

WELLINGTON

MEDICAL ARTS

1397 MEDICAL PARK BLVD
WELLINGTON, FL 33414

Premier Medical Office Space for Lease



MICHAEL H. FELDMAN, CCIM
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Opportunity

- Located on the campus of Wellington Regional (UHS)
- Move-in ready spaces from 2,186 SF to 6,086 SF
- Competitive rental rates with a significant tenant improvement allowance
- Strong demographics in a rapidly growing area
- Ample surface parking
- Near Wellington Green Mall
- Referral sources in the property include: Primary Care, OB/GYN, Ortho and Wound Care.

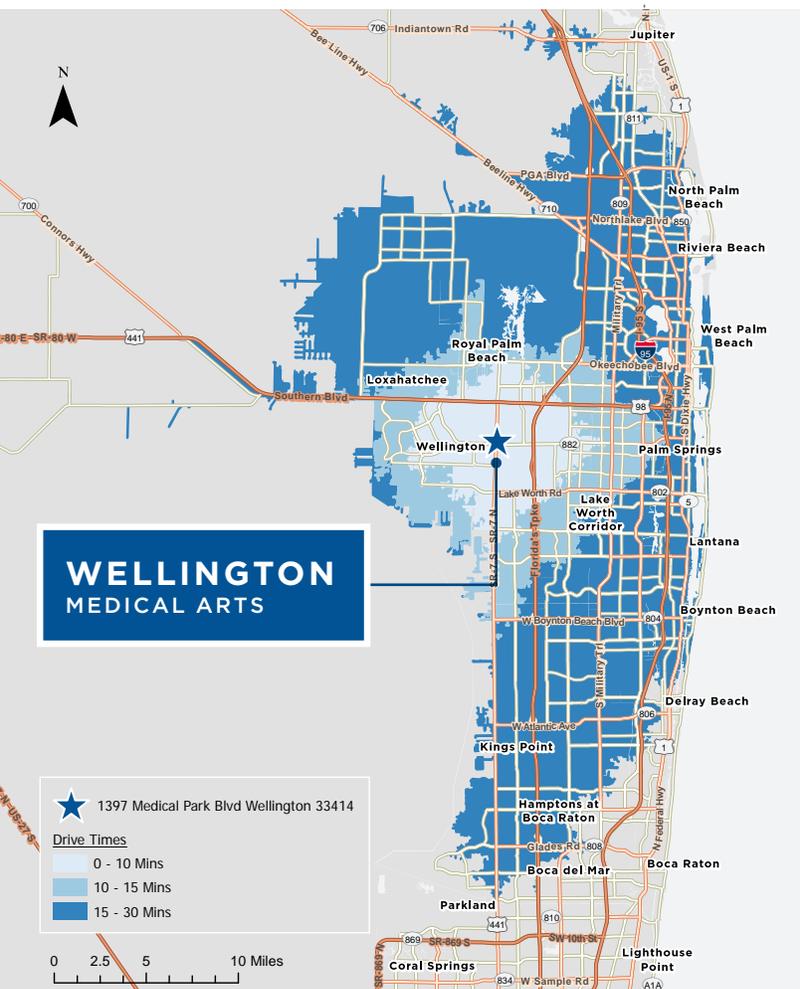
LEASE RATE \$32.50/SF/NNN
OPEX: \$14.97/SF

SIZE

48,000 SF

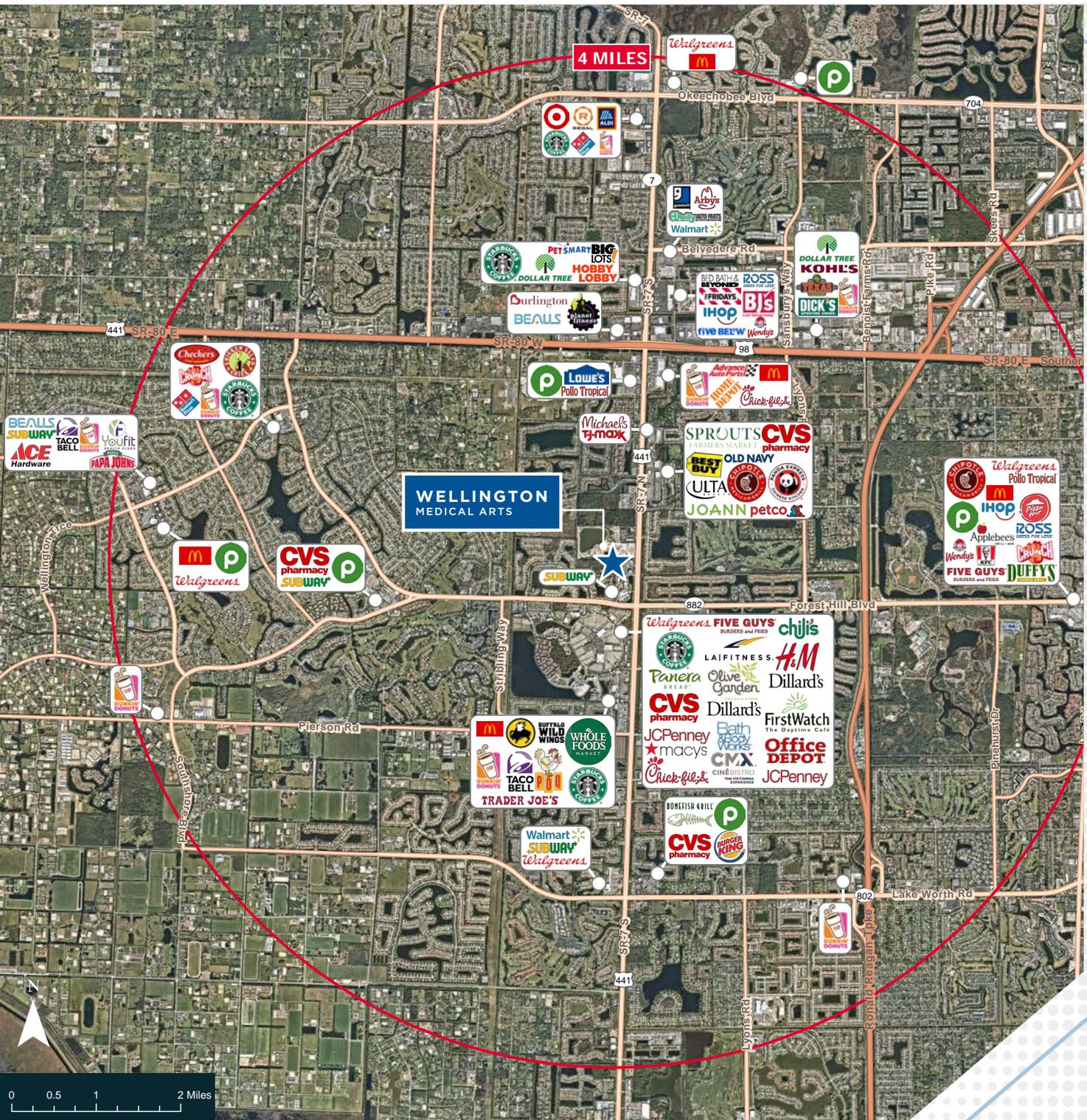
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	9,582	60,767	189,212
2025 MEDIAN AGE	39.1 Yrs	41 Yrs	41.6 Yrs
2025 AVERAGE HOUSEHOLD INCOME	\$130,715	\$129,102	\$100,293



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Nearby Amenities

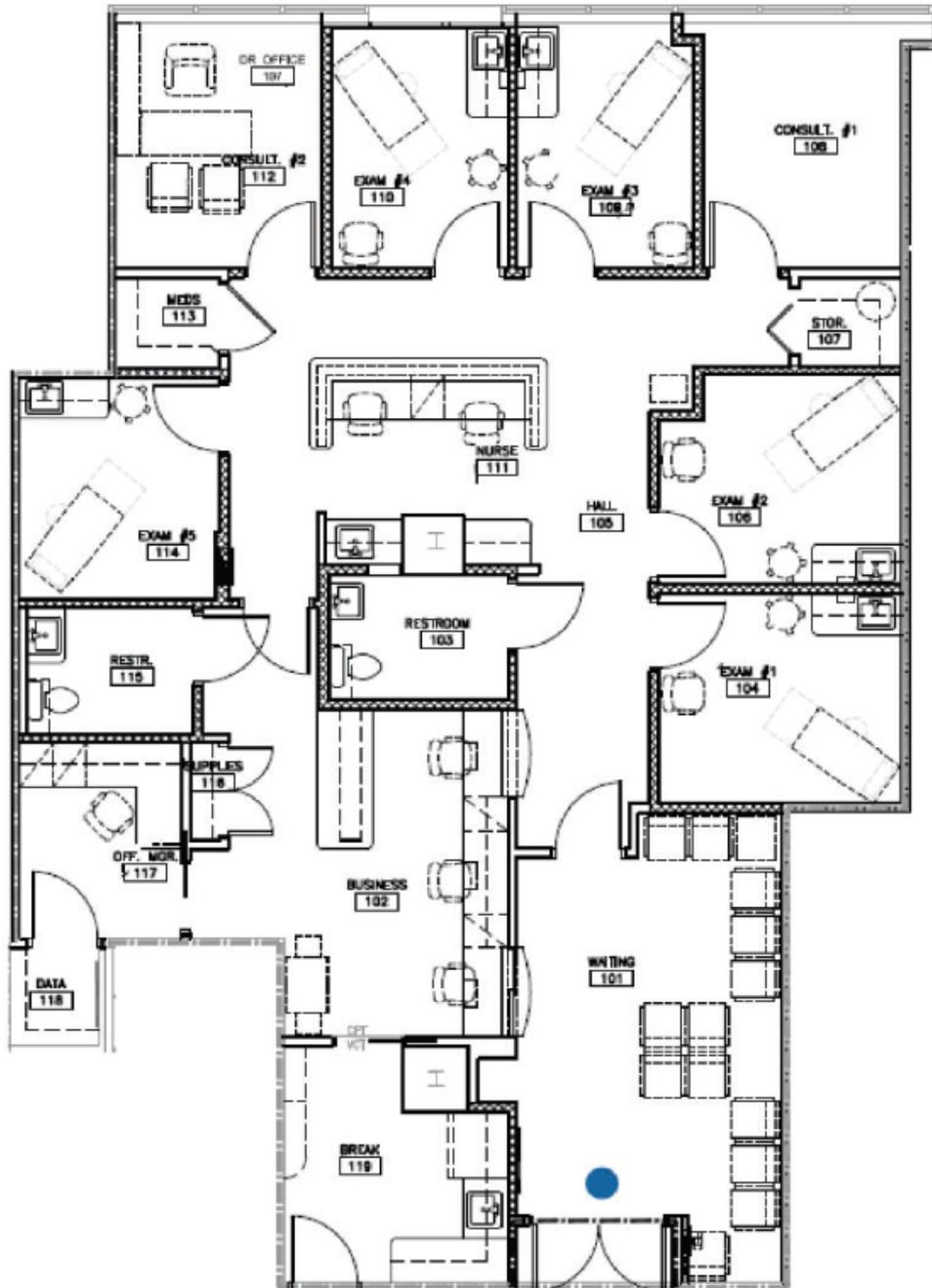


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Suite 420 | 2,186 SF



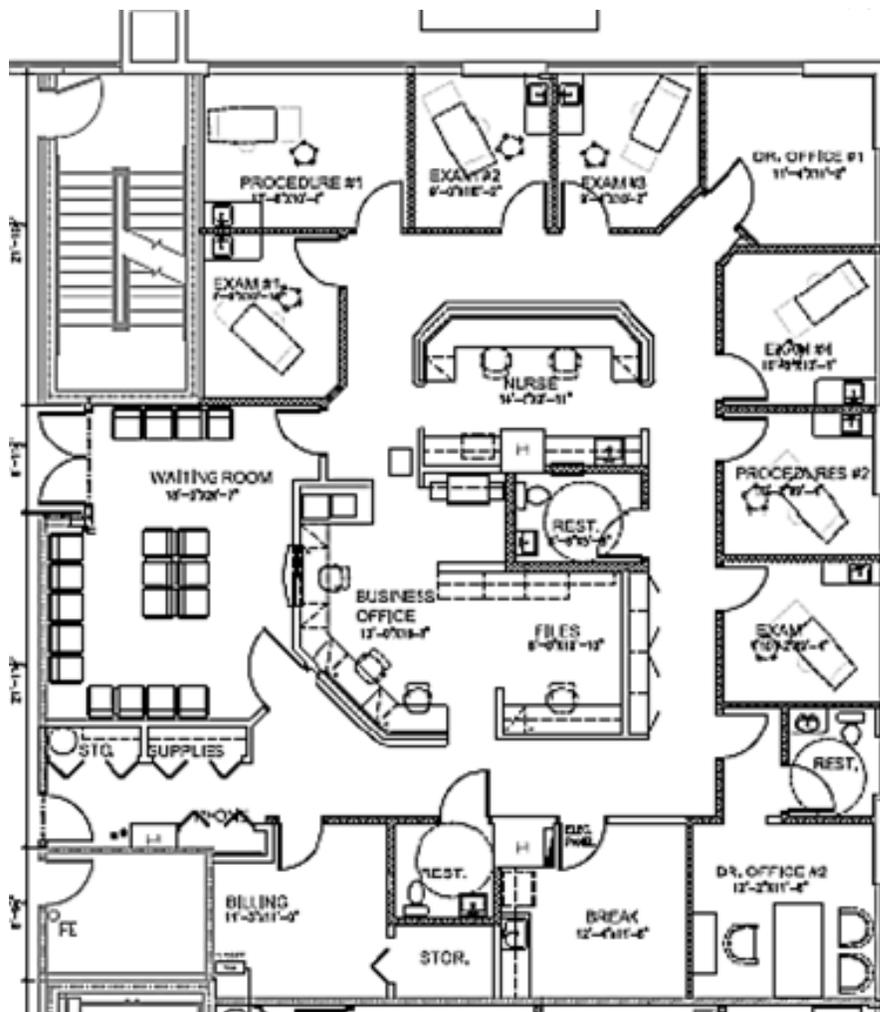
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Suite 460 3,466 RSF



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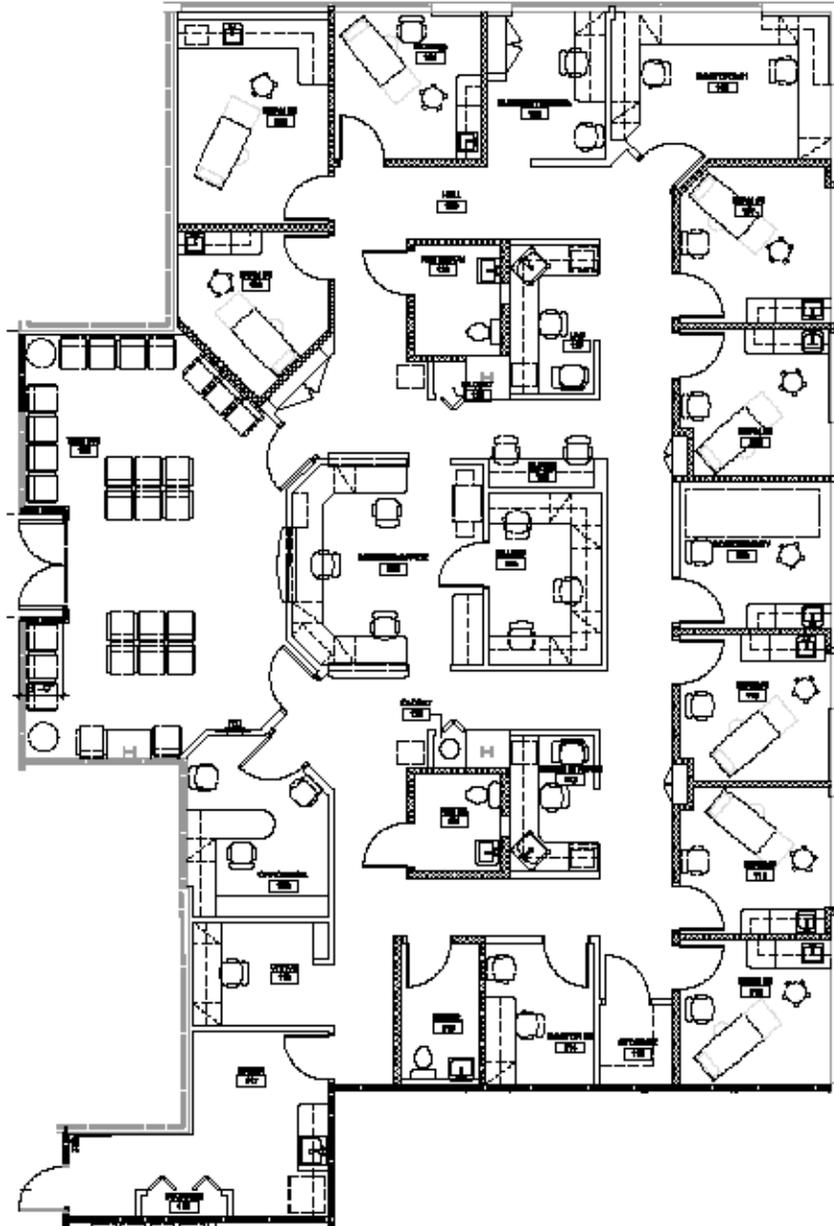


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Suite 360 | 4,266 SF



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Nearby Medical



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