



3347 State Road 7

3347 State Road 7, Wellington, FL 33449



Michael Fisher

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3347 State Road 7

\$6,250,000

40k Medical Building in Wellington, FL. Busy medical park and this sale lease back is for a 10,000 sq ft unit in the building. AAA rated ownership group will be backing this transaction. Impressive traffic counts and no vacancy in the immediate area provide for a sound investment with an outstanding ownership group moving forward....

Prime Location Medical Sale Lease / Back. 10,000 Sq. Ft. Terms will be negotiable upon sale of the unit. Commission payable ONLY on the sale of the property. Not the LEASE....

- Original Ownership Group from 2009 Building Built
- Prime Wellington, FL location



Price: \$6,250,000

Unit Size: 10,000 SF

No. Units: 1

Total Building Size: 40,000 SF

Property Type: Office

Property Subtype: Medical

Sale Type: Investment

Building Class: B

Floors: 2

Typical Floor Size: 20,000 SF

Year Built: 2007

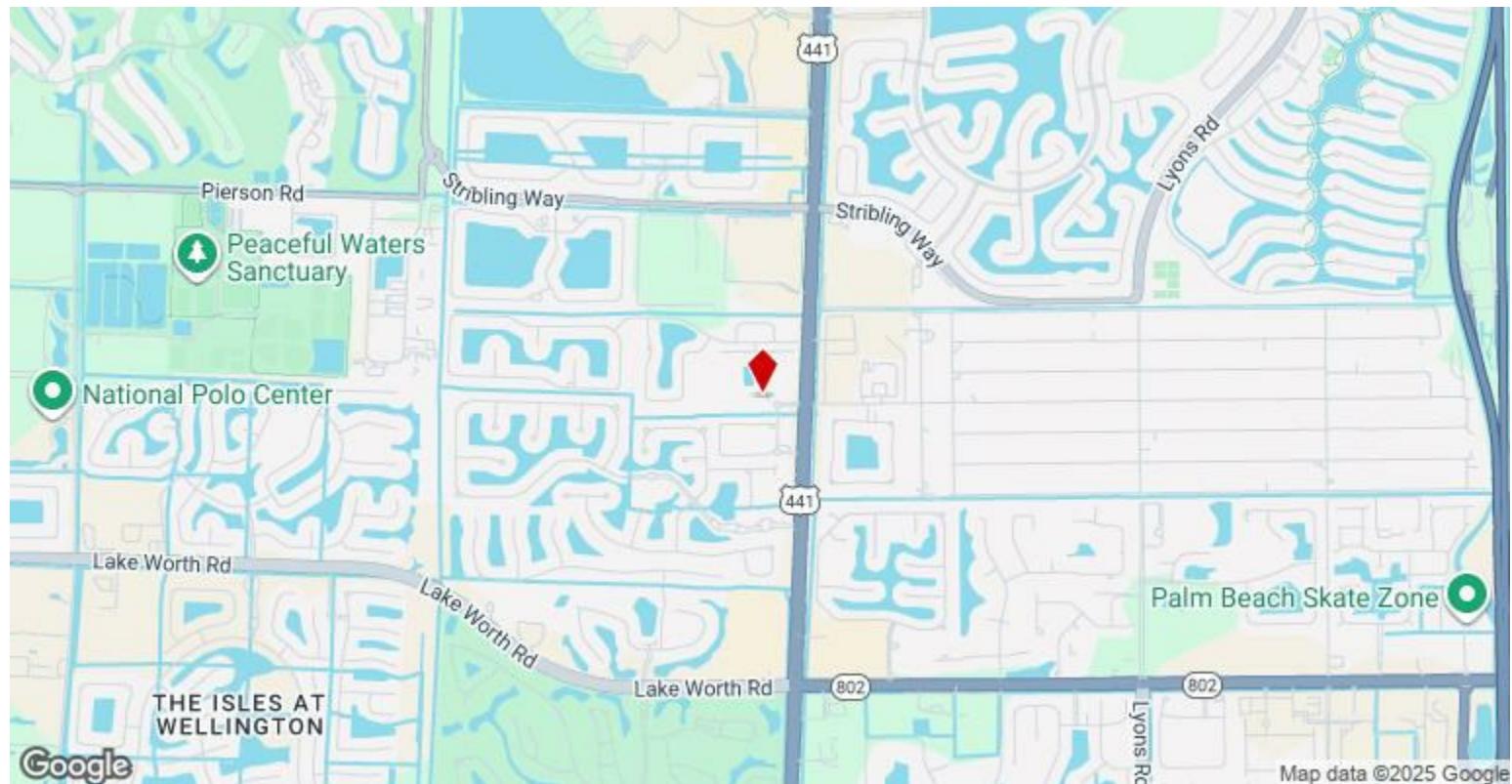
Lot Size: 2.91 AC

Parking Ratio: 5/1,000 SF

Walk Score ®: 25 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
21st Century Oncology Llc	-	
Advanced Medical Clinic, P.A.	-	
Cardiology Partners	-	
GenesisCare	-	
Independent Imaging	-	
Lake Worth Pain Ctr	-	
MD Office LLC	-	
Palm Beach Podiatric Center	-	
Palm Beach Urology - Part of GensisCare	-	



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Property Photos

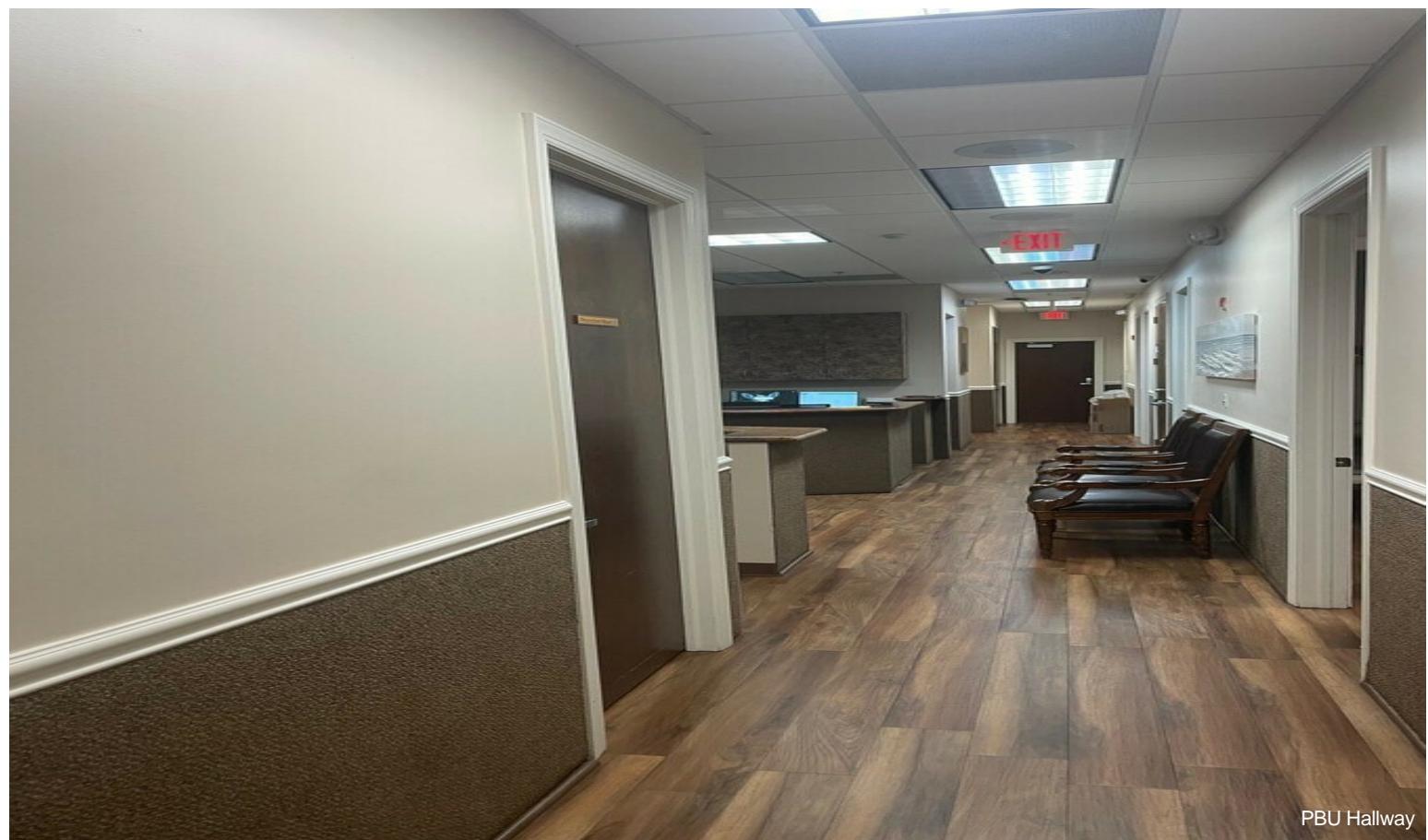


PBU waiting 3



Room 1

Property Photos

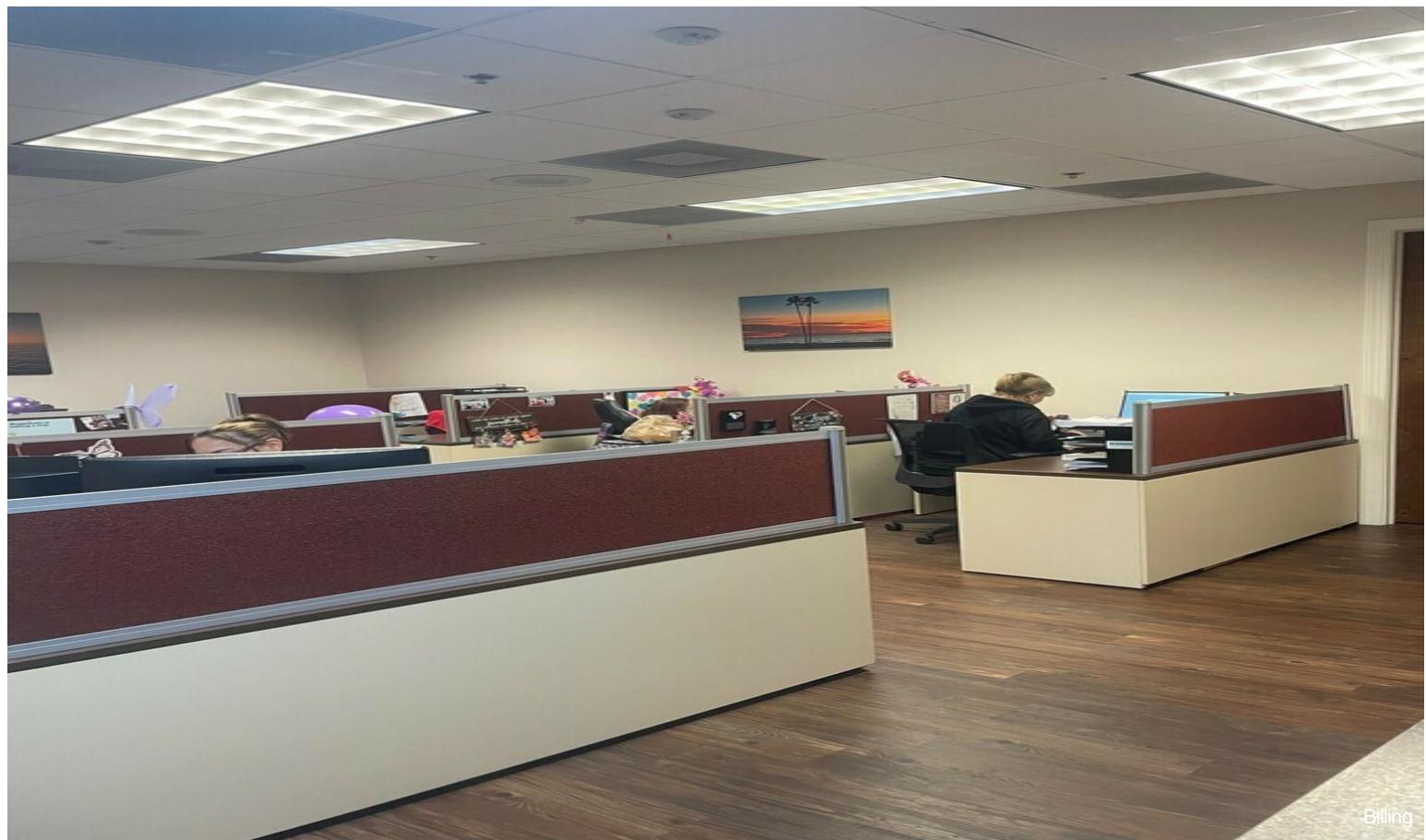


PBU Hallway

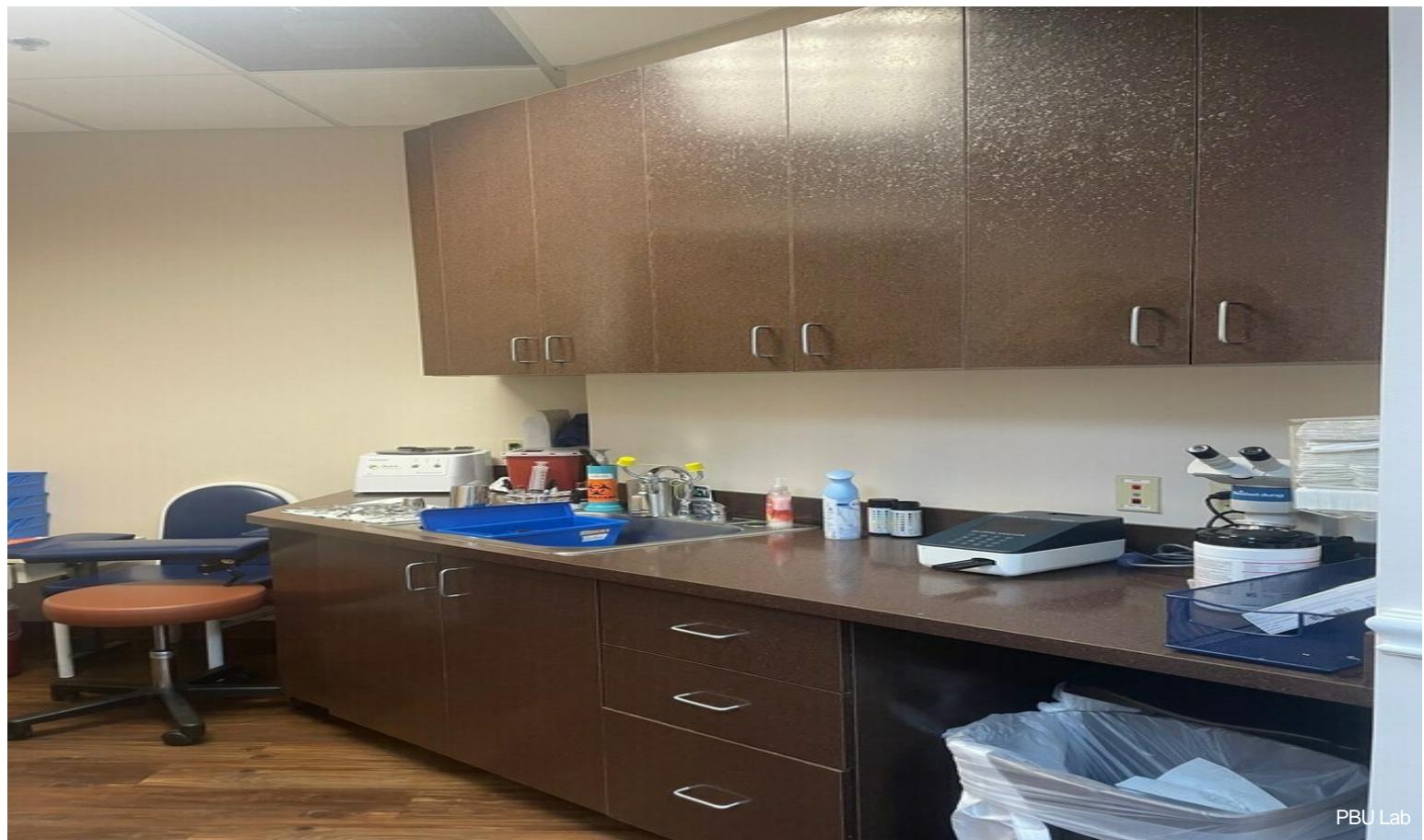


Room 2

Property Photos



Billing



PBU Lab

Property Photos



PBU Flow



Building Photo

Property Photos



Other



Lobby

Property Photos



Lobby



Building Photo

Property Photos



Building Photo



Aerial

Property Photos



Aerial



Aerial

Property Photos



Aerial



Aerial

Property Photos



Building Photo