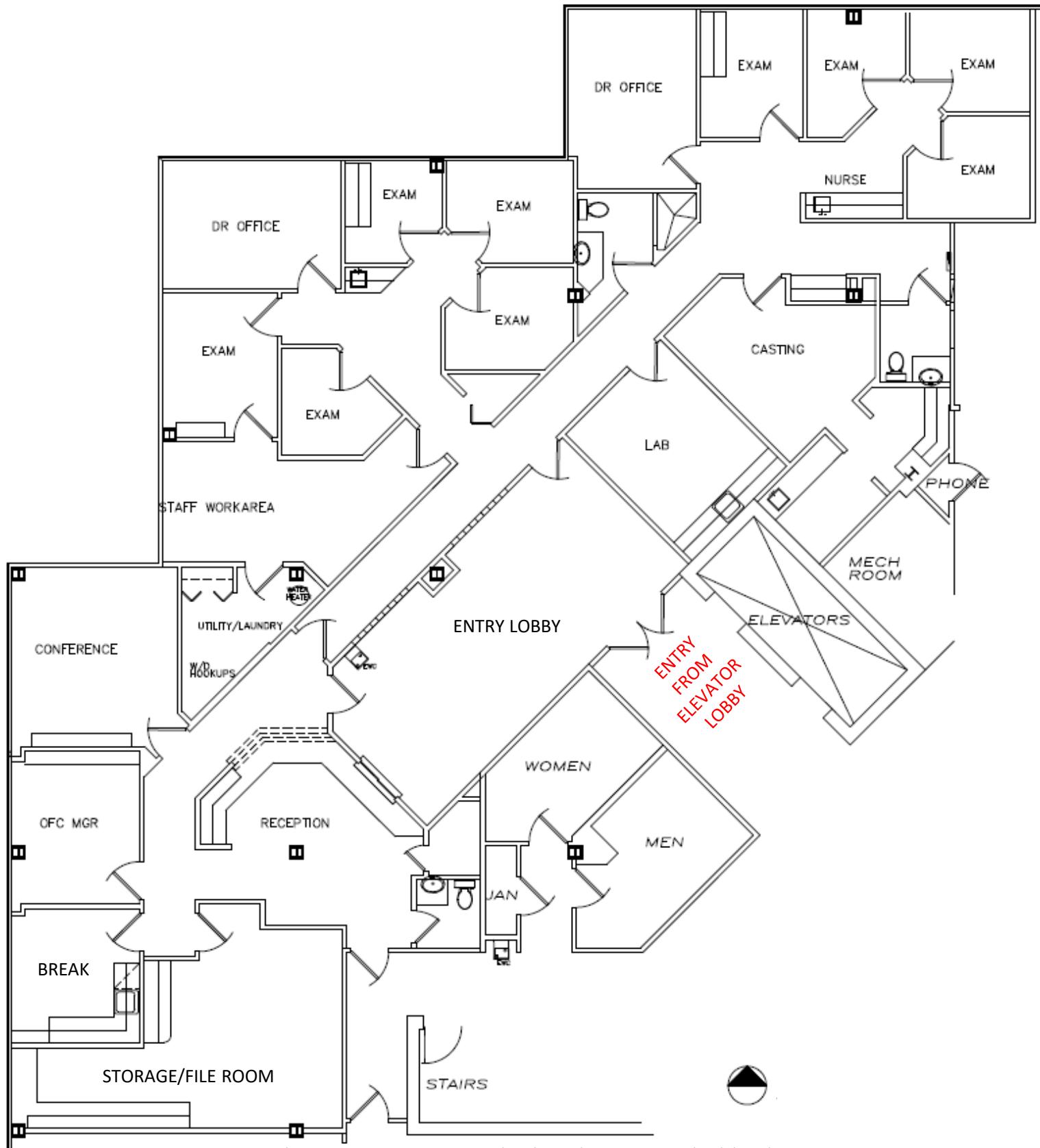
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FLOOR PLAN

Suite 301 • ±5,031 Rentable Square Feet

BUILT OUT MEDICAL SUITE



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COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE **RIGHT TIME.**

EXCEPTIONALLY
NETWORKED.
A **UNIQUE ADVANTAGE.**



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