



# NORTHWEST

MEDICAL PARK

2964 NORTH STATE ROAD 7, BUILDING 2, MARGATE, FL 33063



Blanca Commercial Real Estate, Inc.  
Licensed Real Estate Broker

Building owned and managed by  
**HEALTHCARE REALTY**

## MEDICAL OFFICE IN THE HEART OF MARGATE

Northwest Medical Park Building 2 is the perfect location for medical professionals seeking a prime location to conduct their practice. Adjacent to the HCA Northwest Regional Hospital, this property offers the ultimate convenience for healthcare providers.

## ANYTHING BUT CONVENTIONAL

The building offers tenants convenient features such as:

- Adjacent to Northwest Regional Hospital
- Class A finishes
- Visibility from North State Road 7 (Highway 441)
- Ample parking
- Ready to Occupy Medical Suites





★ HCA FLORIDA NORTHWEST HOSPITAL

1. WALMART ANCHORED SHOPPING PLAZA
2. TARGET ANCHORED SHOPPING PLAZA
3. COSTCO
4. LAKEWOOD SHOPPING CENTER

## LOCATION

Located just off North State Road 7 (Highway 441), the building provides great visibility and easy access. The surrounding area offers a variety of dining and retail options, making it an attractive location for both medical professionals and their patients.

- Convenient access to N. SR-7
- Surrounded by residential
- Ample dining and retail offerings in Margate
- Close proximity to Ft. Lauderdale
- Adjacent to HCA Florida Northwest Hospital

## THE BUILDING

With a total of 46,476 square feet, the building's 2nd floor suite offers 4,849 square feet and has been thoughtfully designed and built-out as ready-to-occupy medical office spaces, offering an effortless transition for any business.

With ample parking and Class A finishes, Northwest Medical Park Building 2 provides the ultimate choice for medical professionals seeking a impressive and comfortable workspace. Don't miss out on the opportunity to join this thriving community of healthcare providers.

## MOVE-IN READY SUITES

RENTABLE BUILDING AREA

**46,476 RSF**

MEDICAL OFFICE TYPE

**CLASS A**

YEAR BUILT

**2009**

NUMBER OF STORIES

**3**

PARKING

**COMPLIMENTARY SURFACE PARKING**



## HIGH-END FINISHES

Tenants can enjoy Class A finishes that provide a vibrant environment contributing to employee and patient satisfaction.

**FOR LEASING INFORMATION CONTACT:**

**CHRIS GALLAGHER**

CHRIS.GALLAGHER@BLANCACRE.COM

954.465.2624

**CHRISTIE GRAYS CHAMBERS, MBA**

CHRISTIE.CHAMBERS@BLANCACRE.COM

305.615.1866



**BLANCA COMMERCIAL REAL ESTATE, INC.**  
LICENSED REAL ESTATE BROKER | [WWW.BLANCACRE.COM](http://WWW.BLANCACRE.COM)

No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.