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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  $\pm 1,200$  SF to  $\pm 10,100$  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.

<b>Building Class</b>	B
<b>Year Built</b>	2025
<b>Number of Stories</b>	2
<b>Parking</b>	90 Surface Spaces
<b>RBA</b>	$\pm 22,600$ SF
<b>Typical Floor Size</b>	$\pm 11,300$ SF
<b>Max Contiguous</b>	$\pm 10,100$ SF
<b>Min Available</b>	$\pm 1,200$ SF
<b>Lease Rate</b>	\$37.00 PSF NNN + \$12.00 PSF CAM
<b>Amenities</b>	Monument Signage

## Key Highlights



Amenity-Rich  
Commercial  
Corridor



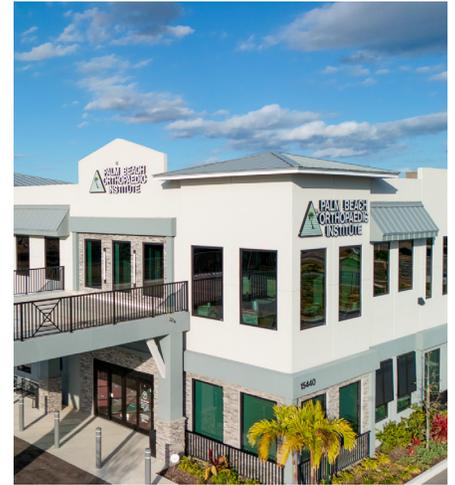
Direct Access  
from Southern  
Boulevard



Ample On-Site  
Parking

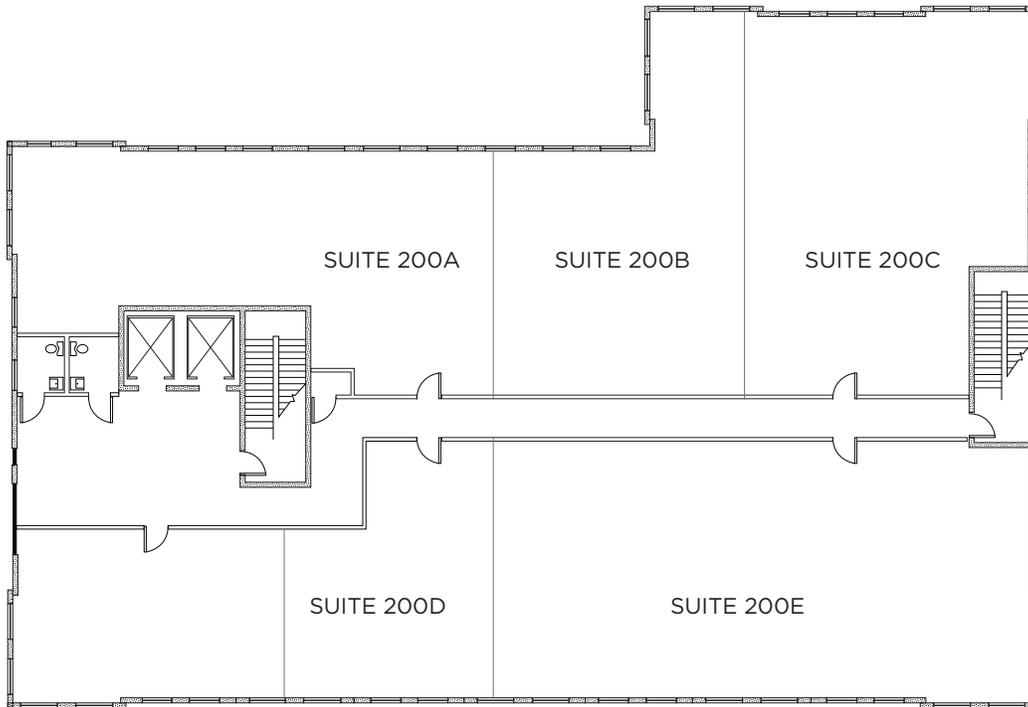


Scalable Medical  
Suite Sizes



# Second Floor

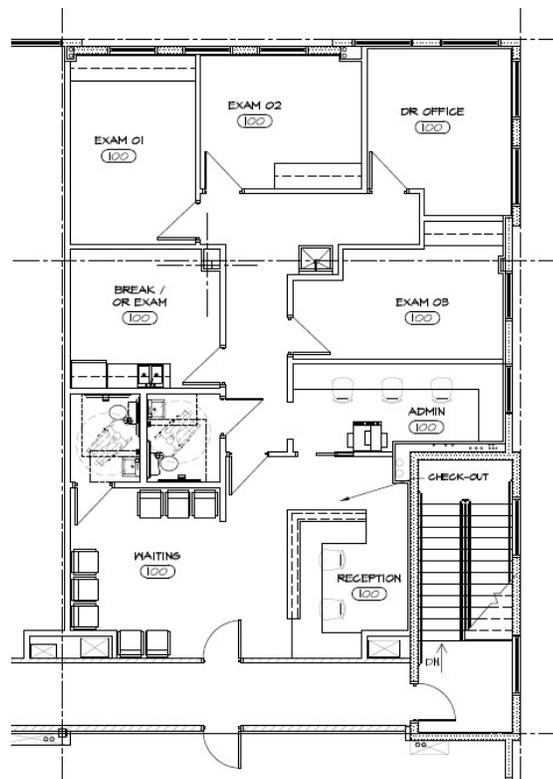
±10,100 SF available



# Spec Suite

±1,200 SF available

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





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