



## **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)

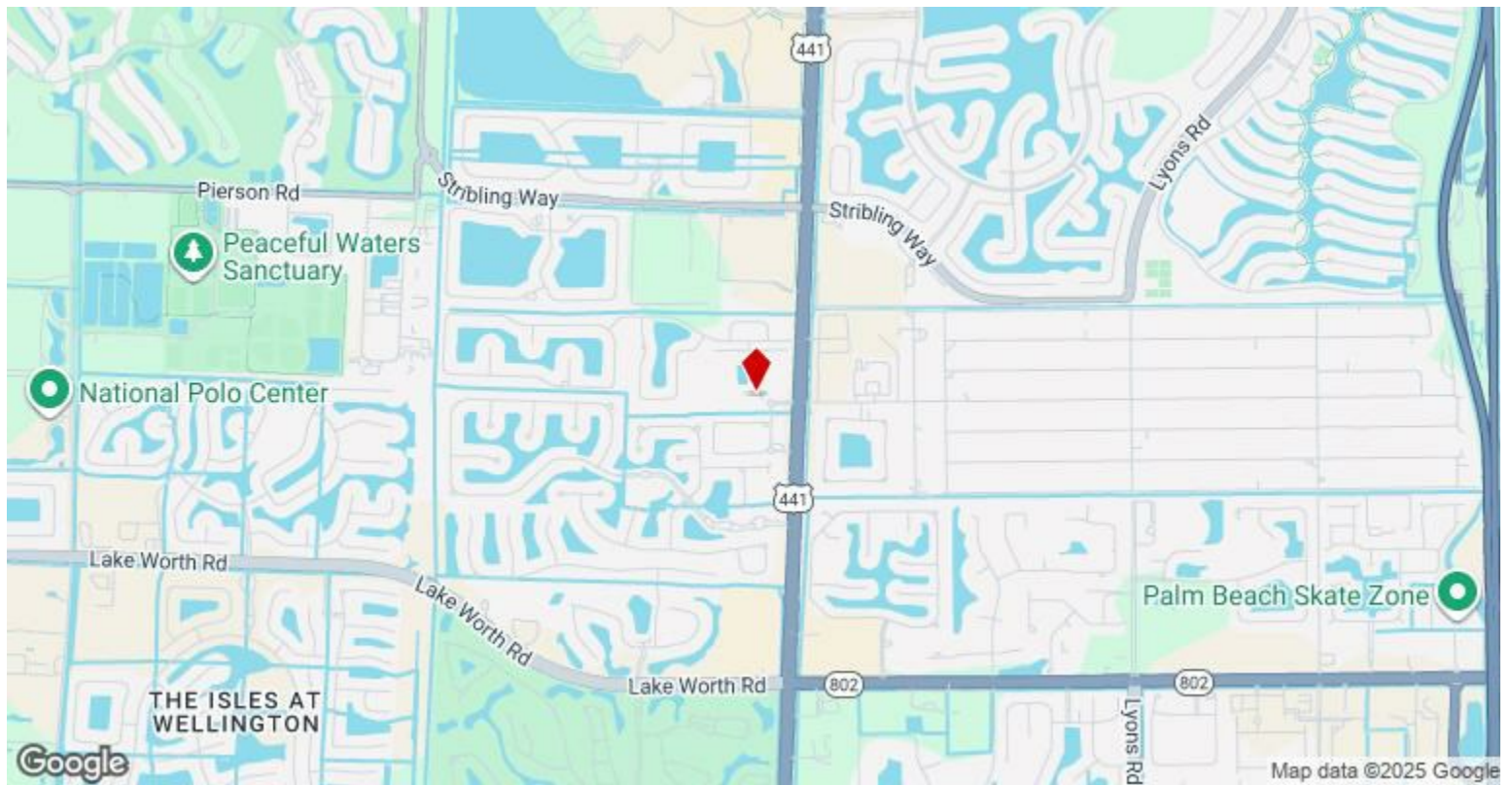
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## Major Tenant Information

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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 GenesisCare	-	





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## Property Photos



PBU waiting 3



Room 1



## Property Photos





## Property Photos





## Property Photos





## Property Photos





Property Photos



Lobby



Building Photo



## Property Photos





## Property Photos





## Property Photos





## Property Photos



Building Photo