

# LEASE

## MIDTOWN MEDICAL CENTER

4600 Linton Blvd Delray Beach, FL 33445



### PROPERTY DESCRIPTION

Prestigious shared Medical Office. One (possibly two) private offices plus use of shared waiting room, kitchen and bathroom.

Space available through 12/31/2026 with possible option to renew.

Blocks from Delray Medical Center

3rd floor serviced by Elevator

Covered Entry

Abundant parking

Perfect for any professional, medical or otherwise

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	111 - 222 SF
Lot Size:	112,412 SF
Building Size:	33,411 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	1,577	6,129
Total Population	1,350	3,335	12,118
Average HH Income	\$106,729	\$107,764	\$107,011

**John Negri**  
(973) 865-3456

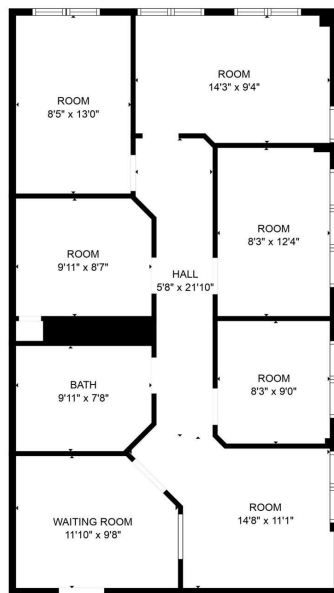


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## MIDTOWN MEDICAL CENTER

4600 Linton Blvd Delray Beach, FL 33445



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**John Negri**  
(973) 865-3456

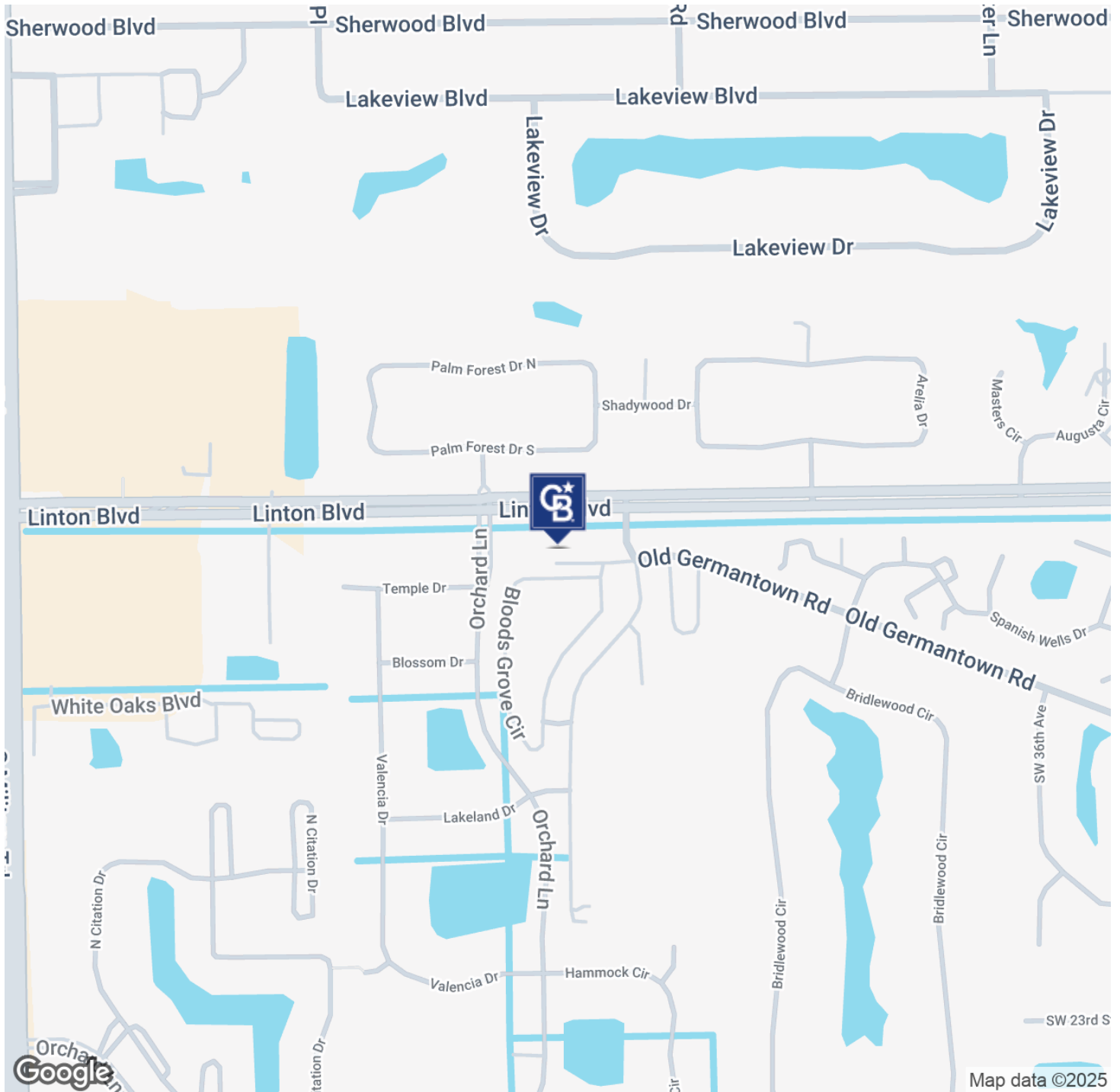


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## MIDTOWN MEDICAL CENTER

4600 Linton Blvd Delray Beach, FL 33445



**John Negri**  
(973) 865-3456



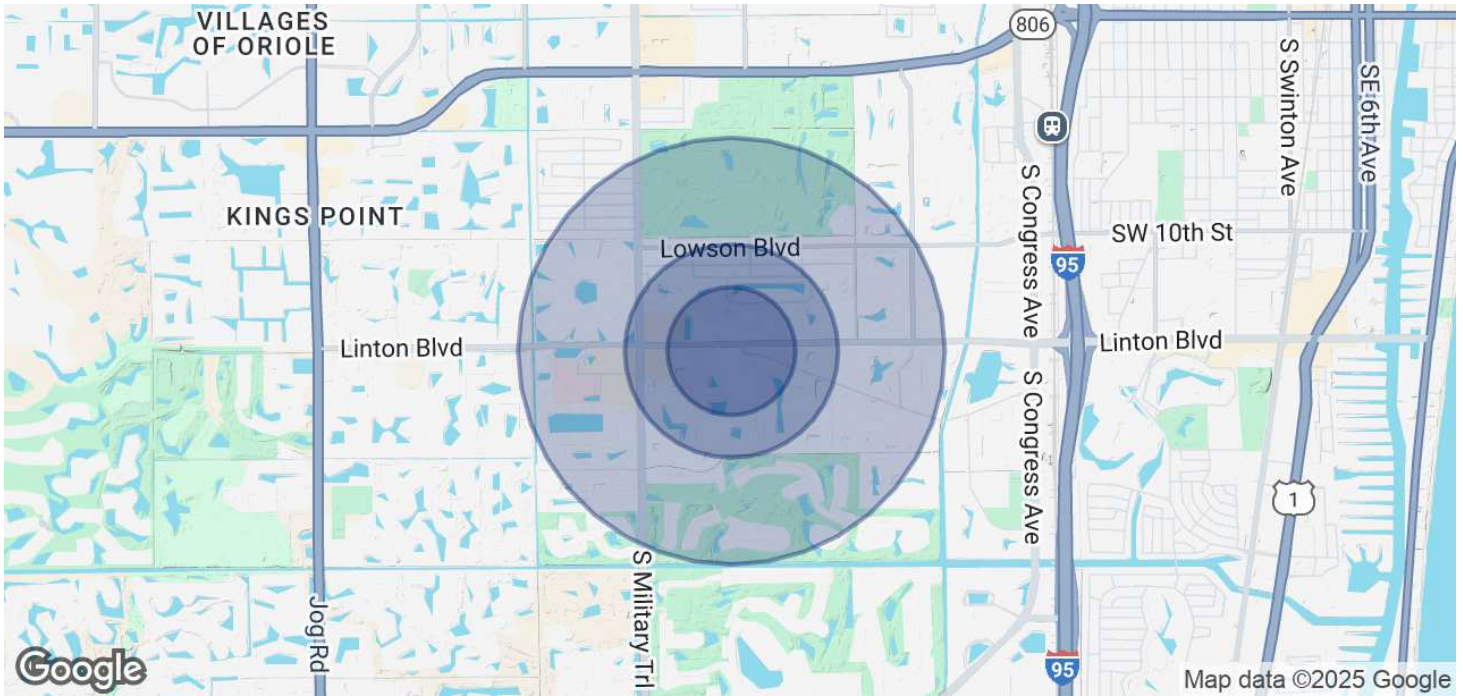
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# LEASE

## MIDTOWN MEDICAL CENTER

4600 Linton Blvd Delray Beach, FL 33445



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,350	3,335	12,118
Average Age	44	44	51
Average Age (Male)	42	43	49
Average Age (Female)	45	45	52

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	1,577	6,129
# of Persons per HH	2.2	2.1	2
Average HH Income	\$106,729	\$107,764	\$107,011
Average House Value	\$539,427	\$519,131	\$481,914

Demographics data derived from AlphaMap

**John Negri**  
(973) 865-3456



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY