

# 1,545 SF MEDICAL OFFICE CONDO FOR LEASE

16244 S. MILITARY TRAIL, #710, DELRAY BEACH, FL 33445



## FIRST FLOOR CORNER OFFICE - LOTS OF LIGHT

### THE PROPERTY

THIS MEDICAL OFFICE SUITE IS IDEALLY LOCATED ON MILITARY TRAIL, JUST SOUTH OF LINTON BLVD. AND DIRECTLY ACROSS THE STREET FROM THE DELRAY MEDICAL CENTER AND A SUPER WALMART. THIS OFFICE SUITE IS A PRIME CORNER LOCATION WITH MANY WINDOWS PROVIDING BRIGHT LIGHT THROUGHOUT THE OFFICE. THE OFFICE CONTAINS 2 RECEPTION/WAITING ROOMS IF NEEDED ALONG WITH AN ADMINISTRATIVE AREA, 7 EXAM ROOMS, LAB AREA, 2 BATHROOMS, AMPLE STORAGE AREAS AND 2 SEPARATE ENTRANCES.

THE BASE RENT IS \$26.00/SF PLUS \$10.00/SF IN OPERATING EXPENSES...TENANT PAYS ITS' OWN UTILITIES. THIS PRIME MEDICAL OFFICE SPACE WILL NOT LAST LONG AND IS AVAILABLE FOR IMMEDIATE OCCUPANCY.



### CONTACT INFORMATION: ATLANTIC

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Commercial Group, Inc.<sup>®</sup>

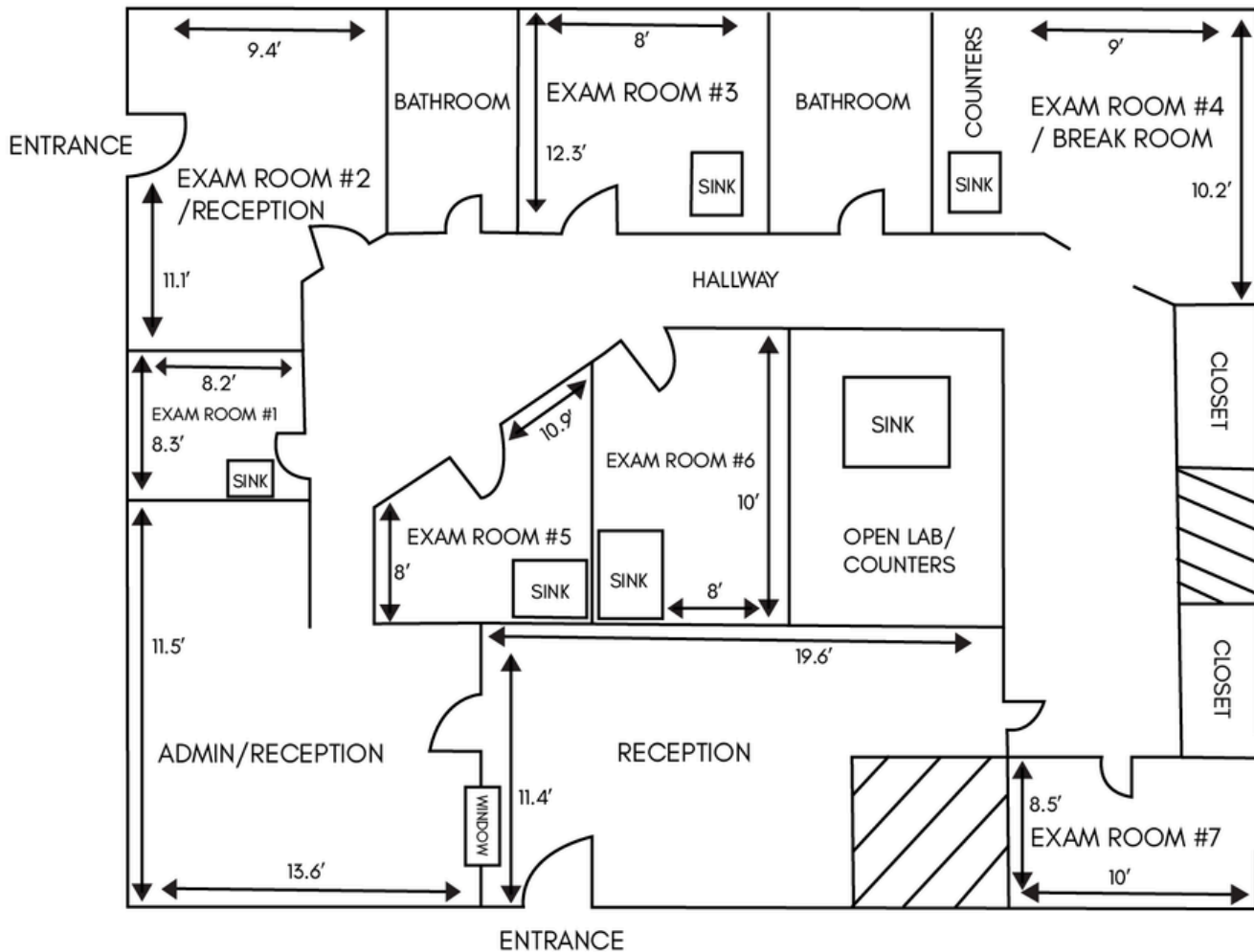
Licensed Real Estate Brokers

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# PHOTOS + FLOOR PLAN + HIGHLIGHTS

16244 S. MILITARY TRAIL  
SUITE #770 - 1,545 SF



## HIGHLIGHTS

- Prime Corner Medical Office Suite
- Ideally located across from Delray Medical Center
- Light and Bright with Great Visibility
- Monument Signage
- Below Market Rent

