

NEW MEDICAL SPACE FOR LEASE | DELIVERING Q2 2025

FOR LEASE MEDICAL OFFICES

PALM BEACH ORTHOPAEDIC INSTITUTE
15440 TANGERINE DRIVE

LOXAHATCHEE GROVES, FL, 33470



PROPERTY HIGHLIGHTS

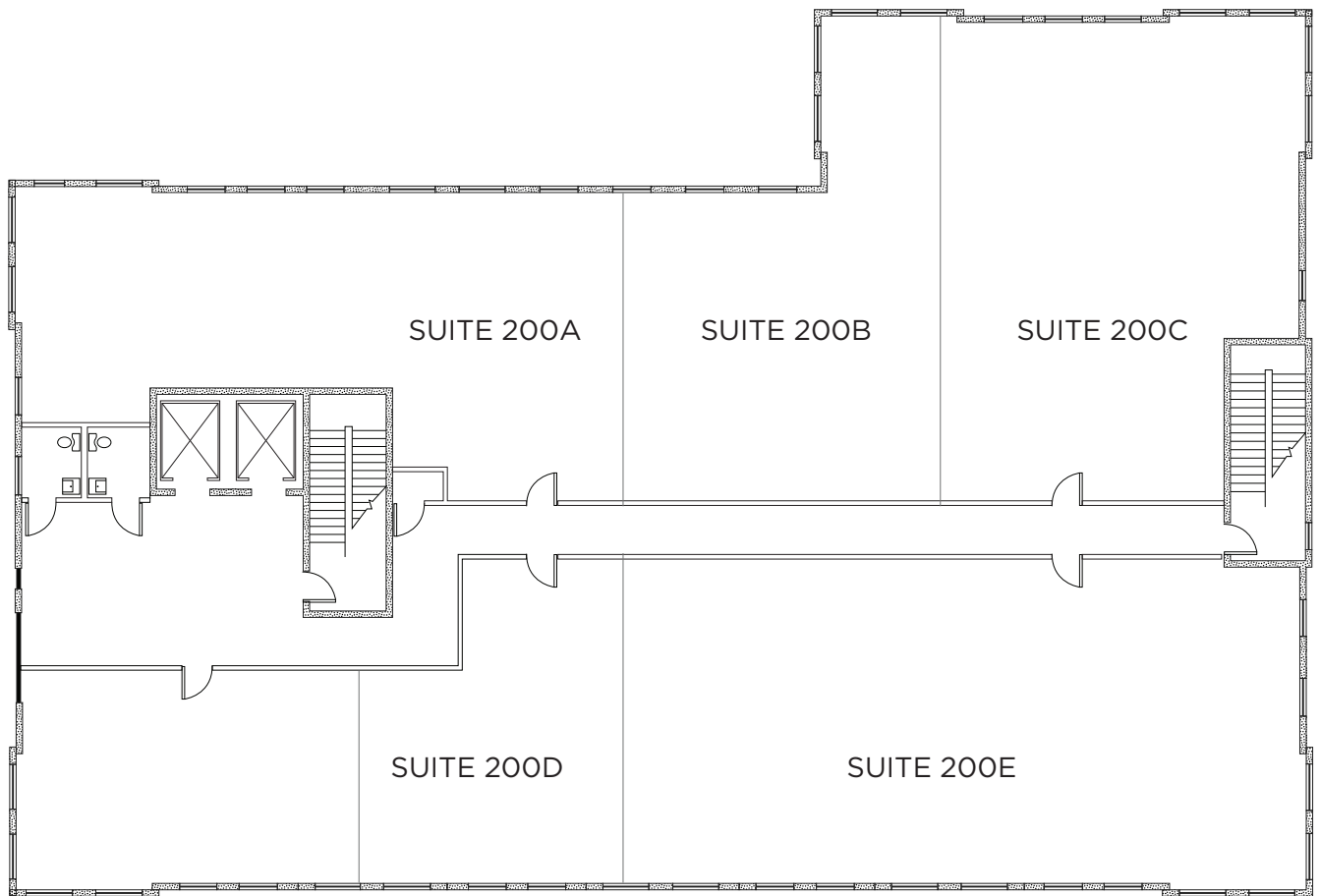
20,200 SF NEW MEDICAL OFFICE BUILDING

- Up to ±10,100 SF Available
- +/- 1,200 SF Spec suite available by 10/1/2025 (est.)
- Full Floor Opportunity (Second Floor)
- Join Palm Beach Orthopaedic Institute
- Building Signage Available
- 90 Parking spaces
- 7 minute drive to HCA Florida Palms West
- 16 minute drive to Wellington Regional



FLOORPLAN

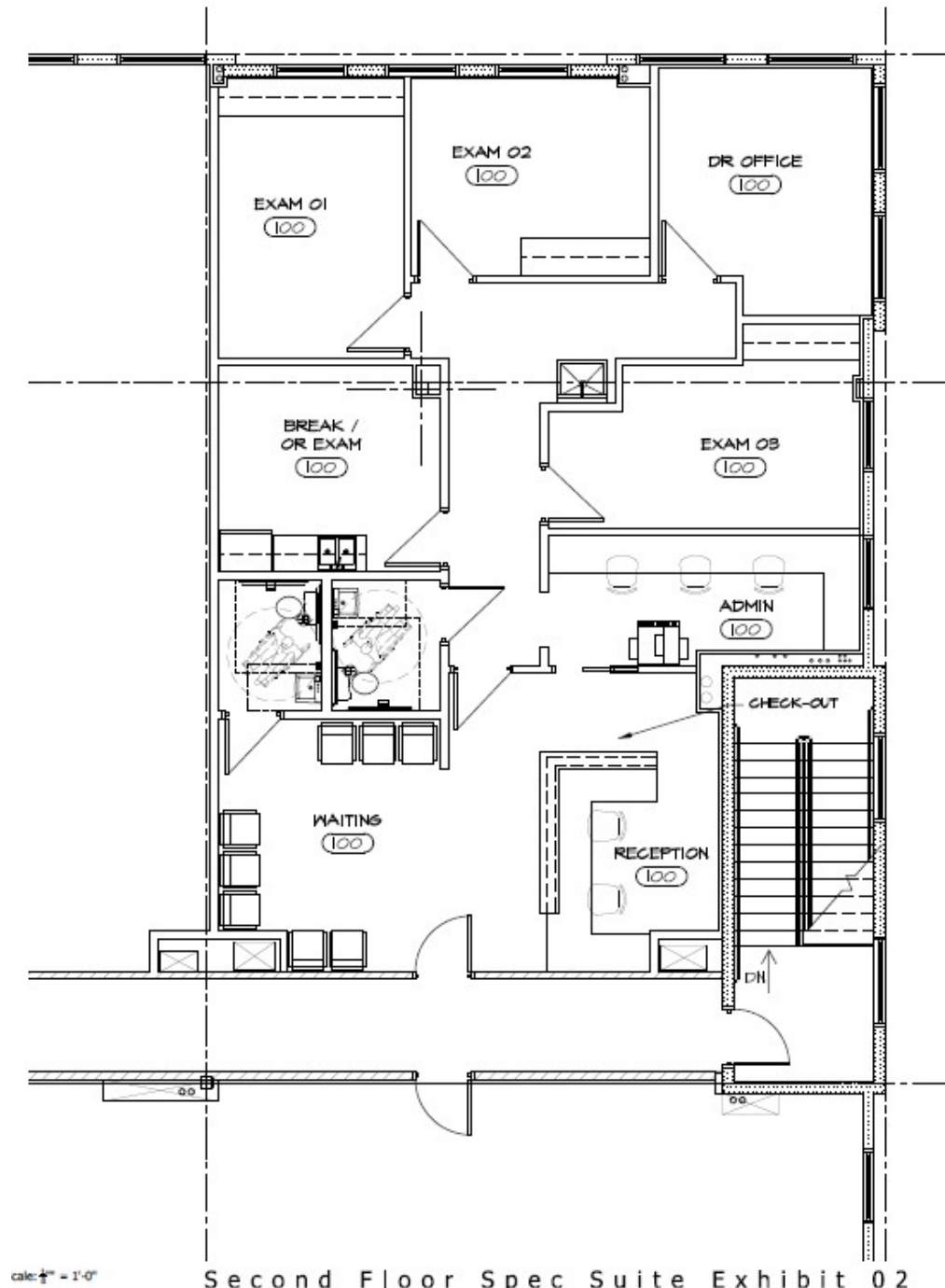
SECOND FLOOR // 10,100 SF



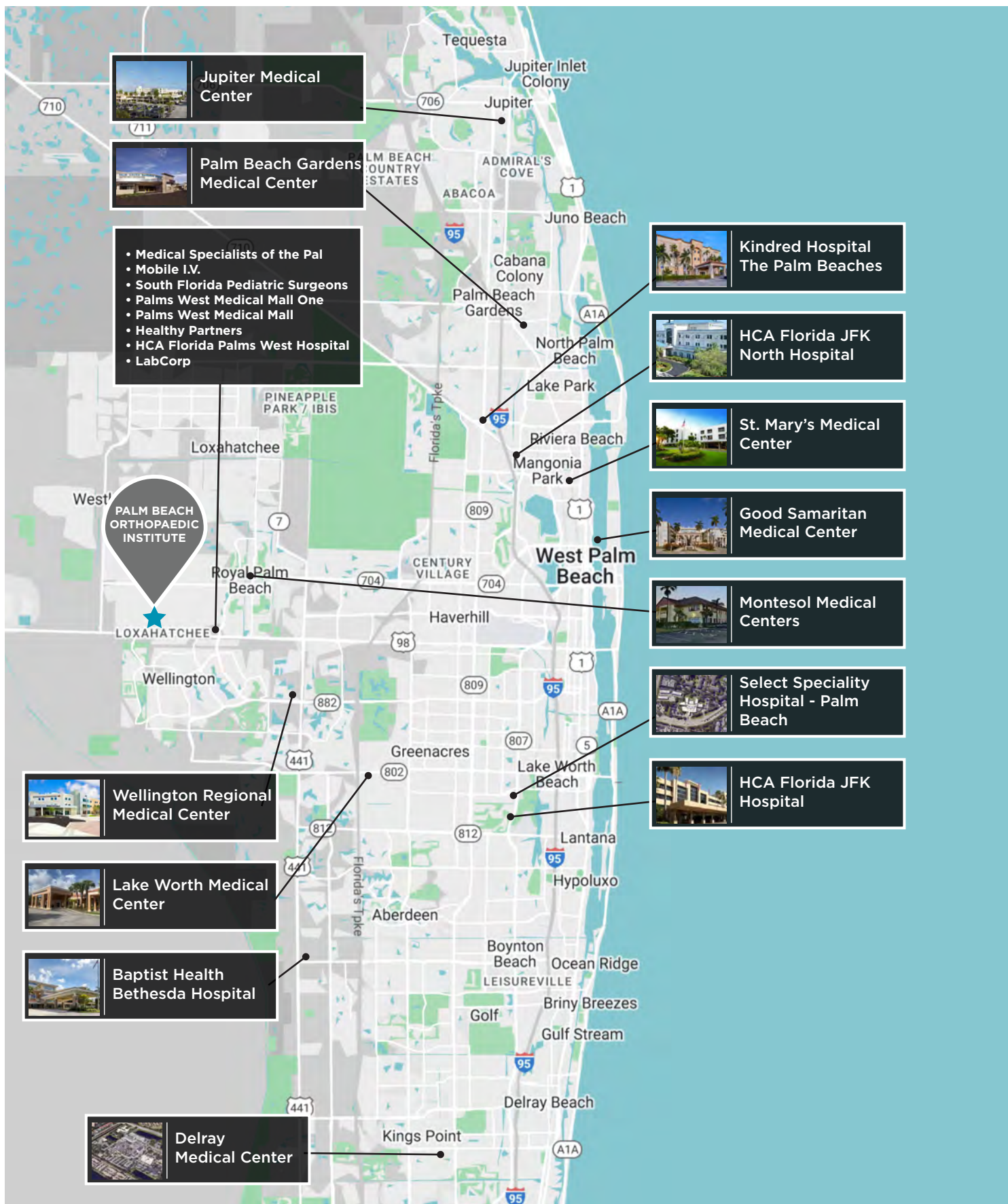
FLOORPLAN

SPEC SUITE - +/- 1,200SF

READY FOR OCCUPANCY BY 10/1/2025 (est.)



HOSPITAL MAP



DEMOGRAPHICS



15440 Tangerine Dr.



1 MILE

2,949

POPULATION



\$134,645

AVERAGE
HOUSEHOLD
INCOME



\$58,030

PER CAPITA
INCOME



48.5

AVERAGE
MEDIAN AGE



\$11,483.39 / \$10,782,903

AVERAGE / TOTAL
HEALTHCARE
SPENDING

3 MILES

35,290

POPULATION

\$104,229

AVERAGE
HOUSEHOLD
INCOME

\$46,537

PER CAPITA
INCOME

44.3

AVERAGE
MEDIAN AGE

\$9,115.87 / \$111,733,172

AVERAGE / TOTAL
HEALTHCARE
SPENDING

5 MILES

98,850

POPULATION

\$98,506

AVERAGE
HOUSEHOLD
INCOME

\$45,466

PER CAPITA
INCOME

41.6

AVERAGE
MEDIAN AGE

\$8,641.99 / \$303,264,783

AVERAGE / TOTAL
HEALTHCARE
SPENDING

PALM BEACH ORTHOPAEDIC INSTITUTE

15440 TANGERINE DRIVE

FOR MORE INFORMATION,

PLEASE CONTACT:

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