



**5150 Linton Boulevard Unit 405
Delray Beach, FL 33484**

Lease Rate

\$ 24.50 SF/NNN

Delray Beach, FL continues to stand out as one of South Florida's most desirable locations for healthcare professionals—and a rare opportunity is now available directly on the Delray Medical Center Hospital campus. This medical office sublease offers an ideal solution for physicians and medical professionals looking to start, expand, or strategically relocate a practice within a highly established and thriving medical ecosystem.

The lease comprises of approximately 745 square feet of medical space. Leasing for \$24.50 per square feet plus double net also known as additional rent. Additionally, there's three and a half percent (3.5%) yearly increases.



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



VIDEO

Property Highlights

- Prime Location: Same Campus as Delray Medical Center Hospital
- Modern Design: Professional, spacious, and patient-friendly.
- Easy Access: Close to I-95, Florida's Turnpike, and major roads.
- Medical Community: Surrounded by top doctors and specialists.
- Convenient Amenities: ADA-compliant, ample parking, and turnkey-ready.

Offering Summary

Lease Rate:	\$24.50 SF/yr (NNN)
Number of Units:	1
Available SF:	740 - 774 SF
Full Unit Size:	1,591 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	503	2,000	6,839
Total Population	1,015	3,999	12,873
Average HH Income	\$93,839	\$96,184	\$96,269



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



A Thriving Medical Hub in Delray Beach, FL

Located within Delray Beach, this medical office is positioned on the Delray Medical Center campus, surrounded by top doctors, specialists, imaging centers, laboratories, rehabilitation facilities, and healthcare providers. Being hospital-adjacent creates natural referral opportunities, professional collaboration, and immediate credibility for growing practices.

Delray Beach's continued population growth, strong demographics, and rising demand for healthcare services make this an exceptional market for long-term practice success.

Flexible, Turnkey & Cost-Effective Medical Office Space

The available sublease includes approximately 745 square feet within a 1,591 square foot medical office suite, providing flexibility for a wide range of medical specialties. Subleasing allows medical professionals to avoid the high costs associated with securing, designing, and equipping a new office.

Benefits include:

- *Lower overhead costs with shared utilities, administrative areas, and maintenance
- *Immediate setup in a turnkey, ADA-compliant medical office
- *Efficient layout within an established medical office environment
- *On-site professional property management
- *Ample on-site parking for staff and patients

This setup is especially ideal for:

- *New practitioners entering the Delray Beach market
- *Specialists opening a satellite office
- *Physicians transitioning into private practice with minimal startup costs



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Unbeatable Location & Accessibility

Convenience is key for both patients and providers. This Delray Beach medical office offers excellent regional access:

- * 2.5 miles from I-95
- * 3 miles from the Florida Turnpike
- * Nearly 29,000 vehicles pass daily at Linton Boulevard and Military Trail intersection

The property is a five-story medical and office tower connected to a medical, office, and retail hub, enhancing daily convenience and visibility while creating a comprehensive care environment patients prefer.

Strong Medical Network & Patient Appeal

Surrounded by a respected community of physicians and specialists, this location fosters collaboration, cross-referrals, and networking opportunities. Patients benefit from a centralized healthcare setting where multiple services are available in one place—an important competitive advantage over standalone medical offices.

Additional patient-focused advantages include:

- * Easy elevator access
- * Full ADA compliance
- * High visibility in a well-established medical corridor
- * Ample parking, ideal for seniors and patients with mobility needs



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Ideal for Growing Medical Practices

Hospital-adjacent medical office space in Delray Beach is limited and in high demand. This sublease is well-suited for:

- * Primary care providers
- * Specialists and sub-specialists
- * Dermatology and outpatient-focused practices

With built-in demand, proximity to Delray Medical Center, and a strong surrounding healthcare infrastructure, this space supports both immediate operations and long-term growth.

Secure a Rare Delray Beach Medical Office Opportunity

Medical office opportunities directly on a hospital campus in Delray Beach are rare—and they move quickly. This space is more than just an office; it's a strategic investment in the success of your medical practice.

For more information or to schedule a private tour, contact us today and take the next step in growing your medical practice in Delray Beach, FL.



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com

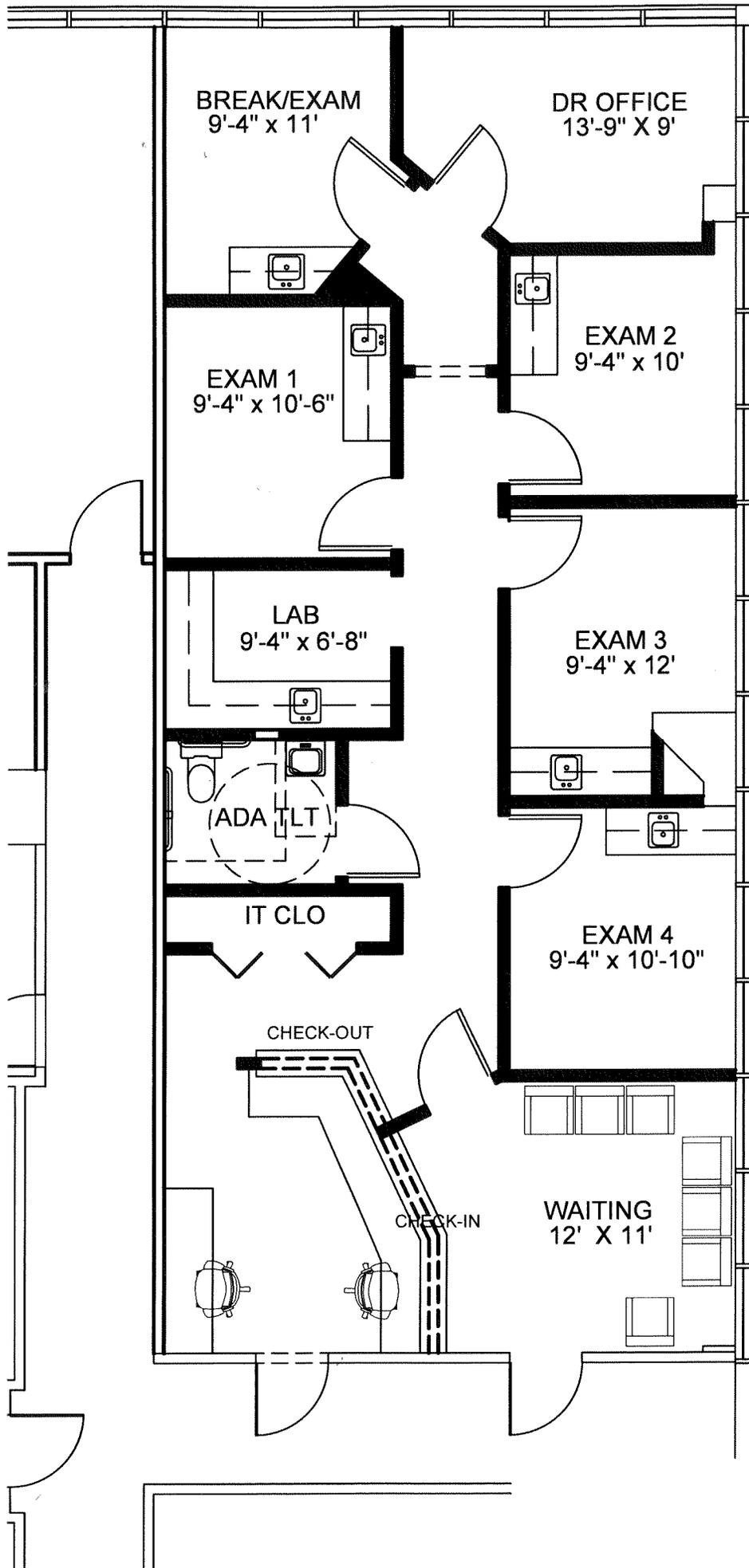


Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

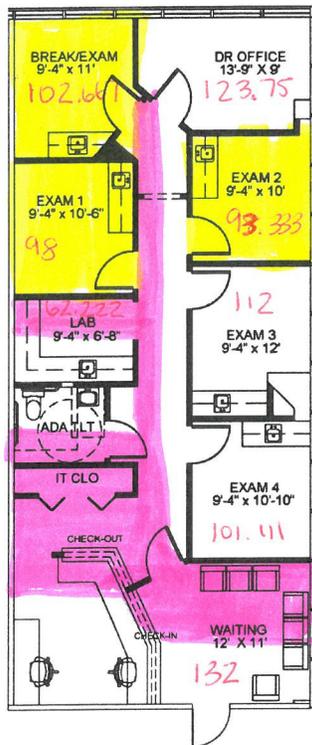
The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



FLOOR PLANS

welltower



405

1,591 RSF



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com

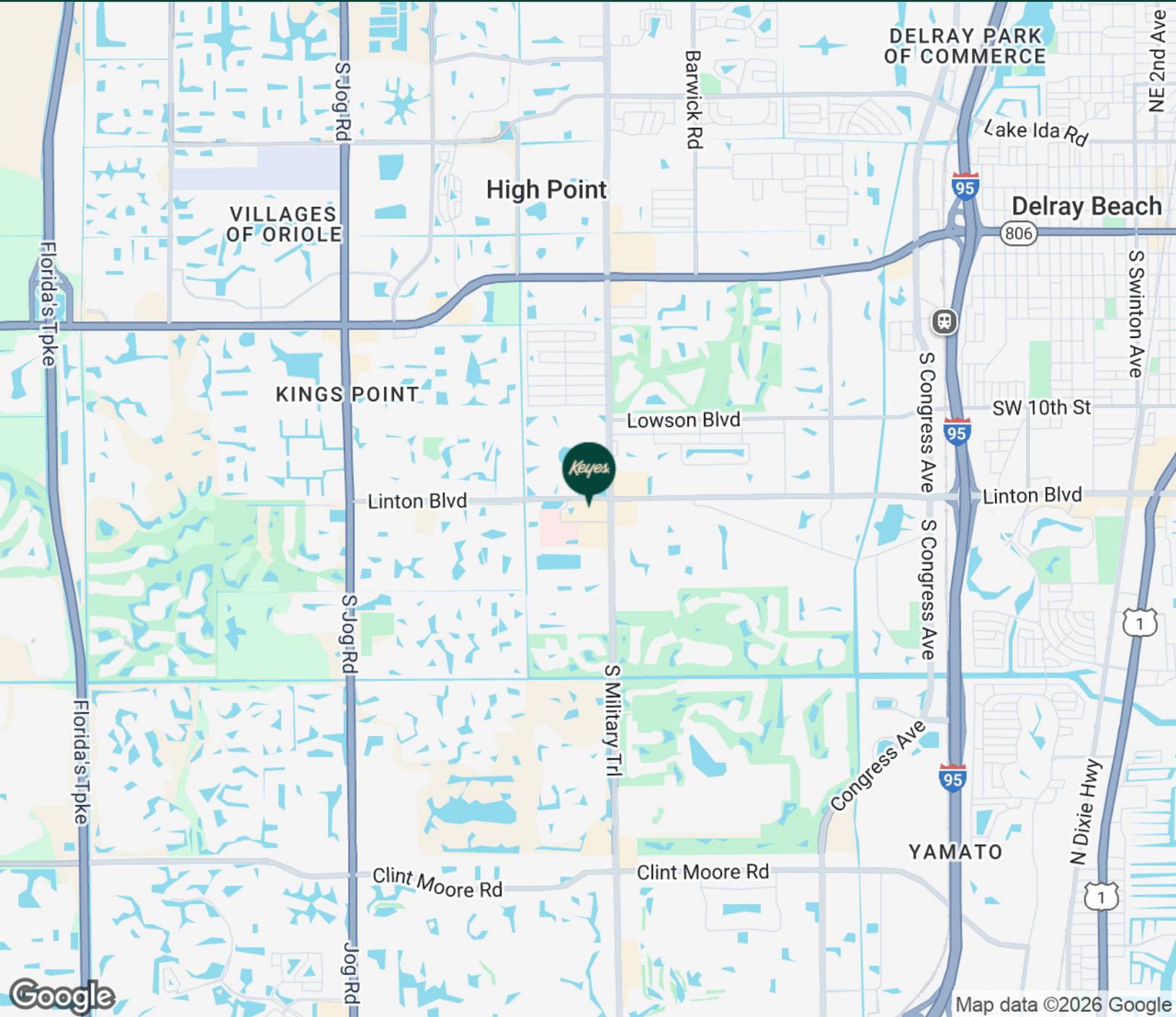


Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Raissa Restivo

Commercial Sales
Advisor

201.452.9462

raissarestivo@keyes.com



Alex Martinez

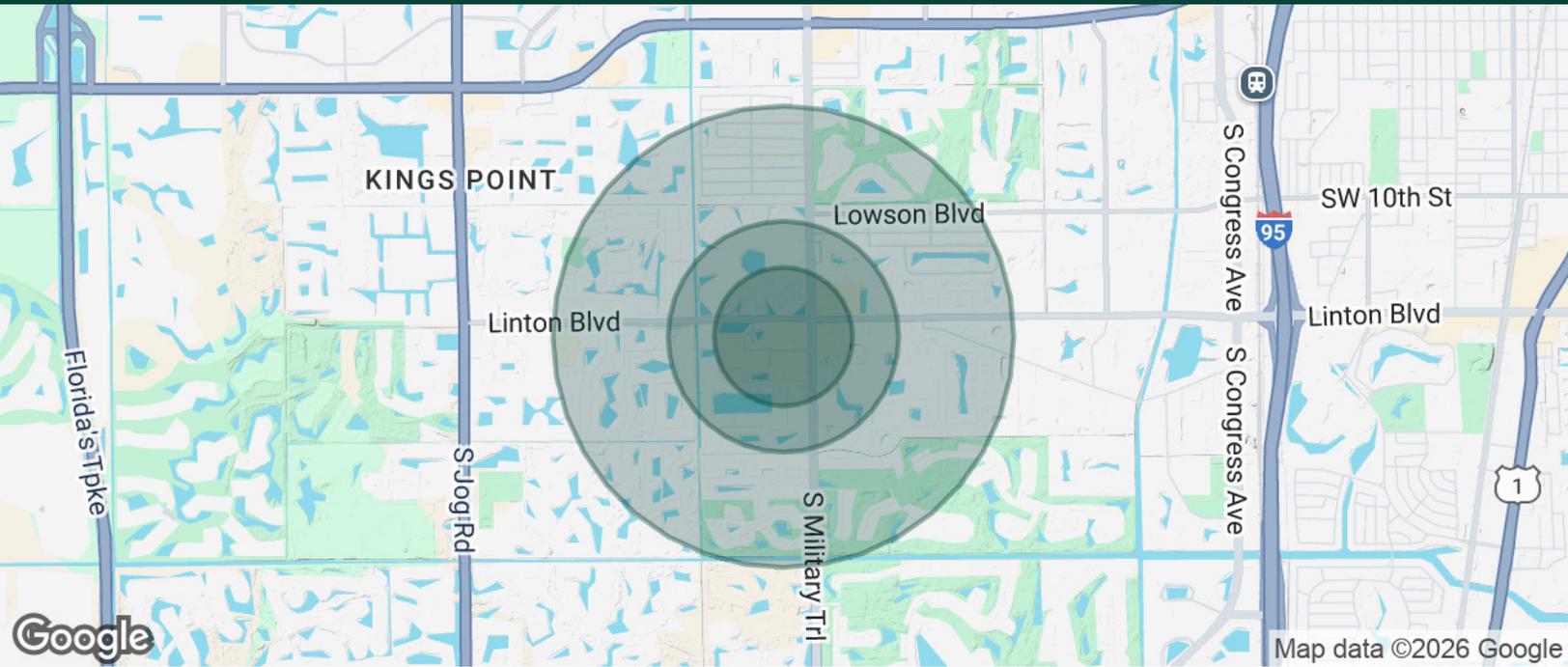
Commercial Sales
Associate

561.569.2280

amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,015	3,999	12,873
Average Age	54	53	57
Average Age (Male)	52	51	56
Average Age (Female)	55	54	58

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	503	2,000	6,839
# of Persons per HH	2	2	1.9
Average HH Income	\$93,839	\$96,184	\$96,269
Average House Value	\$460,365	\$481,243	\$452,562

Demographics data derived from AlphaMap



Raissa Restivo
Commercial Sales
Advisor

201.452.9462
raissarestivo@keyes.com



Alex Martinez
Commercial Sales
Associate

561.569.2280
amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Raissa Restivo

Commercial Sales Advisor

raissarestivo@keyes.com

Direct: 201.452.9462 | Cell: 201.452.9462

FL #3486886

Professional Background

Raissa Restivo - Commercial Realtor in South Florida

Raissa Restivo is a premier commercial real estate professional serving South Florida. With years of experience in both residential and commercial real estate, Raissa brings unparalleled market knowledge and a deep understanding of South Florida's evolving business landscape.

Raissa specializes in helping businesses and investors find optimal commercial properties, including medical office spaces, retail centers, and industrial facilities. Her extensive marketing background allows her to develop highly effective strategies for property promotion, ensuring her clients achieve maximum value.

Known for her dedication, Raissa provides tailored real estate solutions that align with her clients' goals, whether it's expansion, relocation, or investment in commercial assets. Her comprehensive approach and commitment to excellence make her a trusted advisor for businesses looking to thrive in South Florida's dynamic market.

Outside of her professional life, Raissa is actively involved in the South Florida community, continuously expanding her network to better serve her clients. Her passion for real estate is matched only by her drive to help local businesses grow and succeed in one of the most competitive markets in the country.

The Keyes Company
21065 Powerline Rd C-7
Boca Raton, FL 33433
561.750.1000



Raissa Restivo

Commercial Sales
Advisor

201.452.9462

raissarestivo@keyes.com



Alex Martinez

Commercial Sales
Associate

561.569.2280

amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Alex Martinez

Commercial Sales Associate

amartinez@keyes.com

Direct: 561.569.2280 | Cell: 561.569.2280

FL #3436163

Professional Background

Alex Martinez –Your Commercial Real Estate Advisor

Alex Martinez is a dedicated commercial real estate professional with in-depth knowledge of the South Florida markets. He brings a strategic, data-driven approach to every transaction, helping investors, business owners, landlords, and tenants make confident, well-informed real estate decisions. Alex believes commercial real estate is not simply about property – it is about protecting and maximizing his clients’ financial assets.

As a proud member of The Keyes Company, a full-service commercial brokerage, Alex leverages an extensive network, advanced marketing platforms, and institutional-grade resources to deliver superior exposure, negotiation strength, and transaction execution. Backed by these tools, he provides his clients with a competitive advantage in an increasingly complex commercial marketplace.

Alex is also passionate about technology, so he stays connected with the latest advancements in real estate technology. Having earned a bachelor’s of science degree in Computer Information Systems from Saint Leo University and software development experience, he is able to stay up-to-date with the latest advancements in real estate marketing and technology.

Education

Bachelor's of Science Degree in Computer Information Systems

The Keyes Company
21065 Powerline Rd C-7
Boca Raton, FL 33433
561.750.1000



Raissa Restivo

Commercial Sales
Advisor

201.452.9462

raissarestivo@keyes.com



Alex Martinez

Commercial Sales
Associate

561.569.2280

amartinez@keyes.com

The Keyes Company 21065 Powerline Rd C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.