

**FOR LEASE**

**PROPOSED AMBULATORY SURGERY CENTER**

**WOOLBRIGHT SURGICAL CENTER**

2609 W WOOLBRIGHT RD.  
BOYNTON BEACH, FL 33436



**HRA** | **HEALTHCARE  
REALTY  
ADVISORS**

CHAD COSTELLO  
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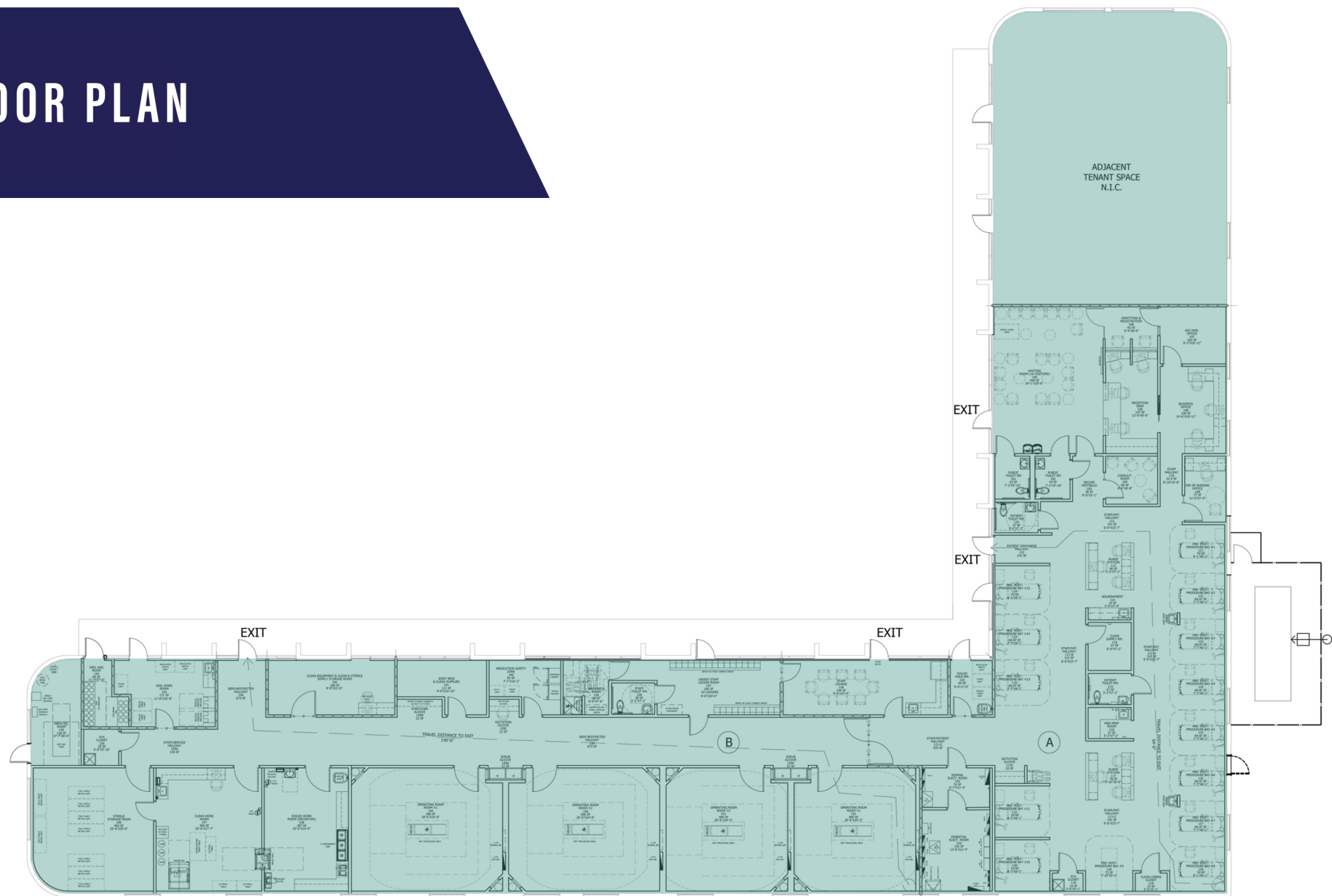


## HIGHLIGHTS

- PROPOSED AMBULATORY SURGERY CENTER SPACE ( $\pm 10,500$ /SF) WITH ADDITIONAL MEDICAL OFFICE SPACE ( $\pm 1,750$ /SF) FOR LEASE/SALE
- 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 1ST QUARTER 2026
- 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.

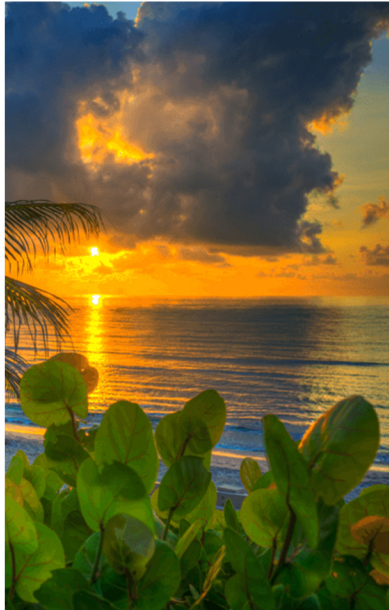


## FLOOR PLAN





# 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.

