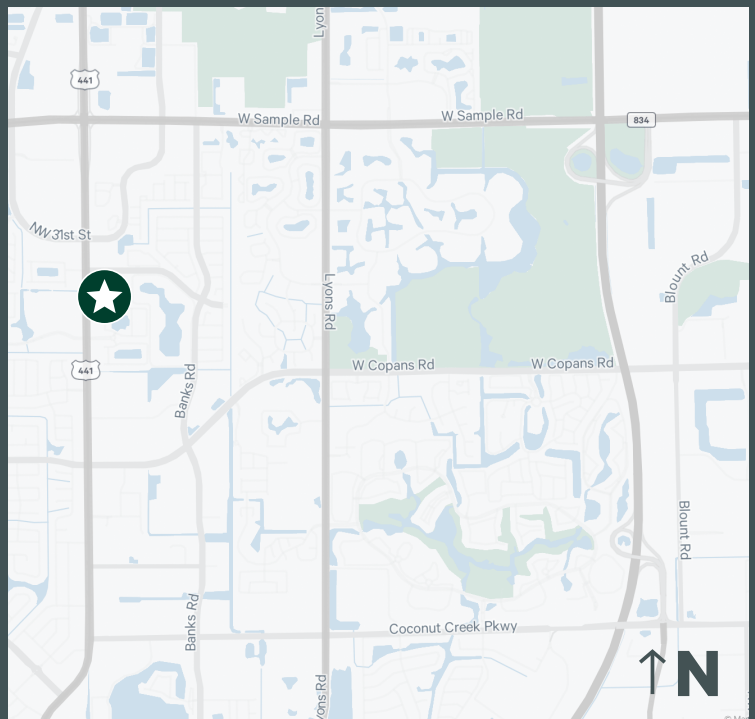




# Northwest Medical Park

45,565 RSF  
Medical Office Building

2960 N State Road 7  
Margate, FL 33063  
[www.cbre.com](http://www.cbre.com)







## Highlights

- + On-campus medical office suites adjacent to the main entrance of the hospital
- + Opportunity for a full-floor single-tenant user
- + Monument and building signage available
- + Competitive lease rates and tenant improvement allowances

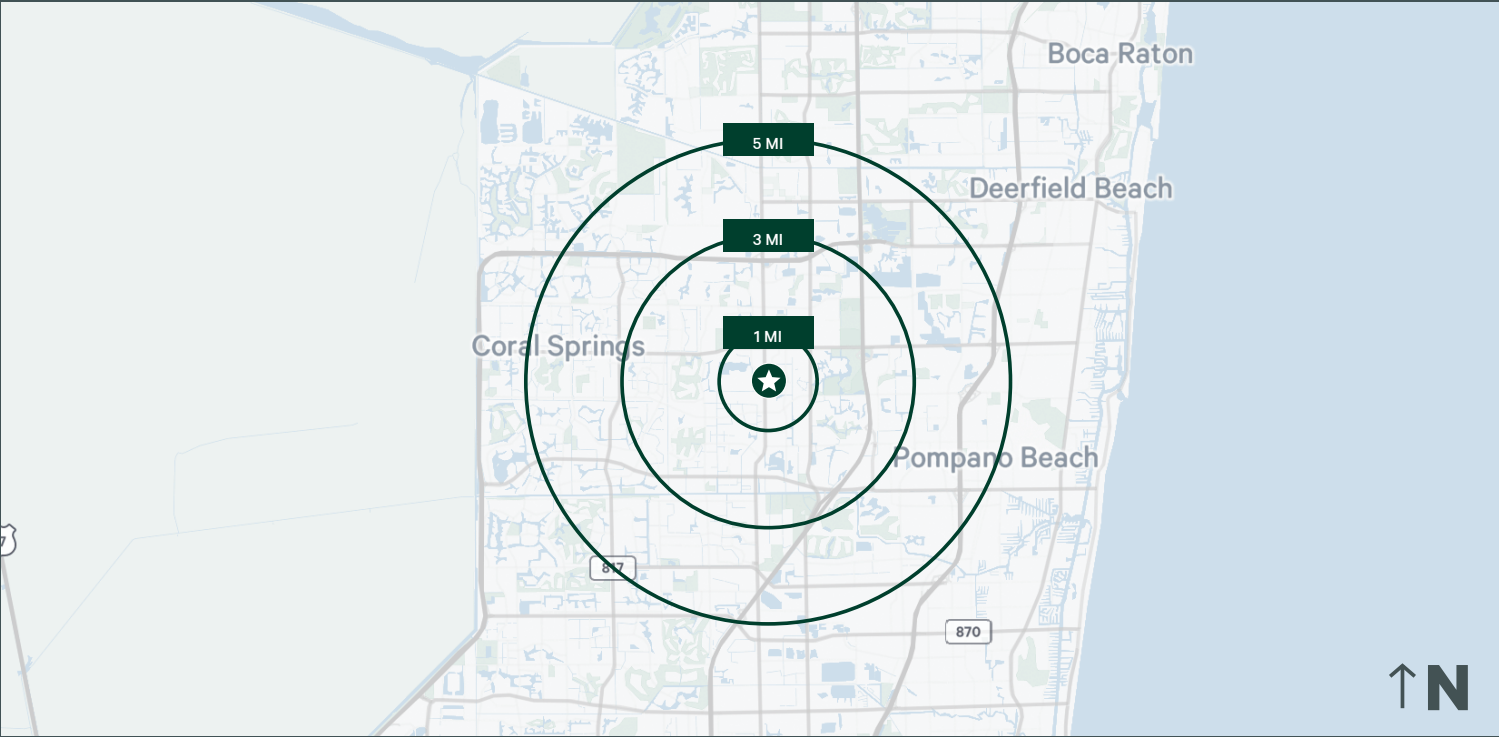
## Location Overview

- + Located 1 mile south of Sample Road on the east side of N State Road 7 (US 441)
- + HCA Florida Northwest Hospital directly across the street

# \$22.00/SF, NNN

Asking Leasing Rate

# Medical Office | For Lease



	1 Mile	3 Miles	5 Miles
Population			
2023 Population - Current Year Estimate	20,956	150,222	405,046
2028 Population - Five Year Projection	20,593	149,768	409,090
2023-2028 Annual Population Growth Rate	-0.35%	-0.06%	0.20%
Households			
2023 Households - Current Year Estimate	8,554	59,308	152,337
2028 Households - Five Year Projection	8,406	59,133	153,722
2023-2028 Annual Household Growth Rate	-0.35%	-0.06%	0.18%
2023 Average Household Size	2.43	2.50	2.63
Household Income			
2023 Average Household Income	\$80,491	\$89,956	\$91,916
2028 Average Household Income	\$96,192	\$105,236	\$107,473
Housing Units			
2023 Households - Current Year Estimate	8,554	59,308	152,337
2028 Households - Five Year Projection	8,406	59,133	153,722
Place of Work			
2023 Businesses	1,260	6,829	22,026
2023 Employees	9,827	52,752	178,010

## Contact Us

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