

**FOR LEASE: 2596 FOREST HILL BLVD.
PALM SPRINGS, FL**



PROPERTY FEATURES

- 5500 Square Foot Freestanding Commercial Building
- Lot Size: .6182 or 26,928.79 SF
- Two Separate Tenant Spaces—3300 SF medical dental space and 2200 SF of general commercial space
- Parking: Ample On-Site Parking
- Gross Leasable Area: 5500 SF
- Asking Lease Price \$20.00/SF Net



Simplifying Real Estate

STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

561.471.5353 PH

561 707 5120 Cell



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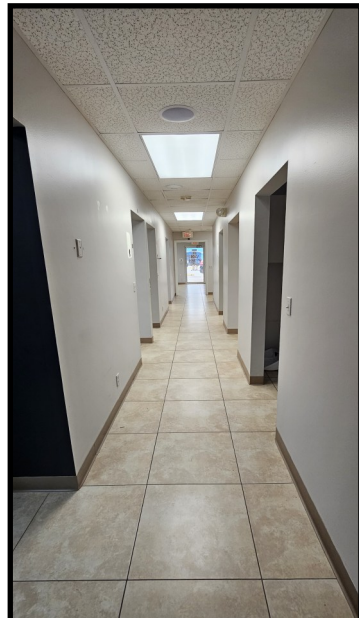
Property Summary

- **Property Location:** Located along the South of Forest Hill Blvd East of Congress Ave and West of I-95
- **Year Built:** 1967
- **Currently Built out as a dental office with 12 exam rooms, lab and 3 bathrooms**
- **Zoning:** CG Commercial General Palm Springs, FL
- **Use Code:** 1900—Medical Office
- **PCN#:** 70-43-44-08-23-008-0011
- **Lot Size:** .6182 Acre
- **Basic Building:** Masonry
- **Exterior Walls:** Stucco over Block
- **Roof:** Flat Roof—Built-up Tar and Gravel
- **Interior Walls:** Drywall and wall treatment
- **Power:** 3 phase
- **HVAC:** Individual heating and cooling units.
- **Ceiling Height:** 10 ft drop ceiling in office area
- **Electric:** FPL
- **Public Utilities:** Water and Sewer are provided by Palm Springs Water Utilities
- **Signage:** Pylon Sign Plus on Building Sign.
- **Parking:** 2.73/1,000 SF
- **FAR:** .23
- **Flood Zone:** Both AE and A1-A30 - represent areas subject to 100 year flood

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Interior Pictures



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Parking Areas of Subject



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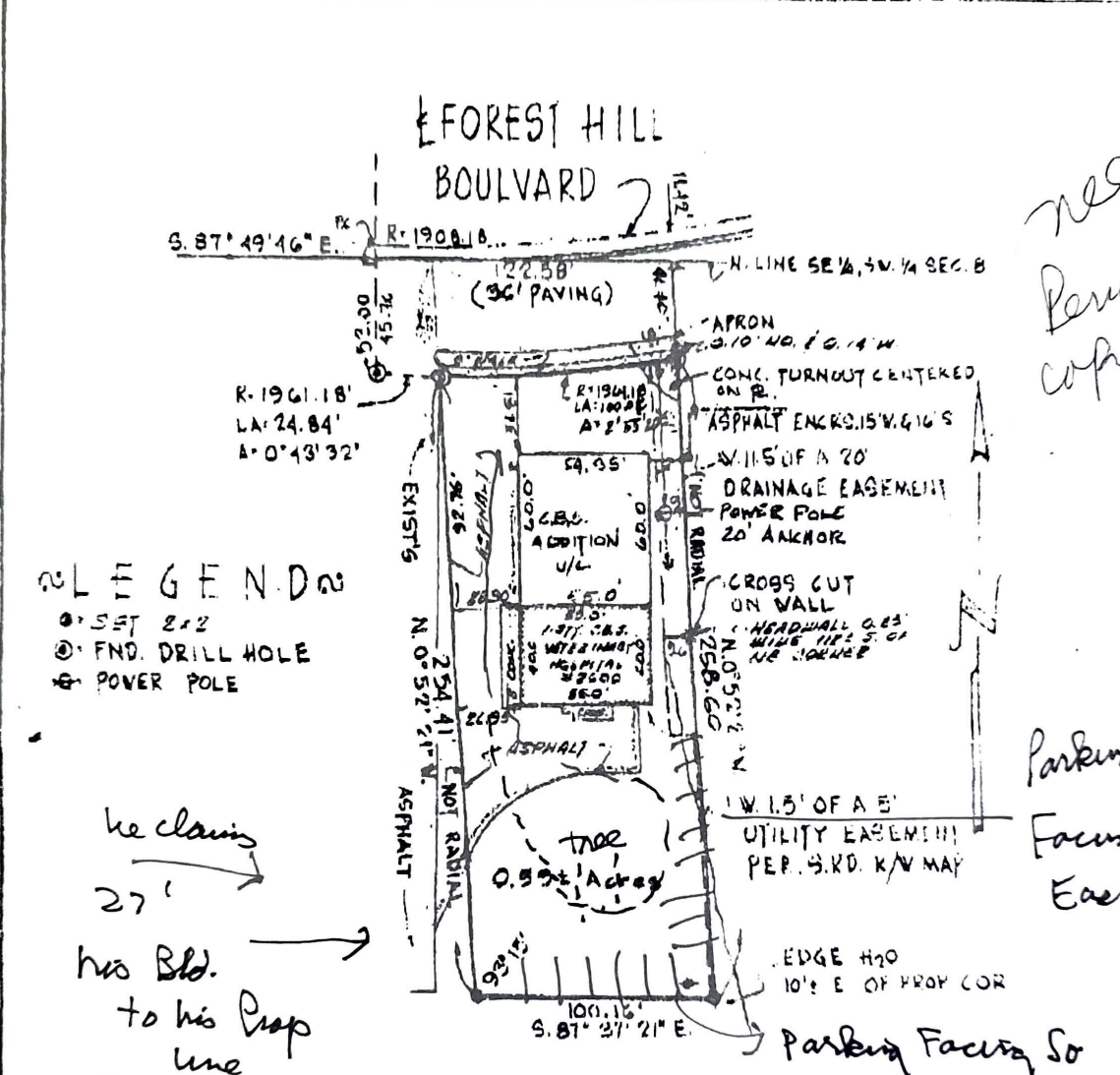
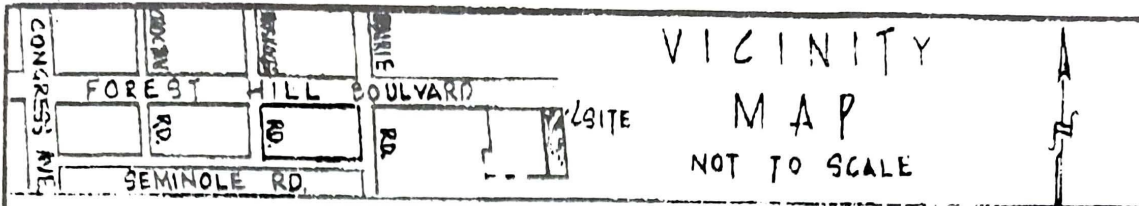
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SURVEY FOR: E. C. JOHNSON and D. D. HULME

DESCRIPTION : The North 300.00 feet of the East 100.00 feet of the West 800.00 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) Being part of Lots 8 and 9, of Unrecorded plat of Palm Acres, in Section 8, Township 44 South, Range 43 East, Palm Beach County, Fla., Less County Road Right of Way for (Forest Hill Blvd) as now laid out and in use.

RECERTIFIED, this _____ day of _____, 20____. Additions and/or Deletions as noted.

Professional Land Surveyor

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Building Sketch

