

FOR SALE

# 1000 NW 9TH CT - DANIEL MEDICAL CENTER

1000 NW 9TH COURT, SUITE 203, BOCA RATON, FL 33486

## PROPERTY SUMMARY



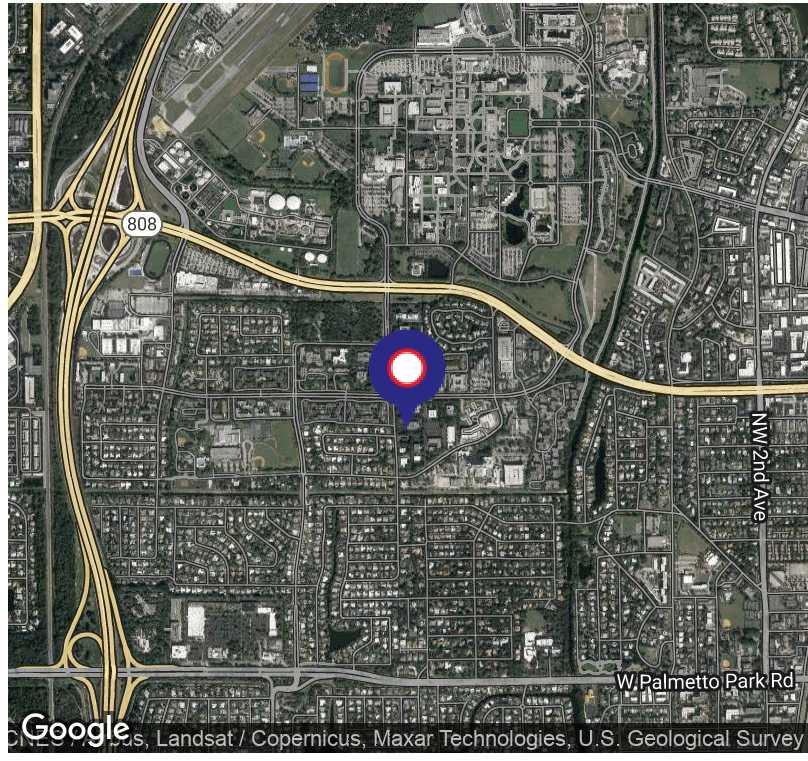
### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Investment opportunity for a 3,792 SF fully-leased medical office condo with upscale finishes. Two-story, 30,000 sf building two blocks from the prestigious Baptist Boca Raton Regional Hospital. Features beautifully landscaped fountain courtyard and floor to ceiling glass. Medical office has been converted for administrative use for home health firm. Plumbing is in place for future medical use. Property is leased through March 2028; Seller willing to subsidize lease to assure desired return. Tenant plans to remain, but lease buyout is possible. (Tenant shall not be contacted under any circumstances).

#### PROPERTY HIGHLIGHTS

- Two blocks from Baptist Boca Raton Regional Hospital
- Leased through March 2028; Seller Could Subsidize
- Asking \$1,800,000 - \$475 Per SF
- Three new HVAC units installed in 2023
- Valet Parking; Landscaped Atrium Courtyard
- Floor to Ceiling Glass, Upscale Finishes



#### KEN SILBERLING

Sr. VP - Brokerage and Tenant Representation  
Direct: 561.245.0295 | Cell: 561.245.0295  
ken@levyai.com

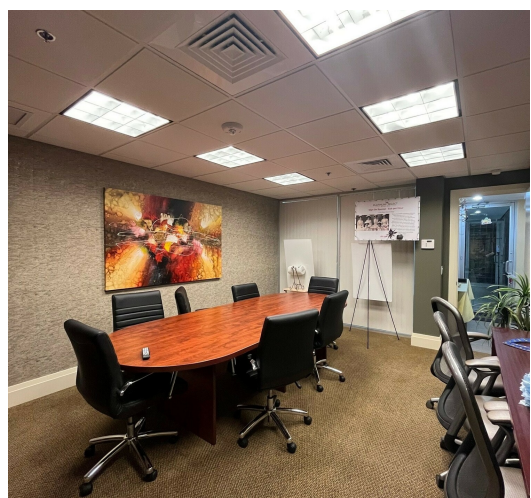
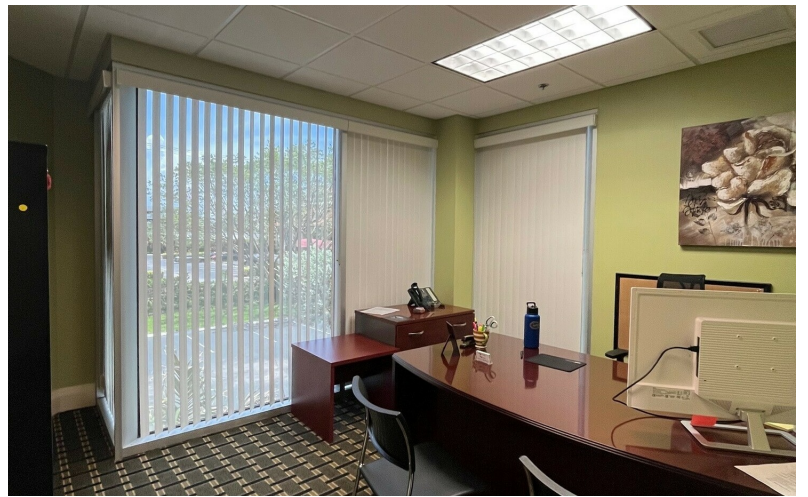


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## ADDITIONAL PHOTOS



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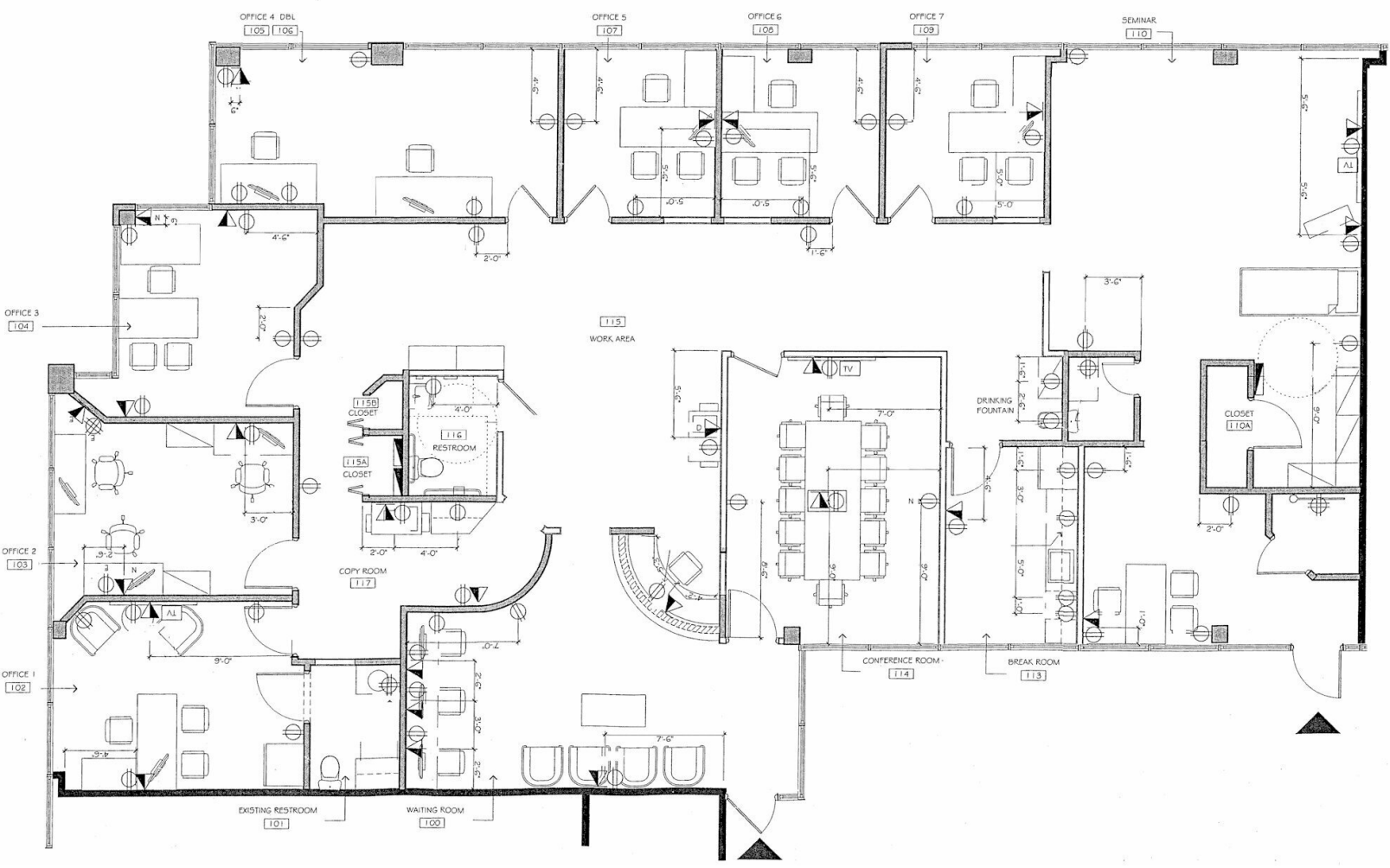


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## FLOOR PLAN



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