

# MEDICAL OFFICE SPACE FOR SUBLLEASE

5210 LINTON BOULEVARD, SUITE #104, DELRAY BEACH, FL



## TURN-KEY AVAILABLE FOR IMMEDIATE OCCUPANCY

Here's an exclusive opportunity for healthcare providers to secure office space in the heart of Delray Beach's premier medical corridor. Ideally positioned at the corner of Military Trail and Linton Boulevard, this ground-floor sublease is located within Suite 104 at DMC Office Condo II — a three-story building on the campus of Delray Medical Center, just steps away from the hospital.

This fully furnished, elegantly designed office suite offers a turnkey solution for medical practices seeking immediate occupancy. Positioned directly adjacent to the building's main entrance, the suite provides maximum visibility and easy access for patients. The efficient floorplan features modern finishes, tech-ready infrastructure, and abundant natural light, with windows on two sides framing tranquil lakeside views.

The current tenant is an ophthalmologist, and the suite is equipped with modern, state-of-the-art exam and diagnostic equipment. For other eye care specialists, there is potential to negotiate use or acquisition of this equipment, offering a unique chance to step into a fully functional ophthalmology practice with minimal downtime.

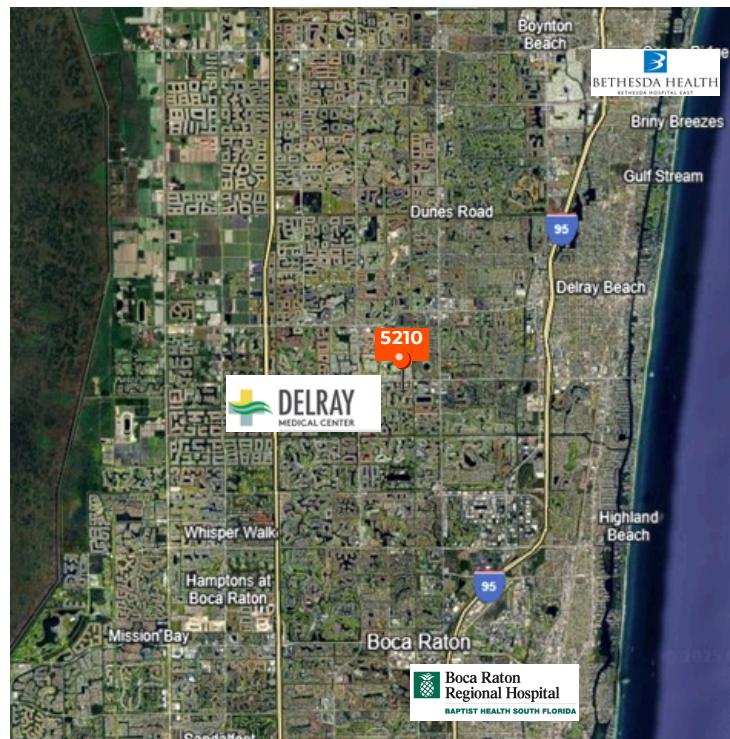
With nearly six years remaining on the existing lease, this sublease offers both immediate availability and long-term stability at a fixed rate — in one of South Palm Beach County's most sought-after medical locations.

CALL OR  
TEXT ME

ADAM STARR

561-289-4262

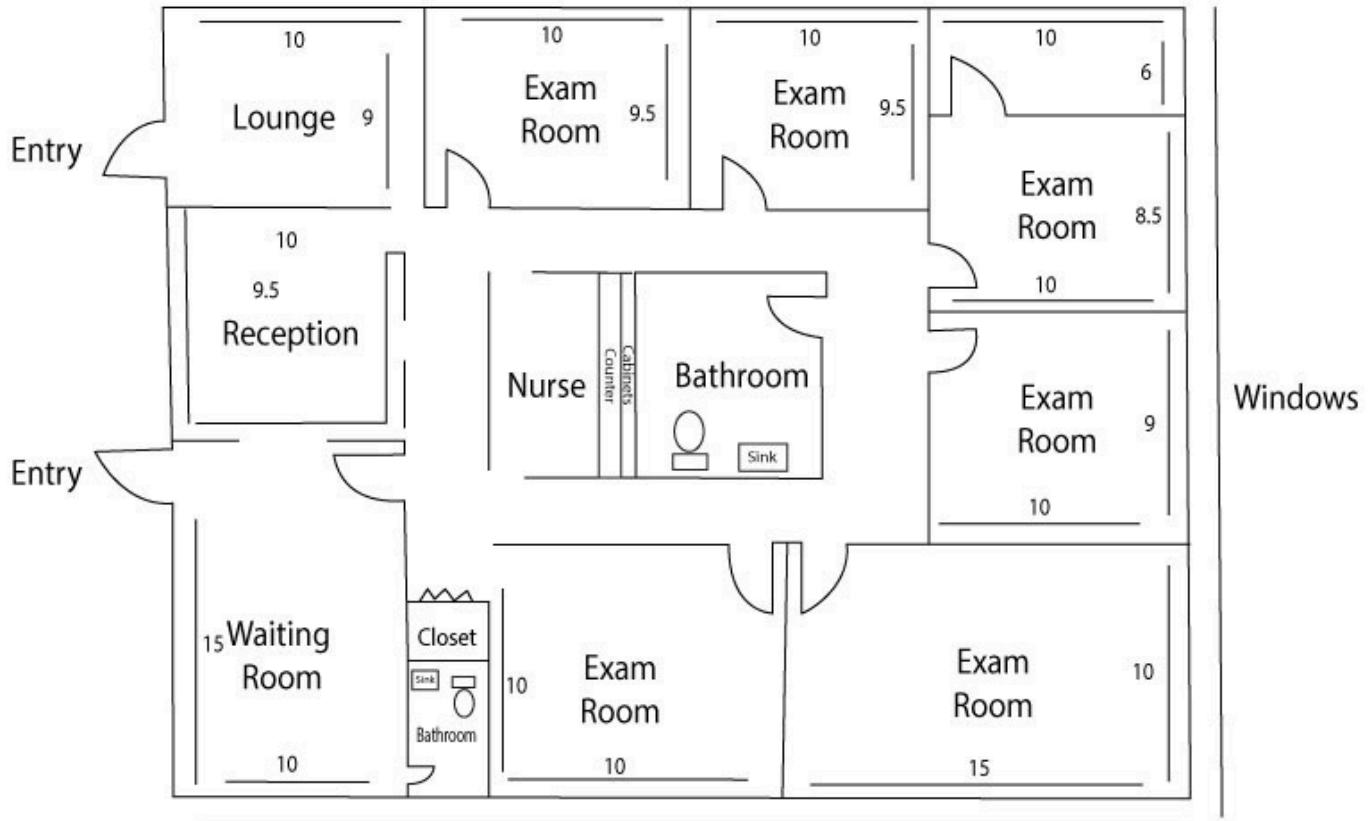
ADAM.STARR@ATLANTICCG.COM



ADAM STARR | 561-289-4262 | ADAM.STARR@ATLANTICCG.COM

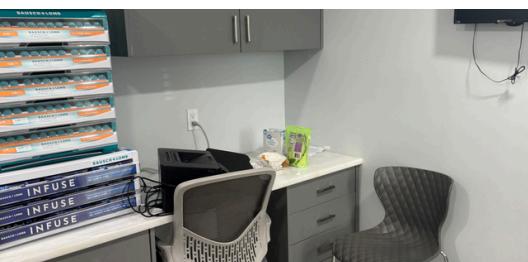
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Windows

Suite #104  
1,500 SF



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