



Colliers



15440 Tangerine Drive | Loxahatchee, FL 33470

Medical Office Suites For Lease on Southern Boulevard Anchored by **Palm Beach Orthopaedic Institute**

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Property Overview

Located at Groves Town Center, 15440 Tangerine Drive offers newly constructed medical suites delivered in 2025 within a well established commercial hub in western Palm Beach County. Available suites range from $\pm 1,975$ SF to $\pm 10,104$ SF, anchored by Palm Beach Orthopaedic Institute, a well established practice that provides stability, daily traffic, and a strong professional presence.

Groves Town Center features a concentrated mix of users including Wawa, ALDI, AutoZone, El Car Wash, Culver's, and Hilton Home2 Suites, creating consistent activity and convenience for patients and staff. Immediately adjacent is Loxahatchee Groves Commons, a Publix and Tractor Supply Company anchored retail center that shares direct entry and cross access with Palm Beach State College.

Positioned off Southern Boulevard, the primary east west arterial in Palm Beach County, the property benefits from strong visibility and access and serves Loxahatchee Groves, Wellington, Royal Palm Beach, and the Acreage. Continued residential growth in Arden and the City of Westlake supports ongoing demand for medical services in the area.

Medical Building Class	A
Year Built	2025
Number of Stories	2
Parking	45 Surface Spaces (4.5/1,000 SF Ratio)
RBA	$\pm 20,251$ RSF
Second Floor	$\pm 10,104$ RSF
Spec Suite	$\pm 1,975$ RSF
Lease Rate	\$37.00 PSF NNN + \$12.00 PSF CAM
Amenities	Monument Signage

Key Highlights



Amenity-Rich
Commercial
Corridor



Direct Access from
Southern Boulevard



Ample On-Site
Parking

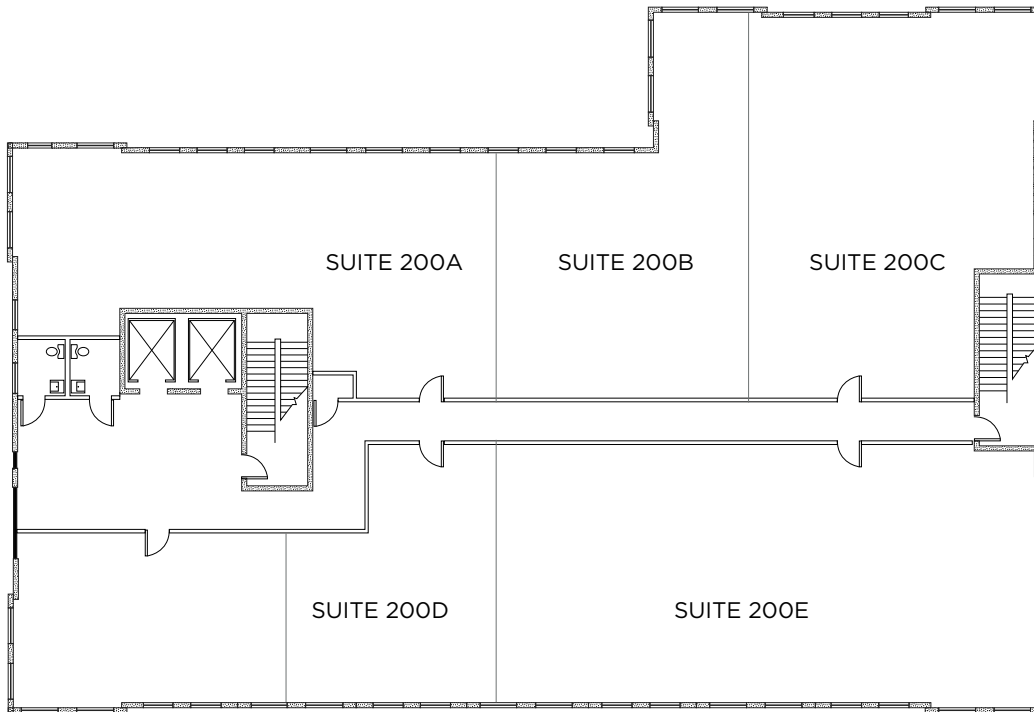


Scalable Medical
Suite Sizes



Second Floor

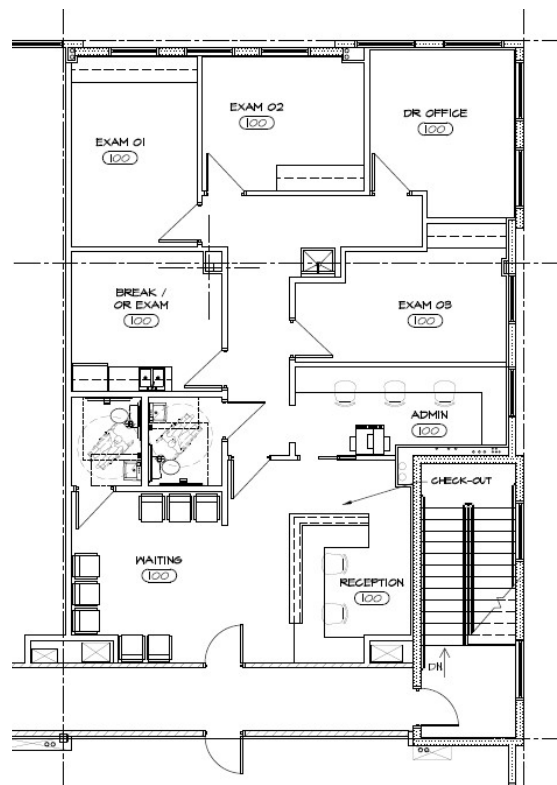
±10,104 SF available



Spec Suite 200 C

±1,975 SF available

- 3 Exam Rooms
- Break/Exam Room
- Doctor Office
- Reception Area
- Waiting Room
- Admin Office
- 2 Bathrooms





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