

# PALM WAY PROFESSIONAL CENTER

3600 FOREST HILL BLVD, WEST PALM BEACH, FL 33406



## Office Building For Lease



### PROPERTY OVERVIEW

Palm Way Professional Center is a well maintained 9,641 SF two building office property. The property benefits from direct frontage on Forest Hill Boulevard with significant signage opportunity, separate tenant entrances with no common area, concrete construction, all impact glass throughout, built in 2003 and in excellent condition.

### PROPERTY HIGHLIGHTS

- Immediately available space
- Medically approved zoning
- Direct signage on Forest Hill Boulevard
- All hurricane-rated impact glass throughout
- Direct tenant entrances with no loss factor
- Four parking spaces per 1,000 SF
- Easily accessible, just minutes west of I-95

### OFFERING SUMMARY

Available SF:	1,895 SF
Lease Rate:	\$20.00 SF/yr (NNN)
2024 CAM Estimate:	\$7.00/SF
Building Size:	9,641 SF

### SPACE OVERVIEW

Suite 1 comprises a waiting room and reception desk, three exam rooms with sinks, two office/exam rooms, a nurses station, a break room, two restrooms, and a storage area.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 1	\$20.00 SF/yr	1,895 SF



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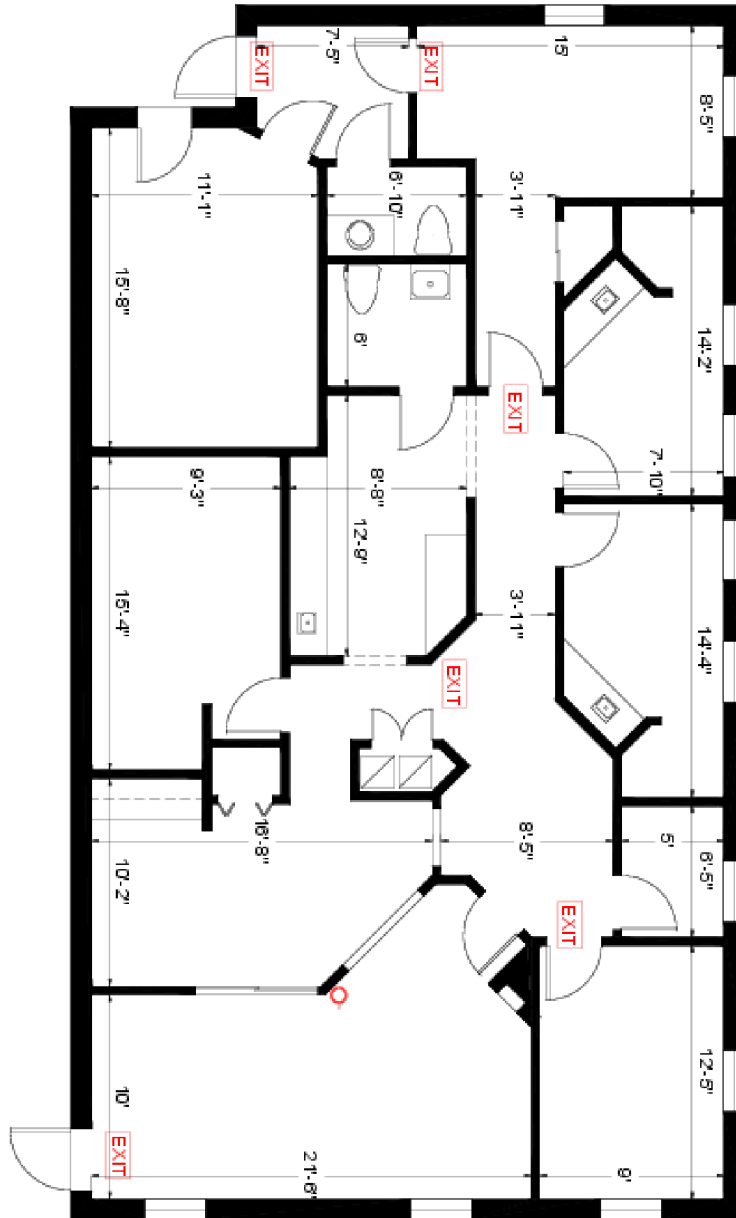
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SUITE 1



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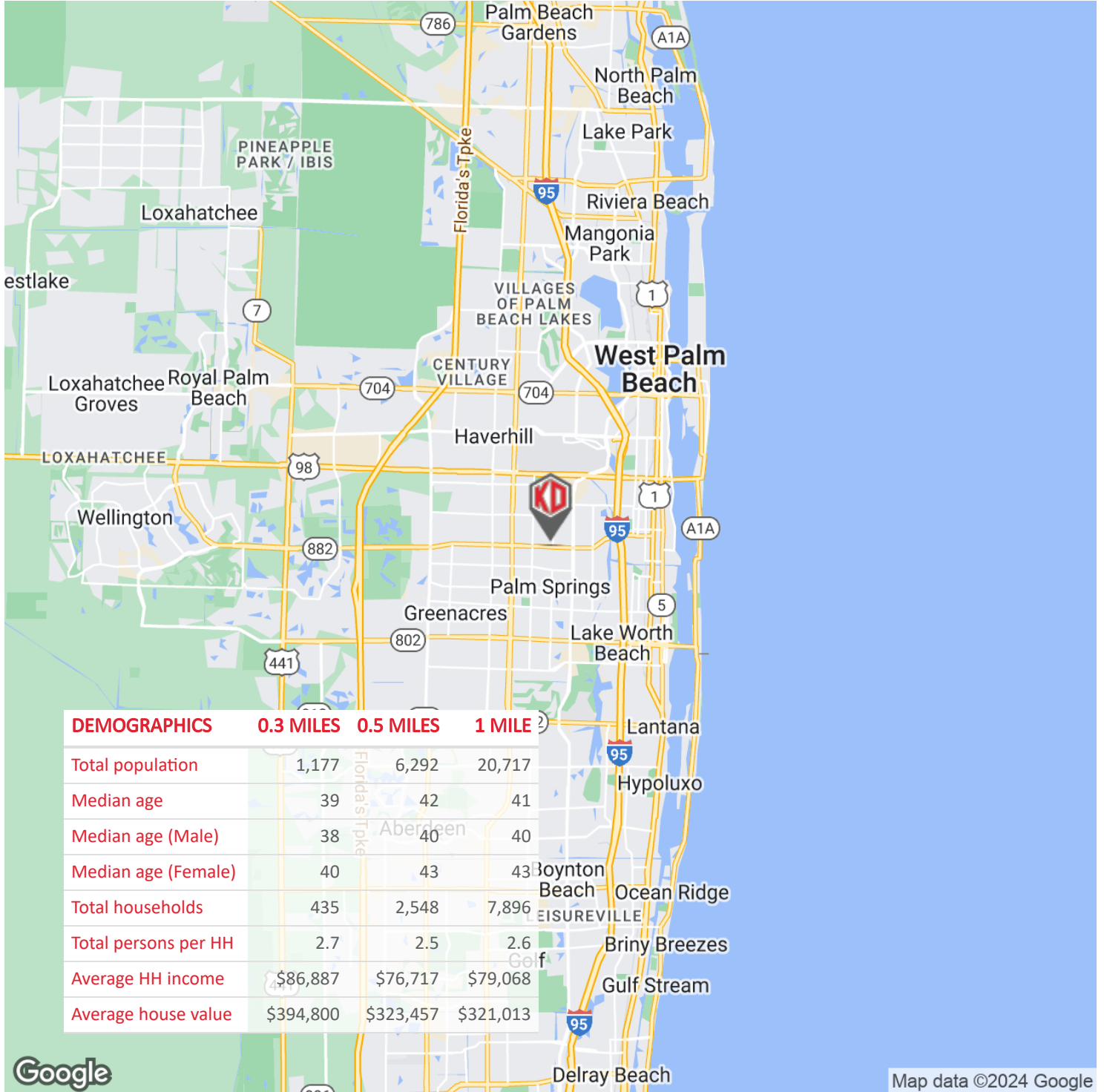
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