

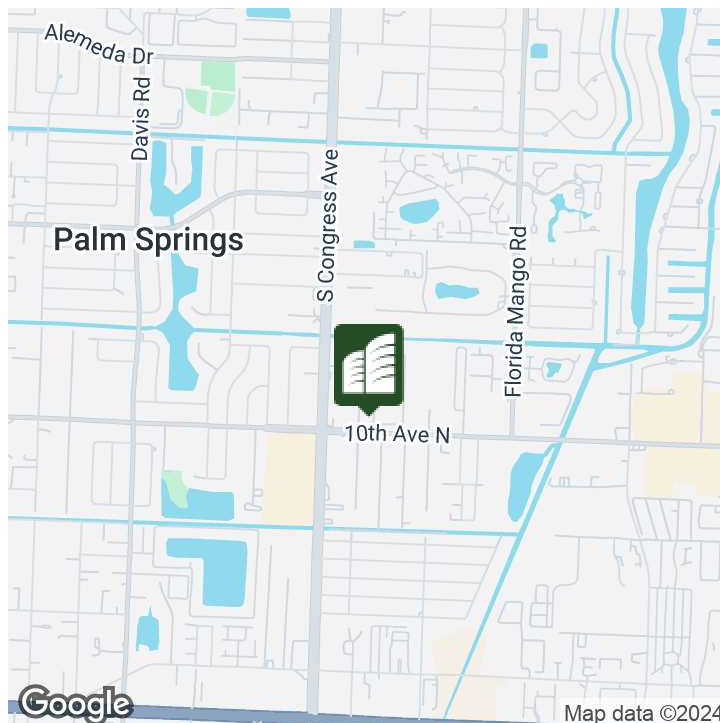


OUR ROOTS RUN DEEP



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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$37.50 SF/yr (NNN)
Building Size:	27,171 SF
Available SF:	1,600 SF
Year Built:	1987
Renovated:	2008
Zoning:	CG - Commercial General - Medical Office Bldg Use
Market:	South Florida
Submarket:	West Palm Beach

PROPERTY OVERVIEW

Step into this 1,600-square-foot medical office, thoughtfully designed to support any healthcare practice. As you enter, a welcoming waiting room with a dedicated reception area sets the tone for a professional yet comfortable experience. Formerly home to a surgeon's office, the space offers a seamless layout to accommodate both staff and patients efficiently.

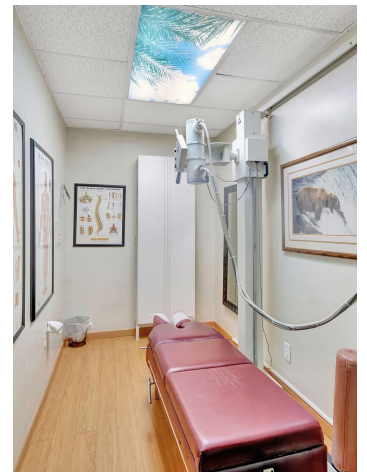
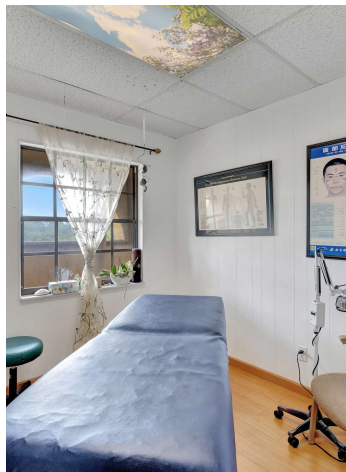
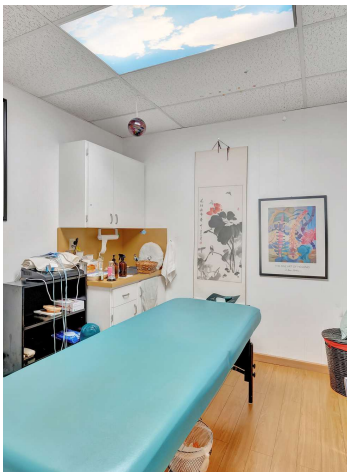
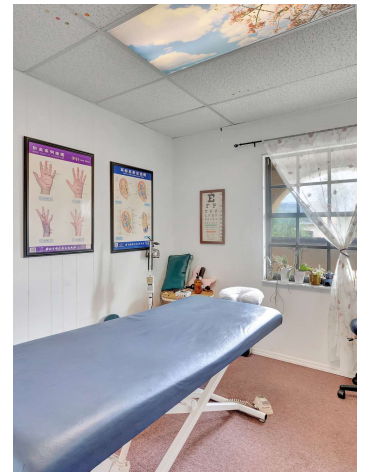
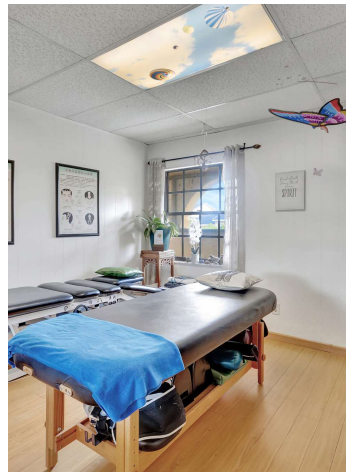
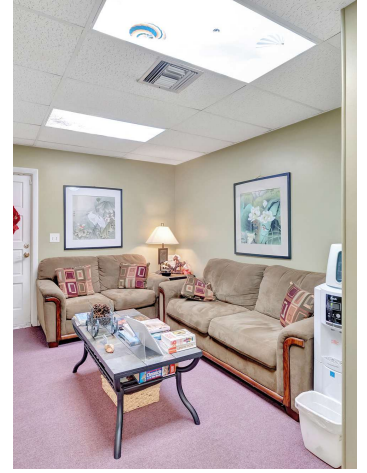
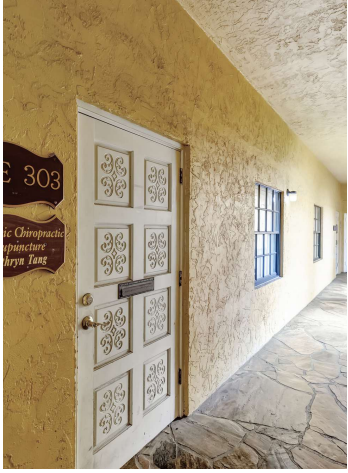
Ample Storage with a dedicated storage room and separate laundry room featuring additional storage options.

Perfect for any medical business seeking a professional, well-appointed office in a prime location. Schedule your tour today!

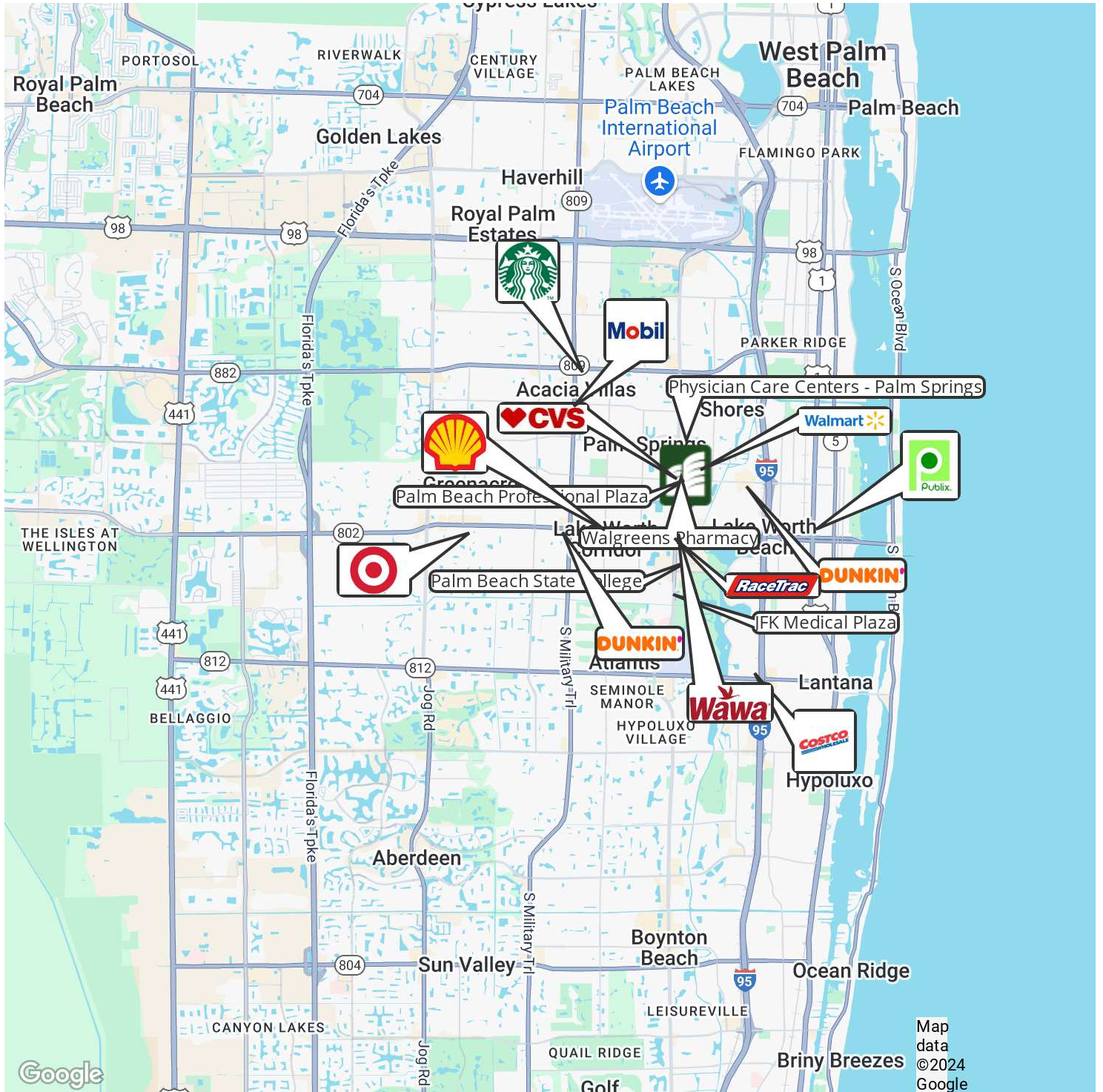
PROPERTY HIGHLIGHTS

- Bright Building on the Corner of 10th Ave N & Summer St.
- Water Included!
- Office is steps from elevator.
- Wide Hallways
- 5 Exam Rooms , Exclusive X Ray room with Lead-lined wall and viewing glass + Dr Office with private entrance

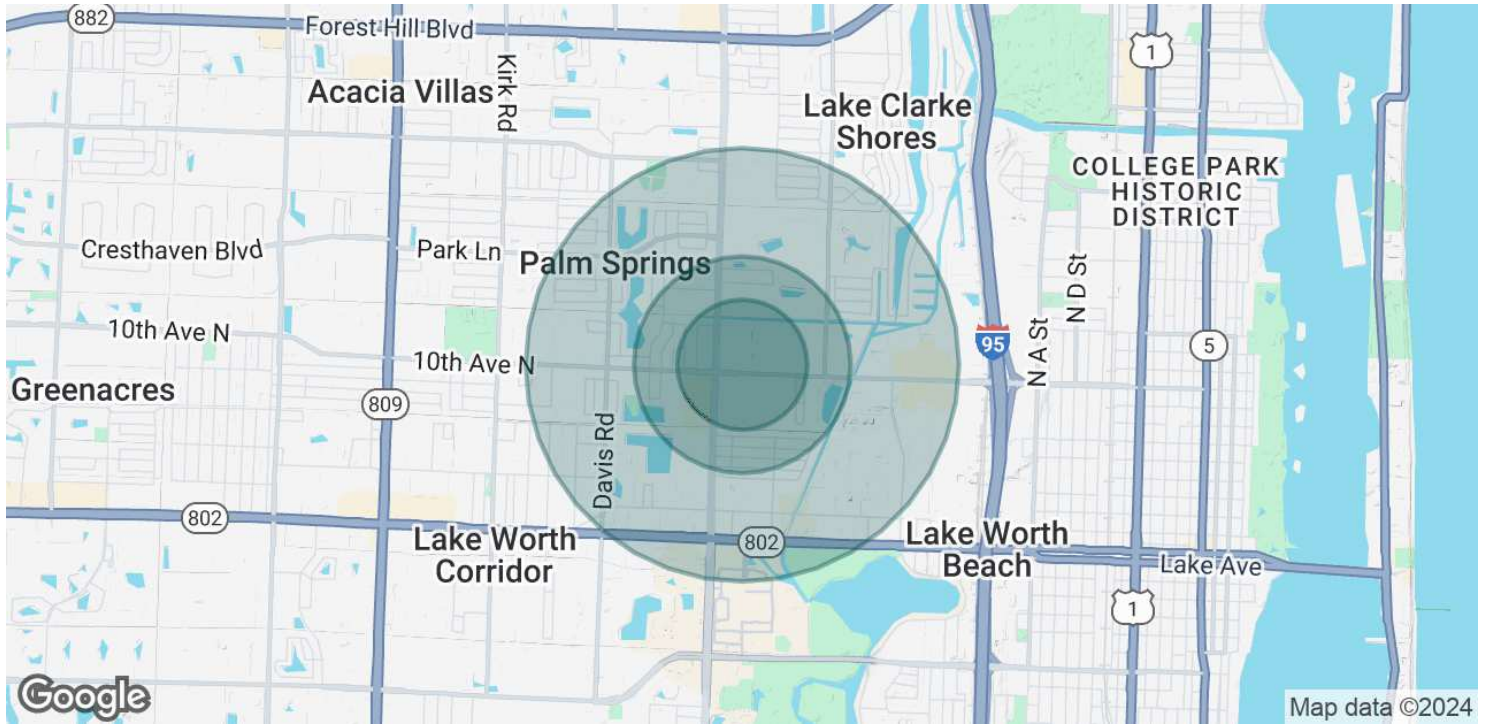
Additional Photos



Area Map



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,644	7,242	20,053
Average Age	38	40	39
Average Age (Male)	37	39	39
Average Age (Female)	38	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	596	2,683	7,289
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$67,463	\$69,749	\$76,279
Average House Value	\$306,877	\$294,280	\$308,480

Demographics data derived from AlphaMap