

2828 SOUTH SEACREST BOULEVARD

➤ MEDICAL SUITES FOR LEASE

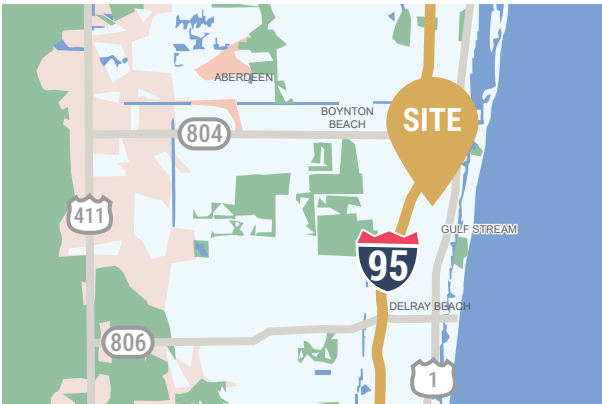


**MED
WEST**
REALTY

Lic CQ1068637

Bryan McKenney
(888) 585-6880

**2828 S Seacrest Blvd
Boynton Beach, FL 33435**



AVAILABLE SUITES	
Suite 101	- 1,614 RSF
Suite 210	- 2,110 RSF
Suite 212	- 1,413 RSF
Suite 214	- 2,110 RSF



PROMINENT LOCATION & ACCESSIBILITY

- Premier frontage on South Seacrest Boulevard in the heart of Boynton Beach's healthcare district
- High visibility with exposure to 21,300+ vehicles daily
- Immediate access to I-95 and Woolbright Road
- Centralized access serving downtown Delray Beach and greater Boynton Beach



MARKET & HOSPITAL PROXIMITY

- Strategic direct-adjacency location immediately across from a major health system (built-in referral network)
- **Bethesda Hospital East:** Across the street / 0.1 miles (401 beds, 670+ on-campus physicians)
- Immediate access to 585,000+ patients within a 15-minute radius
- Proximate to affluent residential neighborhoods with a strong, aging demographic base (33%+ of population over 65)



BUILDING HIGHLIGHTS

- 31,747 SF, 2-story dedicated medical office building
- Zero hospital use restrictions (unmatched flexibility for independent physicians)
- Ample surface parking, and the only medical building in the submarket offering covered parking
- Turnkey, move-in ready spec suites available with highly efficient plumbing access via raised slabs.
- New local ownership actively executing comprehensive capital improvements (HVAC, exterior, landscaping)

Estimate 15 Min Drive

POPULATION ESTIMATES

585,005

>17	98,555
18-44	185,054

AVERAGE HOUSEHOLD INCOME	45-64	146,932
	65+	154,464

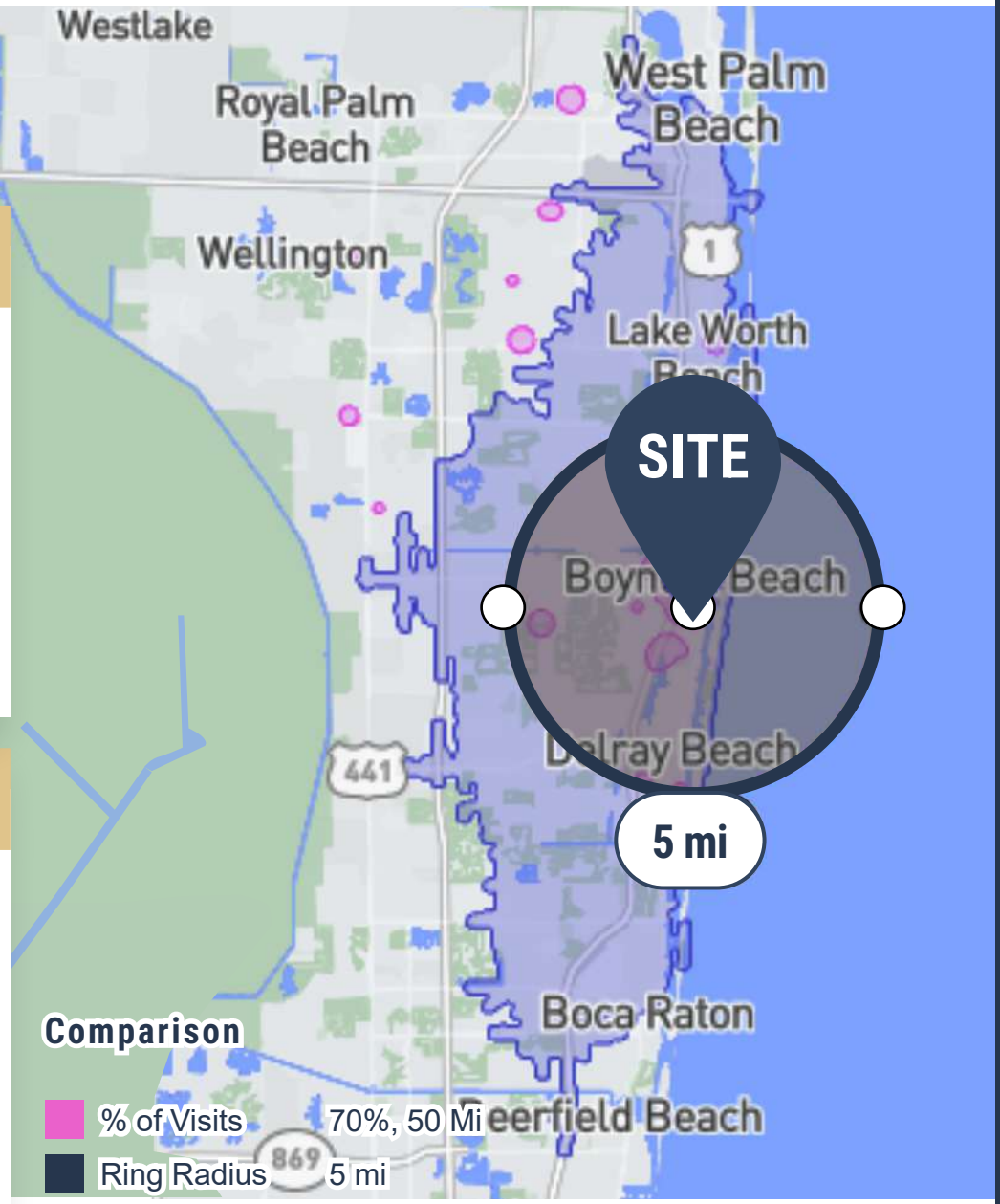
\$110,277.83

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

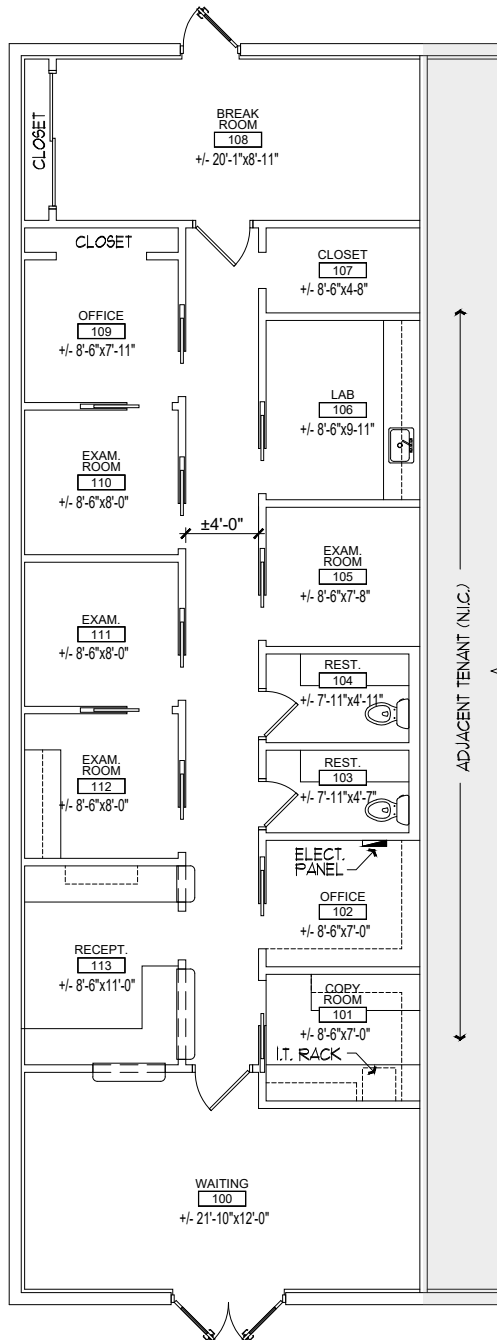
COMMERCIAL	15.8%
EMPLOYER BASED	38.6 %
GOVERNMENT	24.9%
MULTIPLE	5.4%
SELF PAY	15.3%

Data Source:  **Placer.ai**



Comparison

- % of Visits 70%, 50 Mi
- Ring Radius 5 mi
- Drive Time 15 min



AVAILABLE SUITE

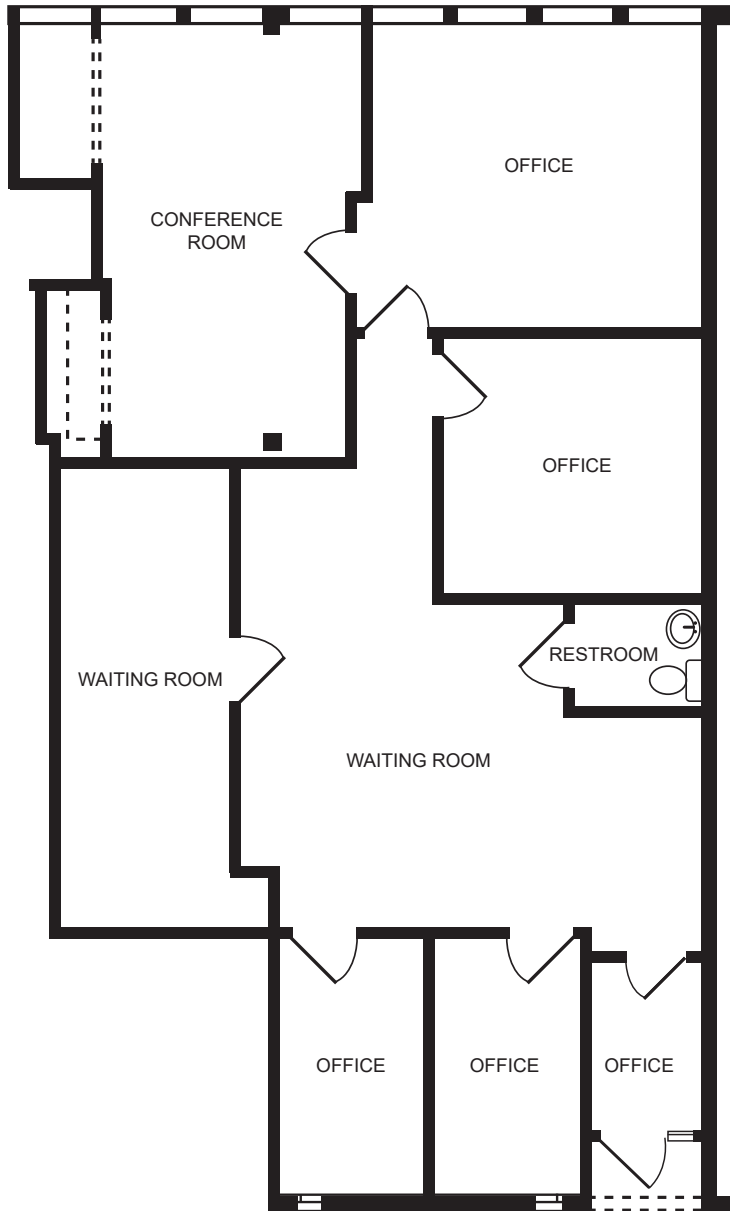
Suite 101 - 1,614 RSF

SUITE DESCRIPTION

4 Exam Rooms, 2 Private Offices, Breakroom, 2 Restrooms, Lab, Storage, Reception/Admin, and Waiting Room

Virtual Floor Plan
 CLICK OR SCAN



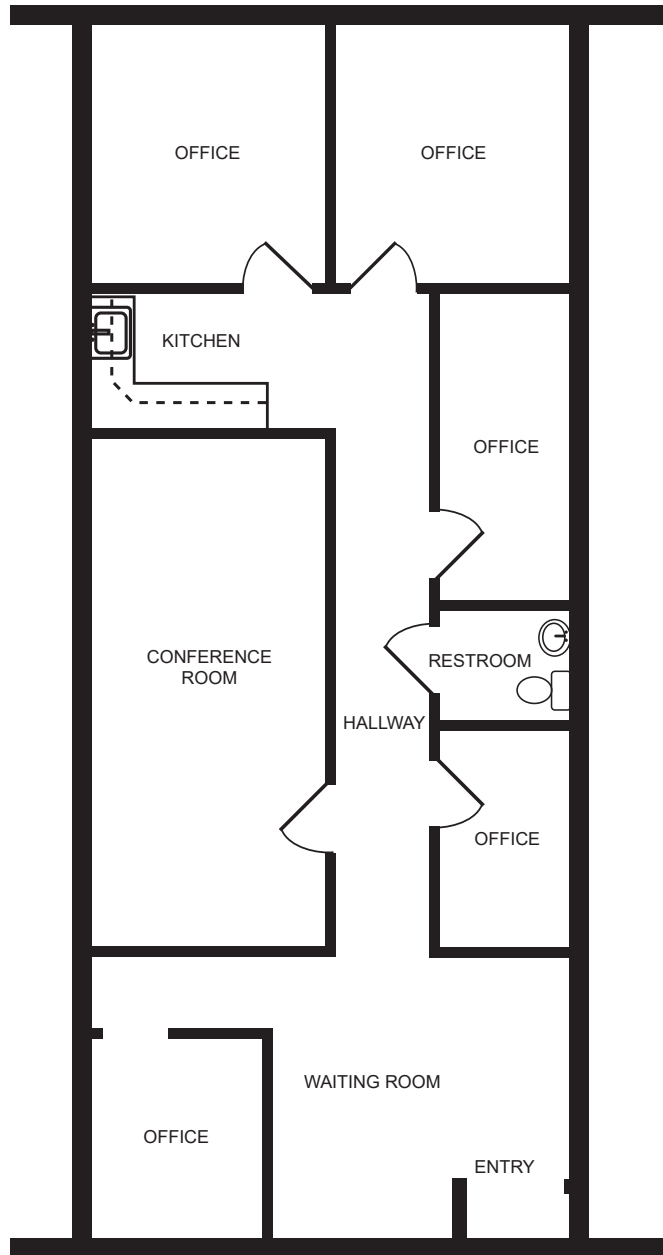


AVAILABLE SUITE

Suite 210 - 2,110 RSF

SUITE DESCRIPTION

4 Private Offices,
Conference Room,
and Restroom



AVAILABLE SUITE

Suite 212 - 1,413 RSF

SUITE DESCRIPTION

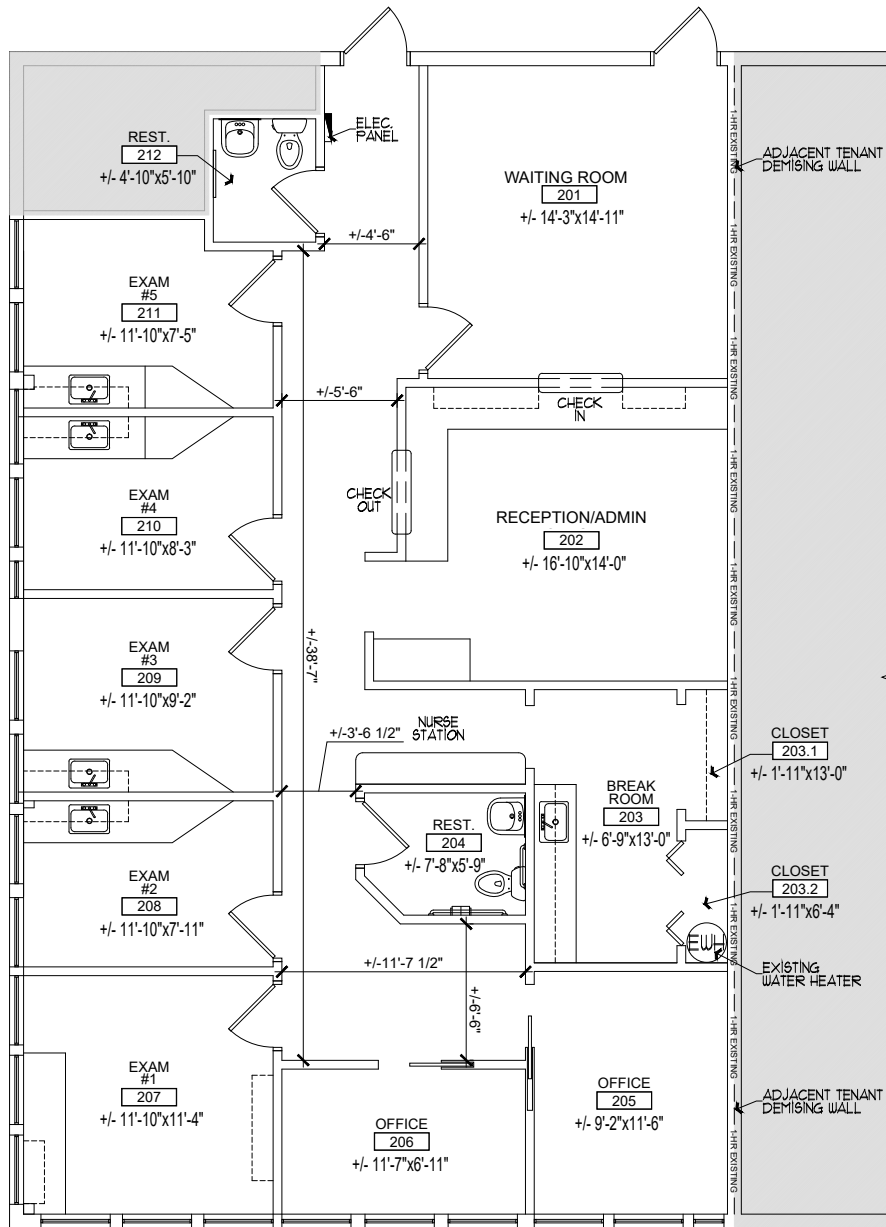
5 Private Offices,
Conference Room,
Breakroom, and Restroom

AVAILABLE SUITE

Suite 214 - 2,110 RSF

SUITE DESCRIPTION

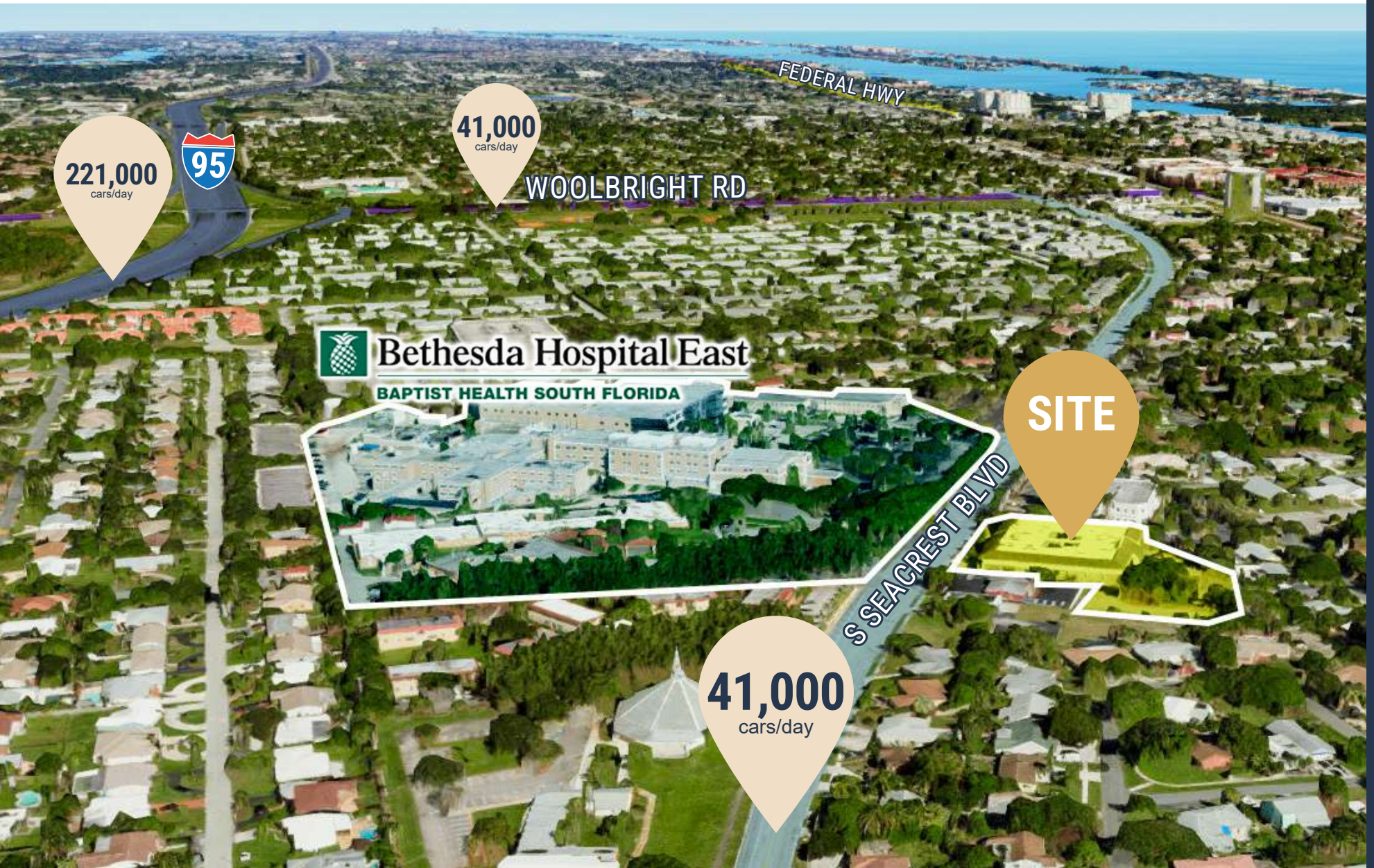
5 Exam Rooms, 2 Private Offices, 2 Restrooms, Nurses' Station, Breakroom, Waiting Room, Reception/ Admin



Virtual Floor Plan

CLICK OR SCAN





221,000
cars/day



41,000
cars/day

WOOLBRIGHT RD

 **Bethesda Hospital East**
BAPTIST HEALTH SOUTH FLORIDA

SITE

S SEACREST BLVD

41,000
cars/day

LOCAL HOSPITAL DISTANCE MAP

HCA Florida Healthcare
JFK Hospital

Bethesda Hospital West
BAPTIST HEALTH SOUTH FLORIDA



Bethesda Hospital East
BAPTIST HEALTH SOUTH FLORIDA

DELRAY
MEDICAL CENTER
PALM BEACH HEALTH NETWORK
31 mins

Baptist Health
Emergency Center at Misson Bay
32 mins

Stormwater Treatment Area 3/4 Waterfowl Public Small Game Hunting

WEST BOCA
MEDICAL CENTER
PALM BEACH HEALTH NETWORK
31 mins

Baptist Health
Boca Raton Regional Hospital
23 mins

BROWARD HEALTH
Coral Springs
28 mins

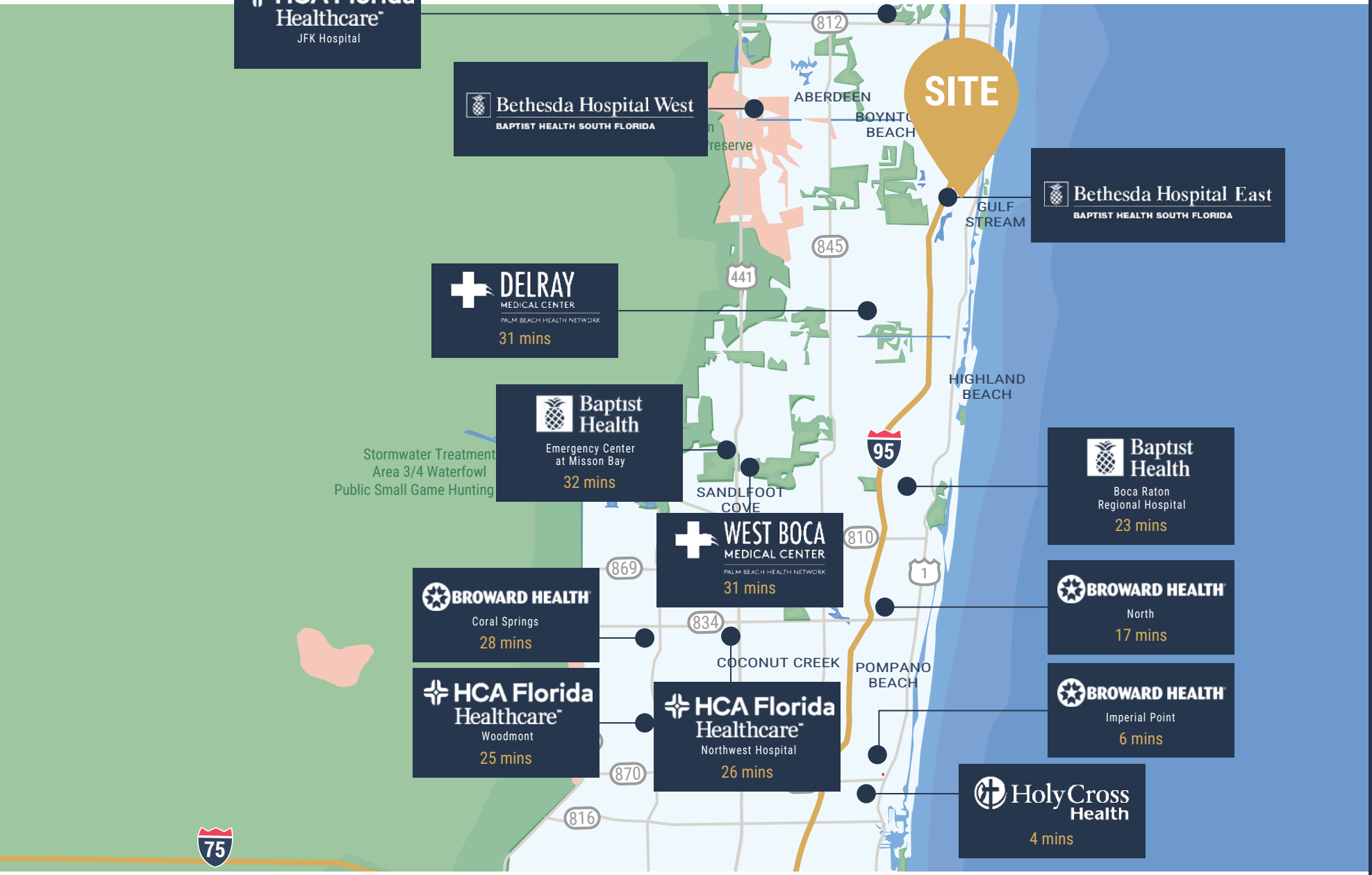
BROWARD HEALTH
North
17 mins

HCA Florida Healthcare
Woodmont
25 mins

HCA Florida Healthcare
Northwest Hospital
26 mins

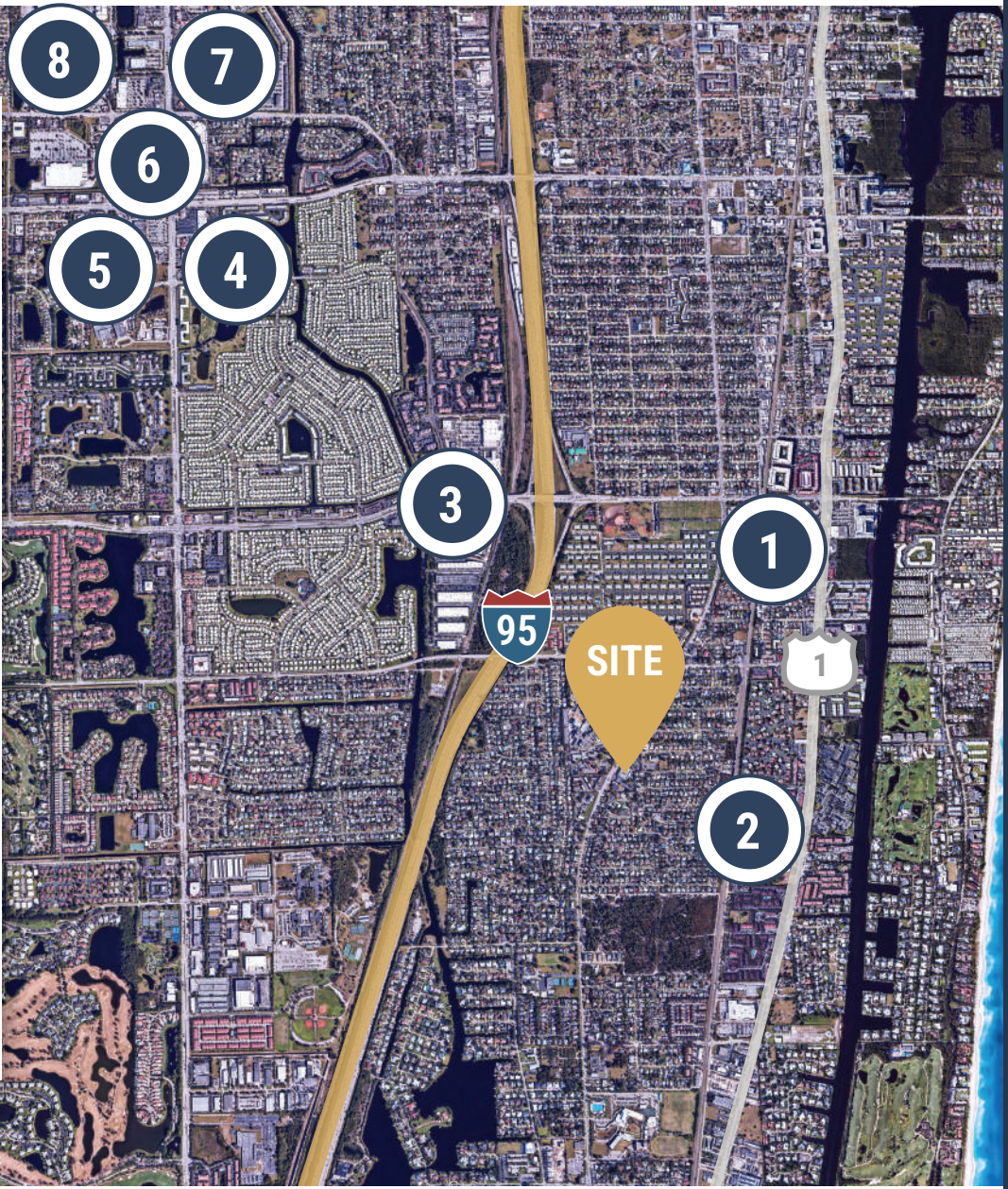
BROWARD HEALTH
Imperial Point
6 mins

HolyCross Health
4 mins



- 1 Retail**
AT&T
Bank of America
Publix
Starbucks
Crumbl Cookies
Panera Bread
Wells Fargo
Chipotle
Walgreens
- 2 Retail**
Walmart
Public Storage
Dunkin Donuts
- 3 Retail**
Lowe's
The Home Depot
Advance Auto Part
Staples
- 4 Retail**
Office Depot
Wells Fargo

- 5 Retail**
Publix
Chick-Fil-A
Raising Cane's
AutoZone
Bank of America
- 6 Retail**
Starbucks
Walgreens
Barnes N Noble
PetSmart
Walgreens
Old Navy
- 7 Retail**
Target
Best Buy
Total Wine & More
PNC Bank
Michaels
- 8 Retail**
Dillard's
JC Penney
Dick's Sporting Goods
CineMark





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