

FOR SALE/LEASE

PROPOSED AMBULATORY SURGERY CENTER

WOOLBRIGHT SURGICAL CENTER

2609 W WOOLBRIGHT RD.
BOYNTON BEACH, FL 33436



HRA | HEALTHCARE
REALTY
ADVISORS

CHAD COSTELLO
561-452-1387
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HIGHLIGHTS

- PROPOSED AMBULATORY SURGERY CENTER SPACE ($\pm 10,385$ /SF) WITH ADDITIONAL MEDICAL OFFICE SPACE ($\pm 1,935$ /SF) FOR SALE/LEASE

- ASC LAYOUT PROVIDES FOUR (4) OPERATING ROOMS (TWO 500/SF ORs & TWO 400/SF ORs) INCLUDING 14 PRE/POST OP RECOVERY BEDS

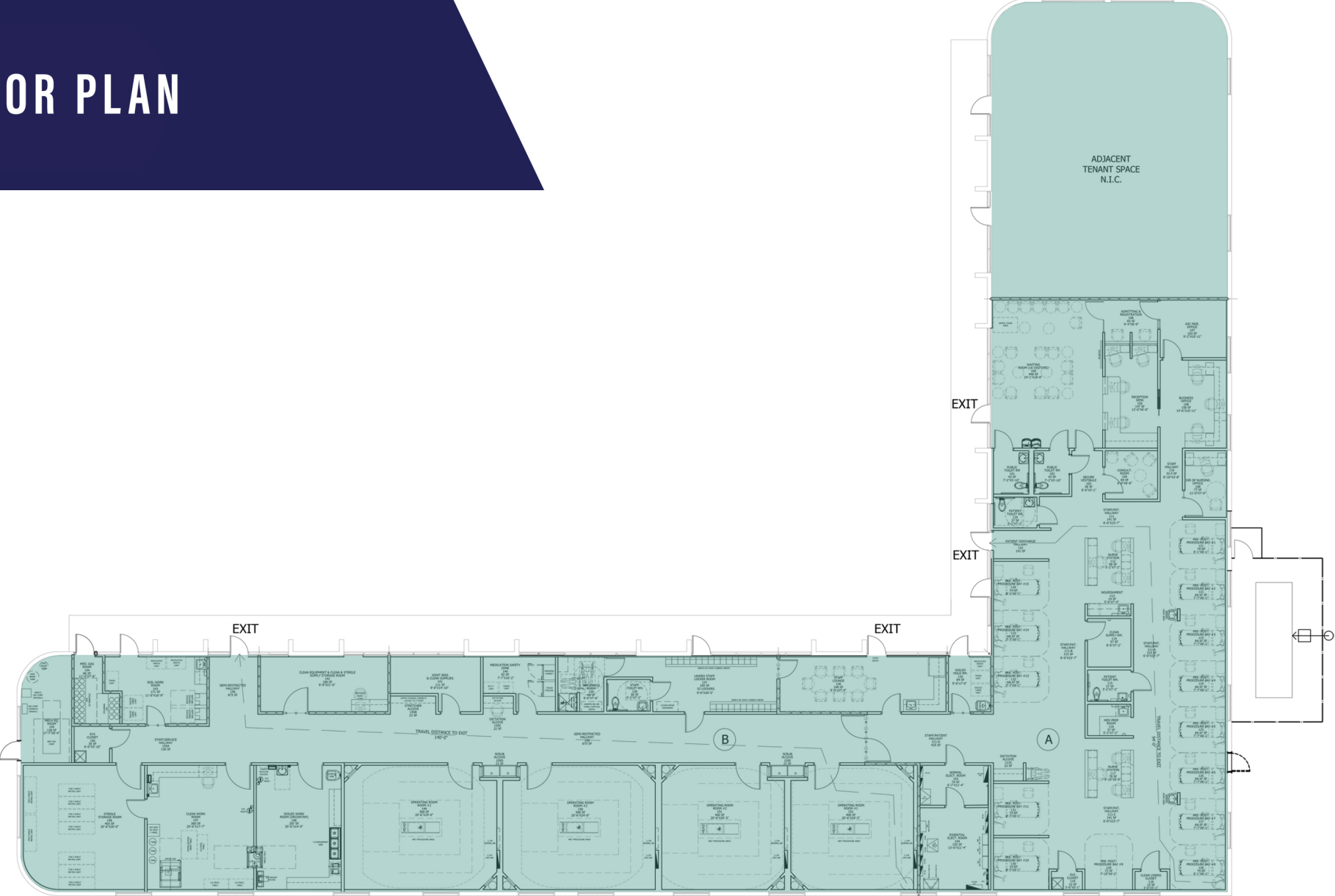
- ARCHITECTURAL PLANS WILL BE AHCA APPROVED AND READY FOR CONSTRUCTION BY 3RD QUARTER 2026 AND OPENING BY 1ST/2ND QUARTER 2027

- PROPERTY IS IDEALLY LOCATED BETWEEN I-95 AND THE FLORIDA TURNPIKE WITH EASY ACCESS TO BOTH THOROUGHFARES

- RARE OPPORTUNITY TO START CONSTRUCTION WITHOUT HAVING TO OBTAIN PLANS, PERMITS, ETC.



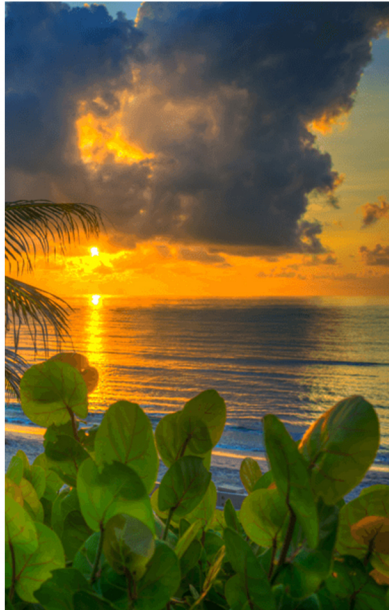
FLOOR PLAN



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LOCATION OVERVIEW



Strategic Location for Maximum Referral Potential

- Located at the High-Traffic Intersection of Congress & Woolbright – High visibility with 80,000 cars passing daily.
- 1 Mile from I-95 with North & Southbound Access – Serving a growing patient base of 1.1 million residents within 15 miles.
- 10 Miles from Boca Raton, West Palm Beach & Palm Beach – Convenient access to affluent and high-demand surgical markets.
- Proximity to Key Commercial Hubs – blocks from Publix and Boynton Beach Mall, within miles of several medical hospital facilities.

