

MEDICAL CONDO FOR SALE

825 Meadows Rd # 311 Boca Raton, FL 33486

Vacant Medical Condo
Opportunity

Offering Memorandum



READY FOR NEW OWNER USER

MATTHEWS™

EXCLUSIVELY LISTED BY



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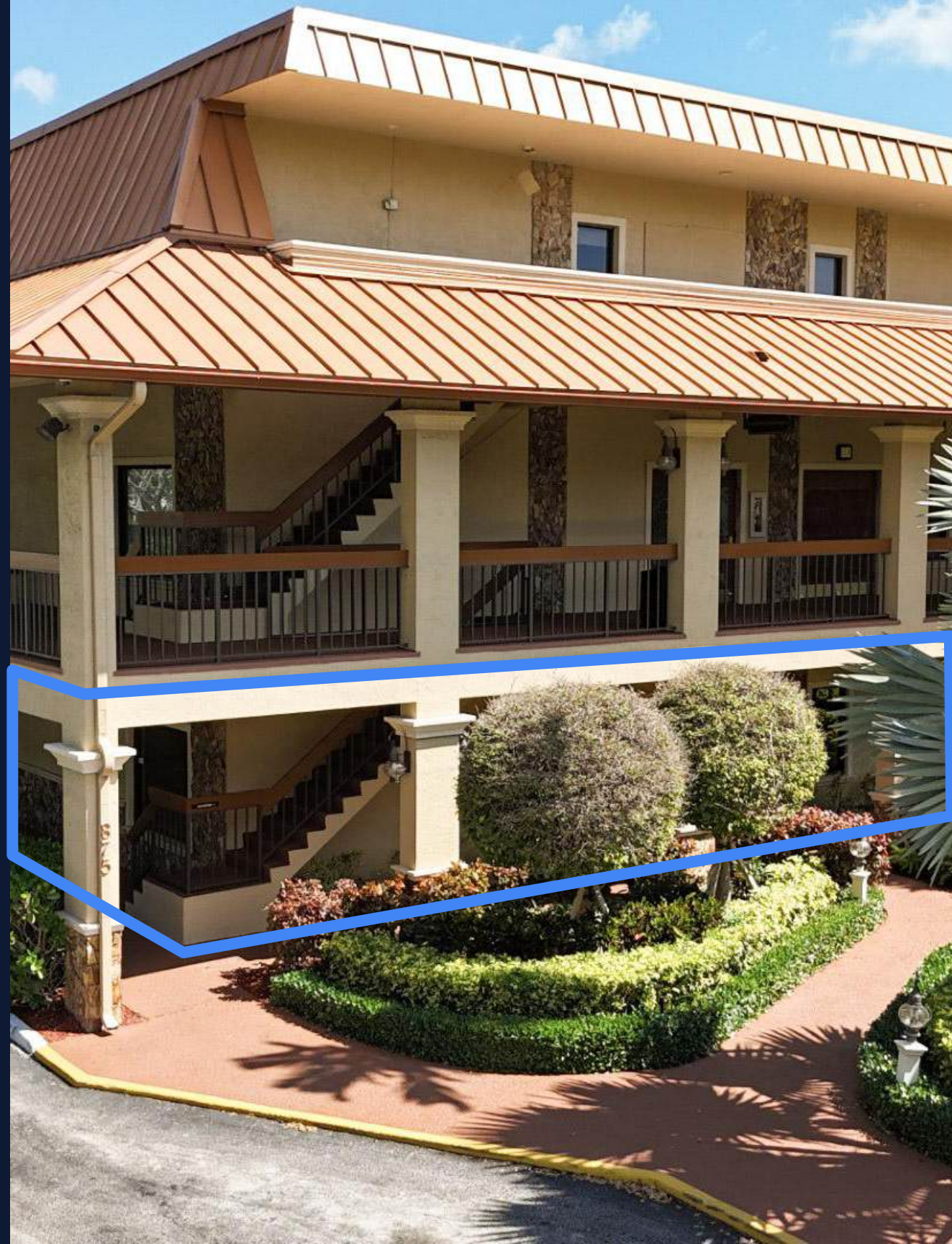
Kyle Matthews

Broker of Record

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MATTHEWS™



PROPERTY OVERVIEW

Medical Condo For Sale
825 Meadows Rd # 311 Boca Raton, FL 33486



INVESTMENT HIGHLIGHTS

\$1,600,000

List Price

1981

Year Built

±2,684 SF

GLA

Vacant

Occupancy

Property Highlights

- **±2,684 SF first-floor medical office condominium** located at 825 Meadows Road, Unit 311, Boca Raton, Florida with two covered reserved parking spaces included
- **Strategically positioned** directly across from Boca Raton Regional Hospital, providing immediate proximity to one of South Florida's premier healthcare institutions
- **Ground-floor corner unit** offering excellent visibility, accessibility, and convenience for both patients and practitioners
- **Functional medical layout** featuring a spacious waiting room, reception area, six exam rooms, three private offices, and four restrooms
- **Designed for efficient patient flow**, making it well-suited for a wide range of medical specialties and healthcare uses
- **Located within a well-established medical corridor** surrounded by physician groups, outpatient facilities, and specialty clinics
- **Strong accessibility with convenient on-site parking** and easy first-floor entry for patients
- **Situated in one of Palm Beach County's** most desirable healthcare markets, supported by strong demographics and high-income households
- **Turnkey opportunity for owner-users or investors** seeking a well-located medical office asset with long-term stability and demand





Lynn University
±3,594 Students

UNIVERSITY MRI &
Diagnostic Imaging Centers

amazon

Boca Raton Airport
±2.6 Miles Away



NJ Federal Hwy ±31,000 VPD

Town Center at Boca Raton
★ *macy's* *Neiman Marcus*
Saks Fifth Avenue **NORDSTROM**
WHBM WILLIAMS-SONOMA
ARHAUS **ATHLETA**
EXPRESS **Crate&Barrel**



Florida Atlantic University
±31,600 Students

Boca Raton Pediatric Associates
RENDON CENTER
DERMATOLOGY & AESTHETIC MEDICINE
Dental TMJ Sleep Apnea
Orthodontics, Oral Facial Pain, TMJ, Sleep Apnea and
Obstructive Sleep Apnea

808

±57,000 VPD



±229,000 VPD

Subject Property



Shops at Boca Raton
SIXTY VINES.
Marriott Total Wine & MORE

University Commons
WHOLE FOODS **P.F. CHANG'S**
J. ALEXANDER'S
NORDSTROM **jamba**
rack

Mizner Park
Sur la table **Yard House**
Tommy Bahama **KAPWA**
AMERICAN SOCIAL



Red Reef Golf Course

Baptist Health Boca Raton Regional Hospital
±400 Beds

W Palmetto Park ±59,500 VPD

809

±35,000 VPD

Palmetto Park Square
Publix **Denny's** **TACO BELL**
Chick-fil-A **DUNKIN'** **VALERO**



The Boca Raton Golf Club
Golf Course



Beach Club

825 Meadows Rd # 311
Boca Raton, FL 33486



±2,684 SF
GLA

1981
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EXTERIOR PHOTOS



Boca Raton Regional Hospital



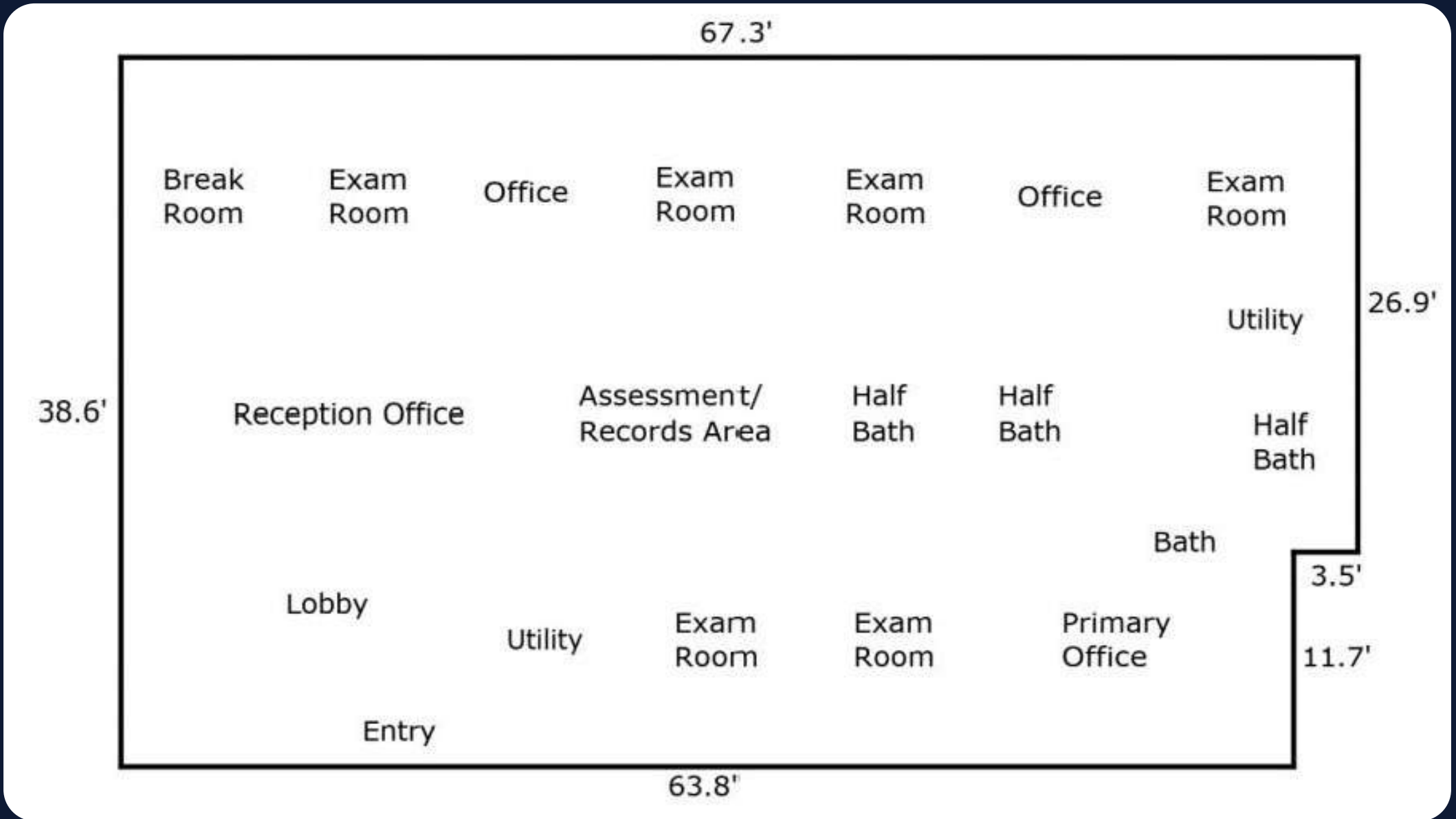
INTERIOR PHOTOS



INTERIOR PHOTOS



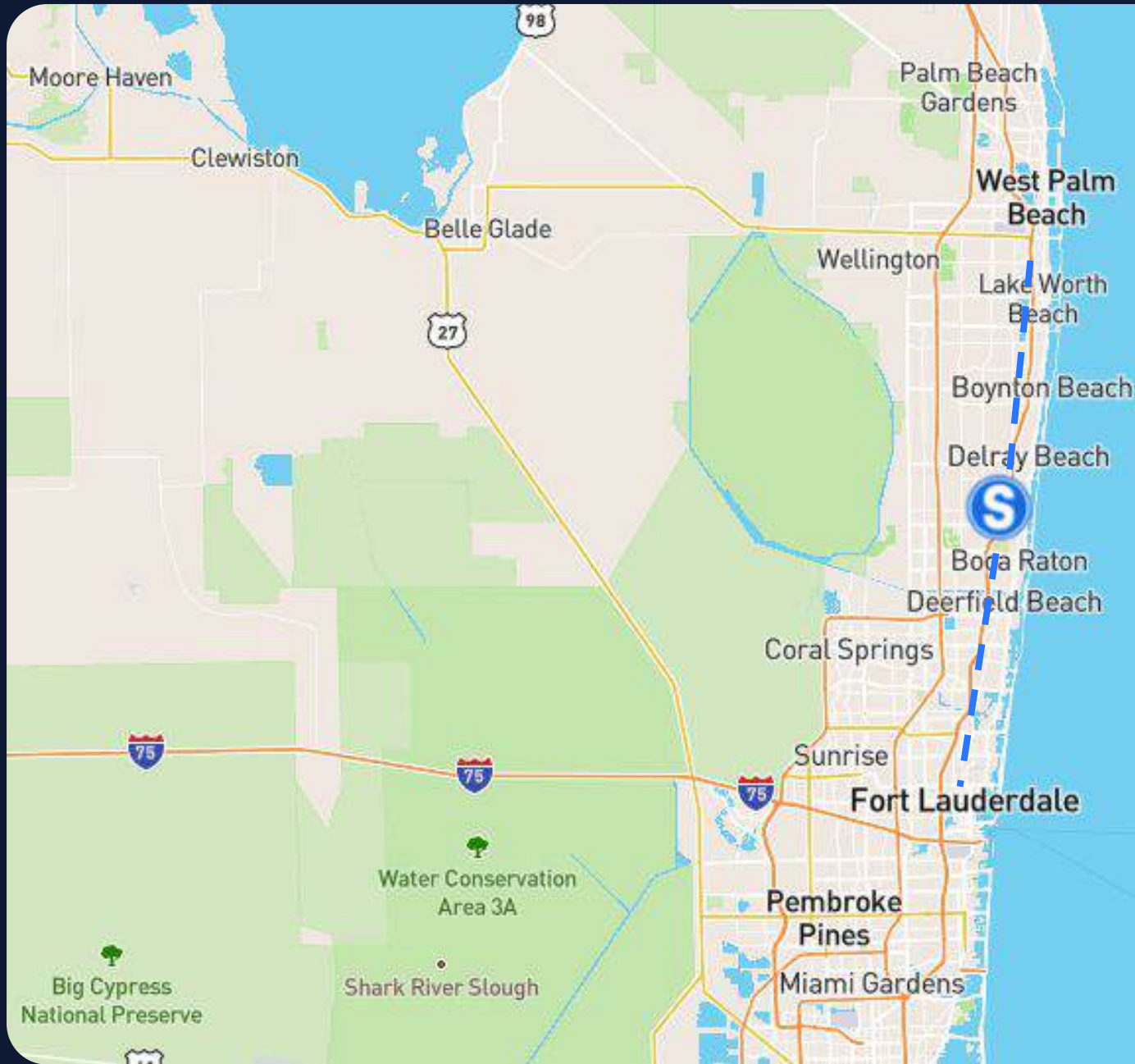
FLOOR PLAN



MARKET OVERVIEW

Medical Condo For Sale

825 Meadows Rd # 311 Boca Raton, FL 33486



±25 Miles North



West Palm Beach, FL

±20 Miles South



Fort Lauderdale, FL

BOCA RATON, FL

104,232

Total Population

\$106,000

Median HH Income

47,500

Employed Population

46

Median Age



Local Market Overview

Boca Raton remains one of South Florida’s most desirable and stable real estate markets, driven by its affluent demographic profile, strong employment base, and high quality of life. Known for its luxury lifestyle, top-rated schools, and proximity to both Fort Lauderdale and West Palm Beach, the area continues to attract a mix of retirees, executives, and relocating families from high-tax states.

Boca Raton’s retail market continues to rank among the strongest and most stable in South Florida, driven by a combination of high household incomes, steady population growth, and a well-established reputation as a premier lifestyle destination. The city benefits from a dense concentration of affluent full-time residents, seasonal homeowners, and international visitors, all of which contribute to consistent consumer spending and sustained retailer demand.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,203	105,043	247,260
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,813	44,594	112,080
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$138,060	\$178,137	\$152,918

WEST PALM BEACH, FL MSA



Economy

West Palm Beach is a thriving business center. The local economy of the city is supported by several industries including marine services, investment, financial services, healthcare, biotech, and professional services. Companies headquartered in West Palm Beach include Affiliated Managers Group Inc., Ion Media, Ocwen, Florida Crystals Corporation, and Shoes for Crews. Businesses in the city have easy access to air, port, rail, and highway transportation. In addition, local universities, including the Palm Beach Atlantic University, provide talented workers into the local workforce.

Developments

At least seven companies in the technology, life sciences, biotechnology, and financial sectors are planning to relocate to West Palm Beach, highlighting the city's growing business appeal. Project Wire, a French tech firm, aims to open offices and create 20 jobs with an average salary of \$75,000. Exuma Biotech is expanding on Flagler Drive with plans to hire around 100 employees. Elliott Management, a \$41 billion hedge fund, is relocating its headquarters to the city, joining other relocation efforts including Point72, Project Washington, Project Lake, and Project Kraft.

Alongside this business growth, West Palm Beach is seeing a wave of new multifamily developments. In July, Hyperion Group and Winter Properties will break ground on a 17-story, 425-unit project at 350 South Australia Avenue. The development will include 278,000 square feet of residential space—ranging from studios to three-bedroom units—along with a 20,000-square-foot pool deck and 7,000 square feet of retail.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 825 Meadows Rd # 311, Boca Raton, FL, 33486 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™, is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™, expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.