

MEDICAL SUITES FOR LEASE



COCONUT CREEK MEDICAL CENTER

4848 Coconut Creek Parkway, Coconut Creek, FL

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PROPERTY HIGHLIGHTS

Coconut Creek Medical Center is a 30,000 SF, three story, modern medical office building anchored by Genesis Care with advanced oncology care including a linear accelerator. The entire property has been recently upgraded with hurricane rated windows, all new common areas and refreshed patient access areas.

Custom floor plans available from 1,500 to 10,340 SF.

The project is anchored by a new Sprouts Farmers Market, Cali Coffee, Regions Bank, Walgreens and a Conviva Care Center (10K SF).

Building Size: 30,000 SF

Stories: 3

Year Built: 2008

Slab to Slab: 12'

Zoning: PCD

Base rate: \$30/SF/NNN

OPEX- \$13.50/SF Net of Electric and In-Suite Janitorial

Location:

The building is located close to HCA Northwest Hospital (2.4 miles), Broward Health Coral Springs (5.7 miles), and Holy Cross Hospital (8.7 miles). It is strategically located at the corner of Lyons road and Coconut Creek Parkway, with easy access to US 441, I-95 and the Florida Turnpike. Other nearby patient bases include: Broward College, Coconut Creek High School and Wynmoor Village, a 55+ community with over 9,000 residents.

Available Spaces:

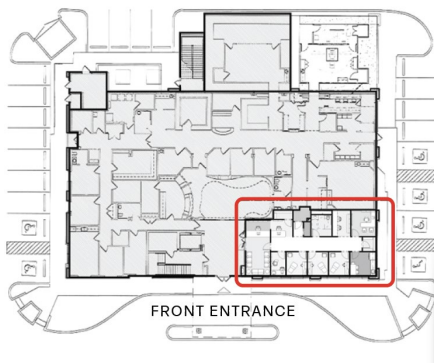
Premises	RSF	Comments
Ground Floor	1,488	Ready to build
Suite 200	5,000	Move-in ready, medical build
Suite 201	1,600 – 5,340 (Divisible)	Grey and shell
Suite 300	10,340 (Divisible)	Grey and shell





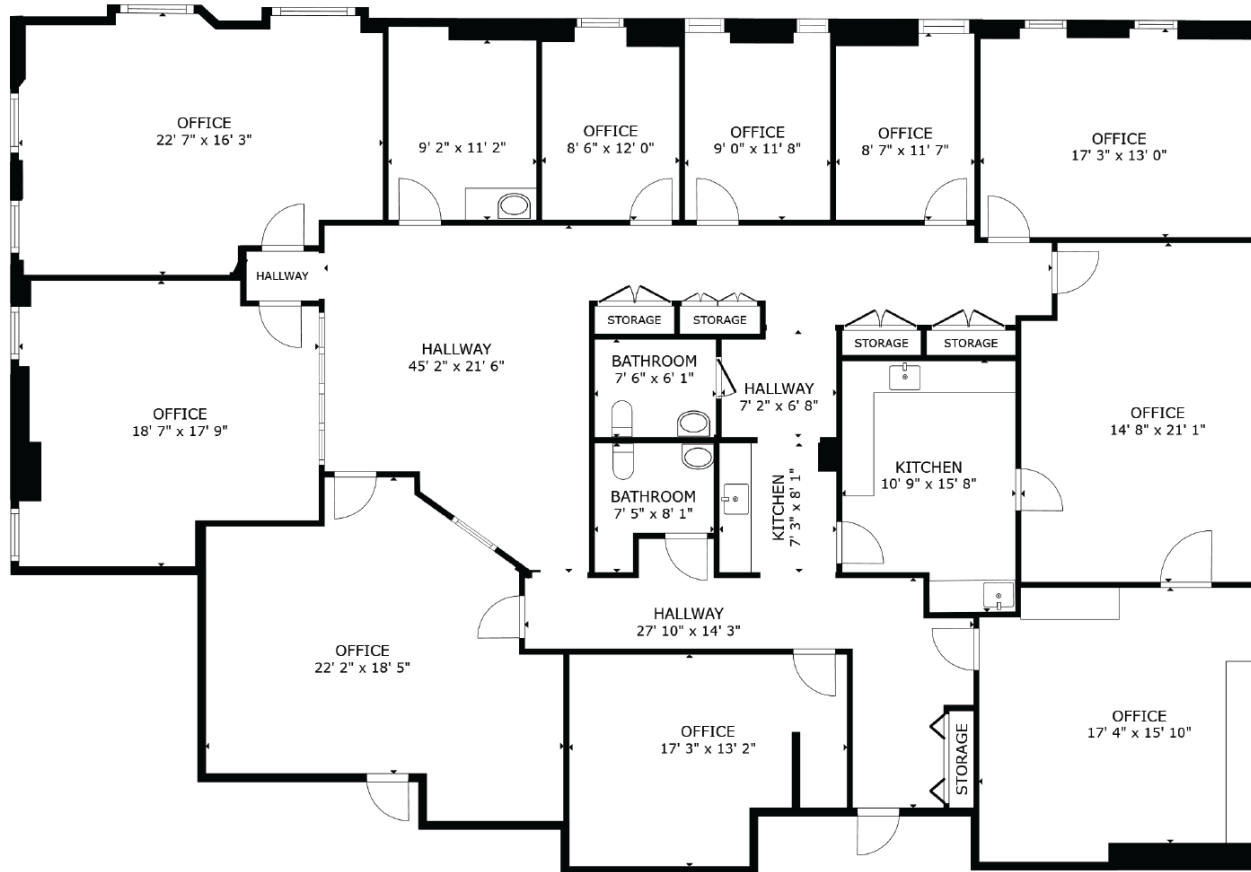
GROUND FLOOR

KEY PLAN



PROPOSED
TEST FIT

1,488 SF



KEY PLAN



SUITE 200

BUILT OUT MEDICAL SUITE
EXISTING CONDITIONS

5,000 SF (DIVISIBLE)



SUITE 300

**PROPOSED
TEST FIT**

10,340 SF (DIVISIBLE)



AREA DEMOGRAPHICS



1.3 Miles
±4 Minutes



1 - 3.2 Miles
8 Minutes

POPULATION



18,382
Population
50.3
Median Age
Within 1 Miles

145,645
Population
42.8
Median Age
Within 3 Miles

438,027
Population
40.6
Median Age
Within 5 Miles

PLACE OF WORK



1,084
Businesses
8,566
Employees
Within 1 Miles

7,251
Businesses
63,112
Employees
Within 3 Miles

23,522
Businesses
206,327
Employees
Within 5 Miles

HOUSEHOLDS



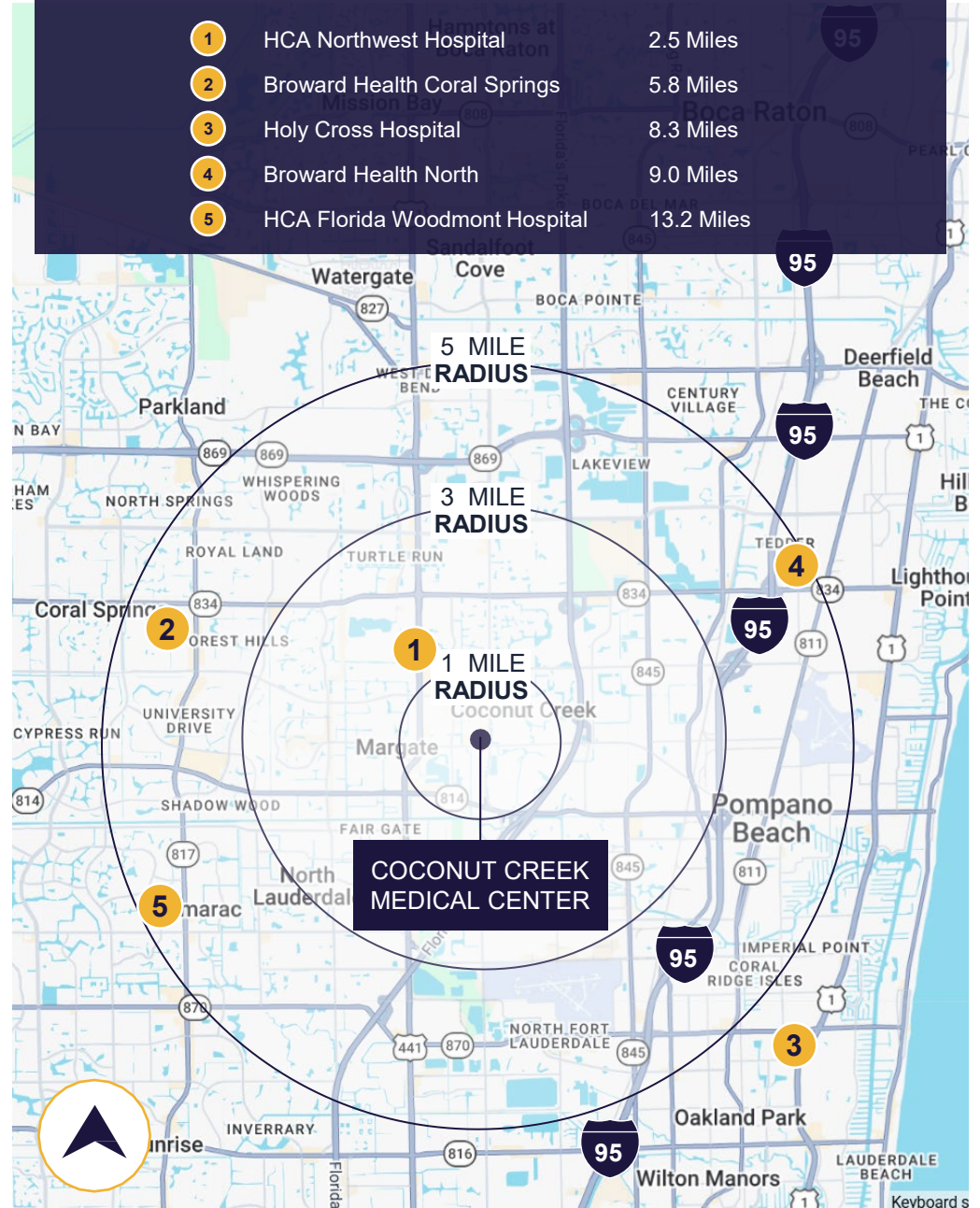
7,356
Households
\$122,457
Average Household Income
Within 1 Miles

56,969
Households
\$94,392
Average Household Income
Within 3 Miles

158,842
Households
\$96,891
Average Household Income
Within 5 Miles

Nearby Hospitals

- 1 HCA Northwest Hospital 2.5 Miles
- 2 Broward Health Coral Springs 5.8 Miles
- 3 Holy Cross Hospital 8.3 Miles
- 4 Broward Health North 9.0 Miles
- 5 HCA Florida Woodmont Hospital 13.2 Miles





CONTACT INFORMATION

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