

2828 SOUTH SEACREST BOULEVARD

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

Gary Gagne
(561) 339-3191

**2828 S Seacrest Blvd
Boynton Beach, FL 33435**



AVAILABLE SUITES

- Suite 101 - 1,614 RSF
- Suite 202 - 2,110 RSF
- Suite 208 - 1,204 RSF
- Suite 210 - 2,110 RSF
- Suite 212 - 1,413 RSF
- Suite 214 - 2,110 RSF



PROMINENT LOCATION & ACCESSIBILITY

- Premier frontage on South Seacrest Boulevard in the heart of Boynton Beach's healthcare district
- High visibility with exposure to 21,300+ vehicles daily
- Immediate access to I-95 and Woolbright Road
- Centralized access serving downtown Delray Beach and greater Boynton Beach



MARKET & HOSPITAL PROXIMITY

- Strategic direct-adjacency location immediately across from a major health system (built-in referral network)
- **Bethesda Hospital East:** Across the street / 0.1 miles (401 beds, 670+ on-campus physicians)
- Immediate access to 585,000+ patients within a 15-minute radius
- Proximate to affluent residential neighborhoods with a strong, aging demographic base (33%+ of population over 65)



BUILDING HIGHLIGHTS

- 31,747 SF, 2-story dedicated medical office building
- Zero hospital use restrictions (unmatched flexibility for independent physicians)
- Ample surface parking, and the only medical building in the submarket offering covered parking
- Turnkey, move-in ready spec suites available with highly efficient plumbing access via raised slabs.
- New local ownership actively executing comprehensive capital improvements (HVAC, exterior, landscaping)

Estimate 15 Min Drive

POPULATION ESTIMATES

585,005

>17 98,555

18-44 185,054

AVERAGE HOUSEHOLD INCOME

\$110,277.83

45-64 146,932

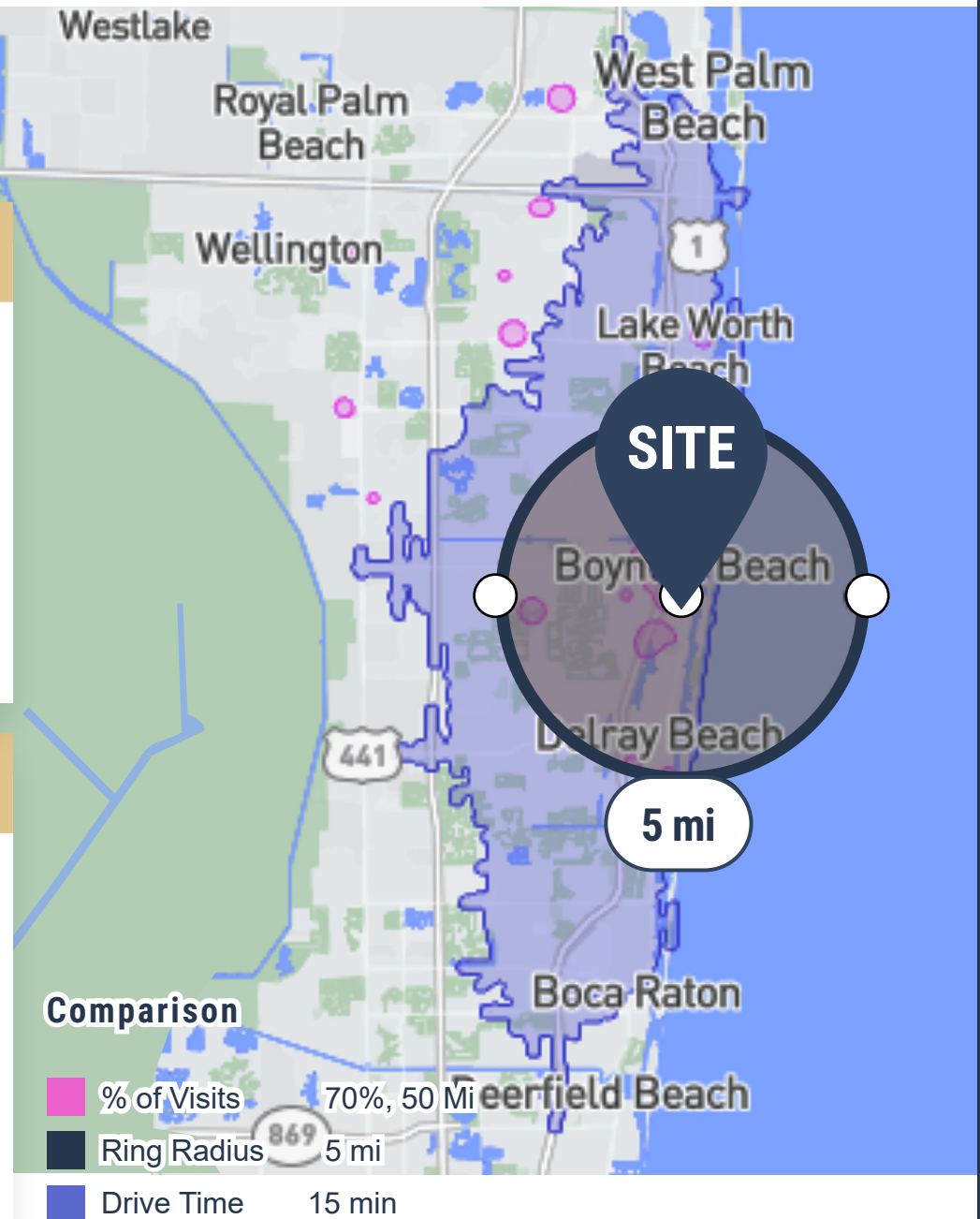
65+ 154,464

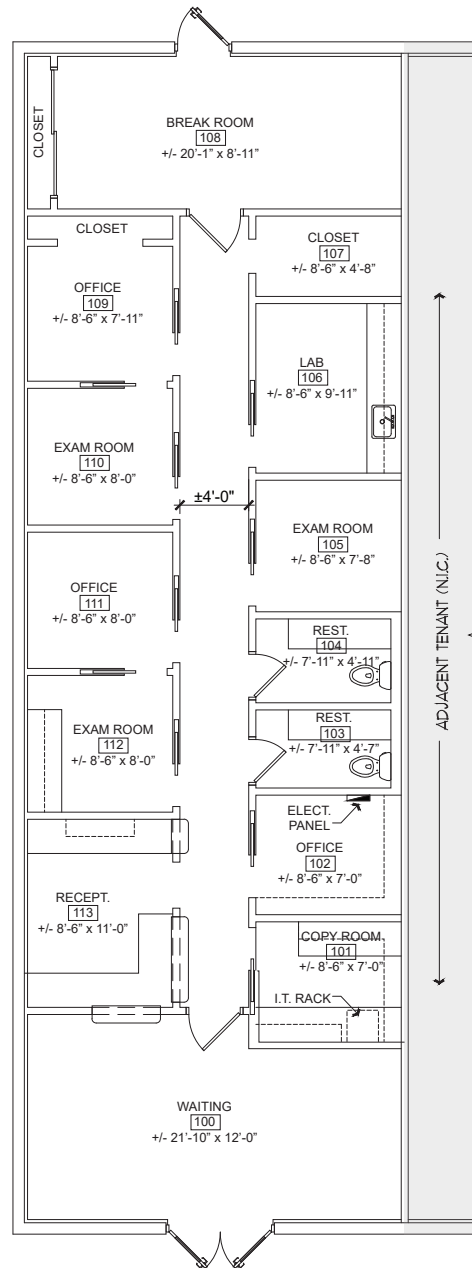
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	15.8%
EMPLOYER BASED	38.6 %
GOVERNMENT	24.9%
MULTIPLE	5.4%
SELF PAY	15.3%

Data Source:  **Placer.ai**





AVAILABLE SUITE

Suite 101 - 1,614 RSF

SUITE DESCRIPTION

4 Exam Rooms
2 Private Offices
Breakroom,
2 Restrooms
Lab
Storage
Reception/Admin
Waiting Room

Virtual Floor Plan

CLICK OR SCAN



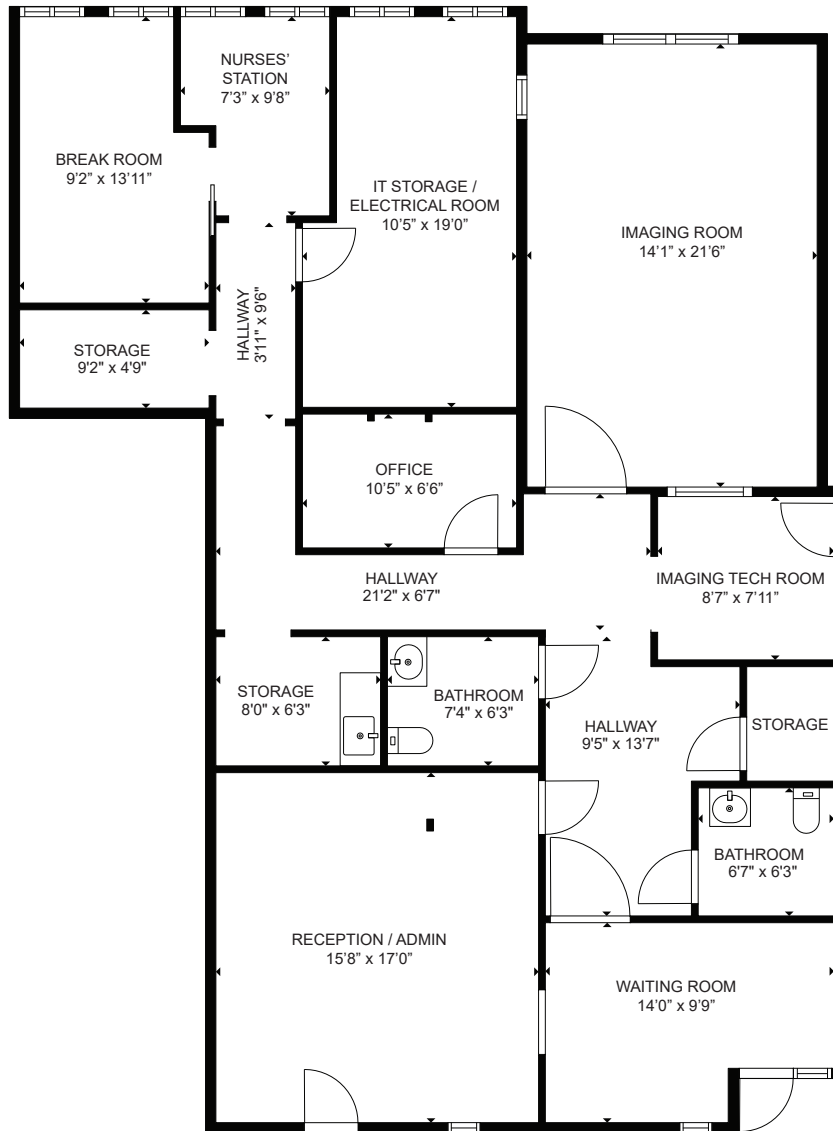
AVAILABLE SUITE

Suite 202 - 2,110 RSF

SUITE DESCRIPTION

Previous Imaging Suite

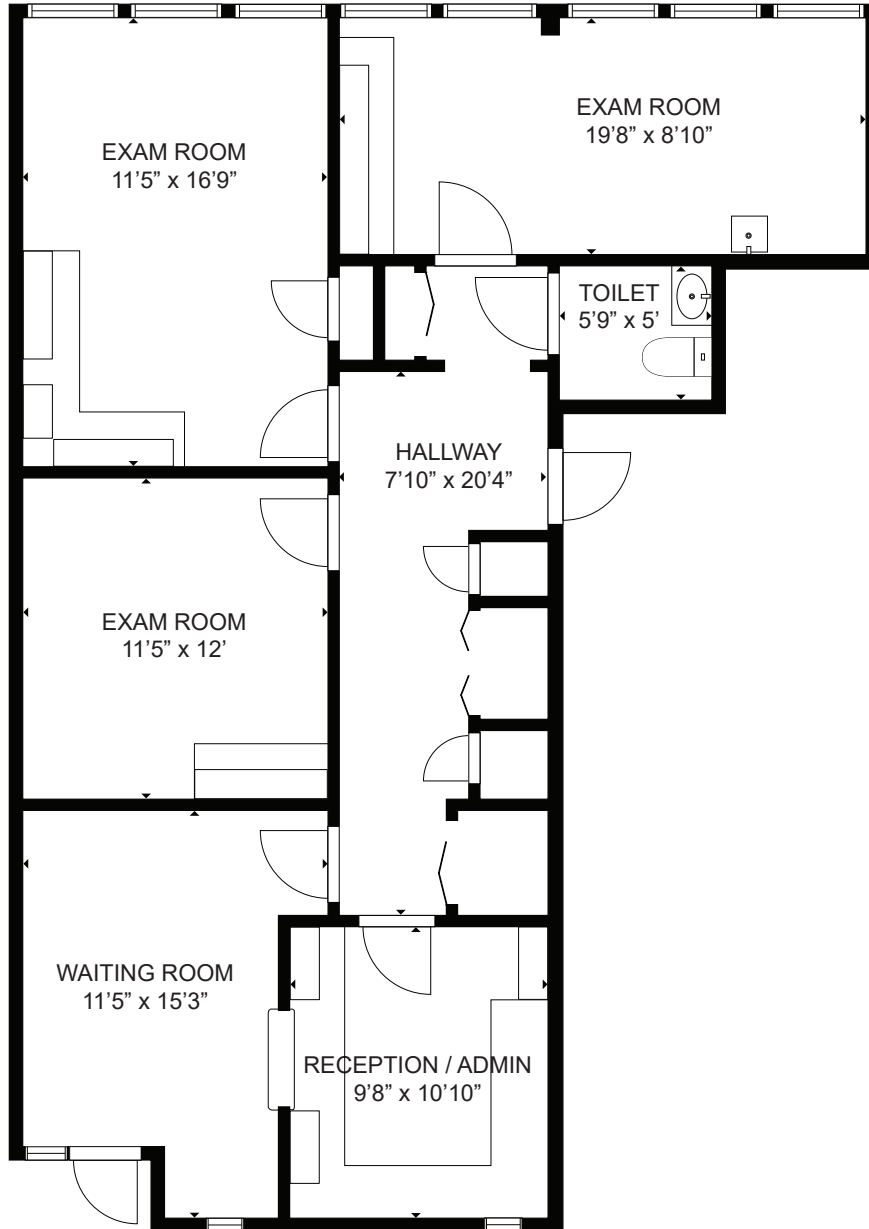
Imaging Room
Imaging Tech Room
IT Storage/Electrical Room
Private Office
Nurses' Station
2 Restrooms
3 Storage Rooms
Waiting Room
Reception/Admin



Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

Suite 208 - 1,204 RSF

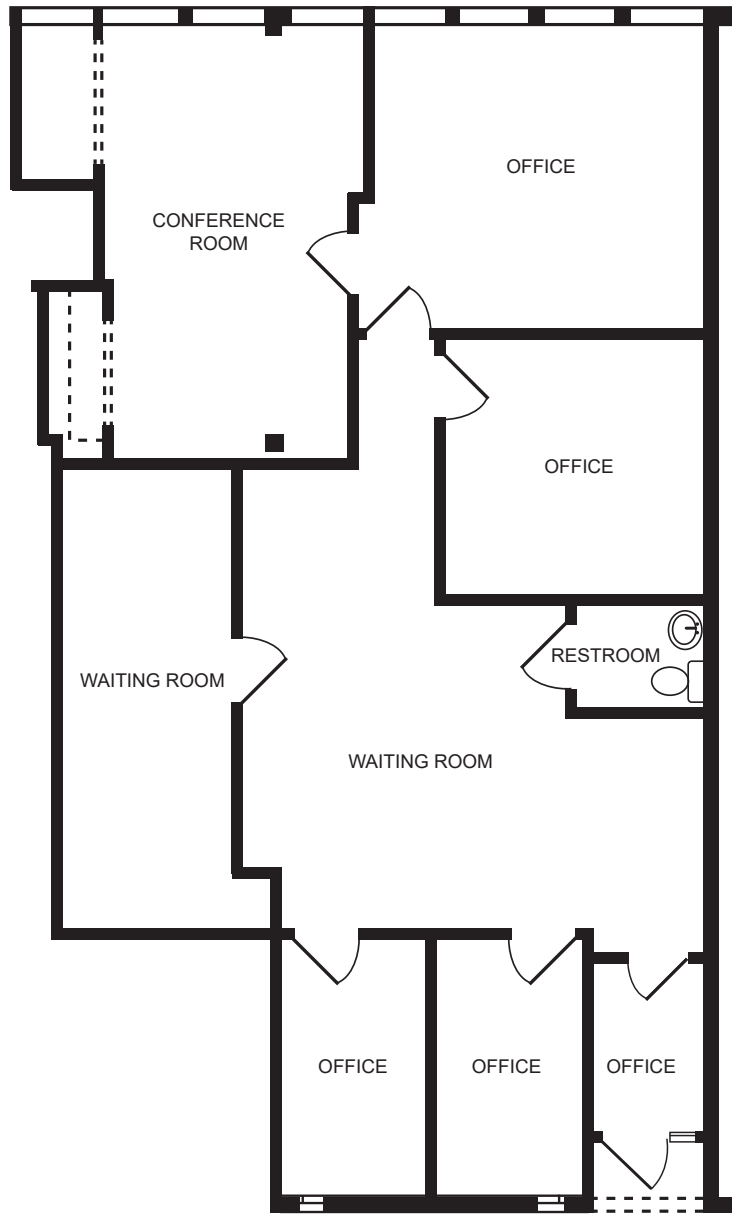
SUITE DESCRIPTION

1 Exam Room
1 Procedure Room
1 Private Office
In-Suite restroom
Storage
Waiting Room
Reception/Admin

Virtual Floor Plan

CLICK OR SCAN



**AVAILABLE SUITE**

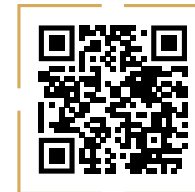
Suite 210 - 2,110 RSF

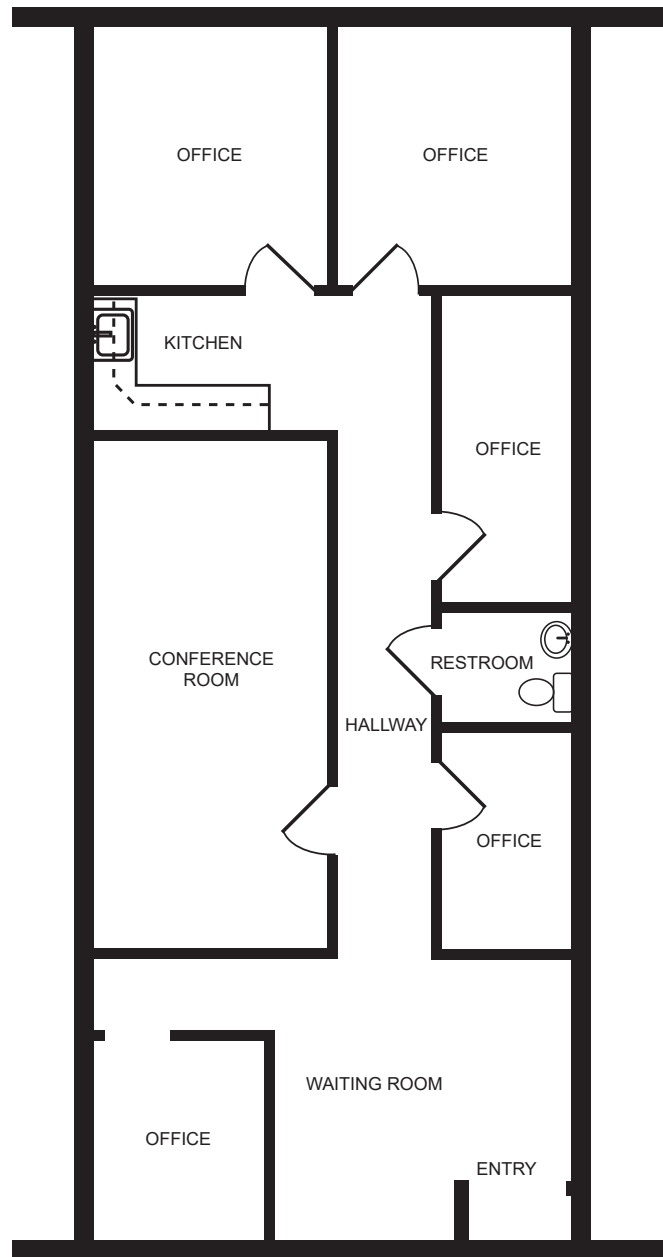
SUITE DESCRIPTION

4 Private Offices
Conference Room
Restroom

Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

Suite 212 - 1,413 RSF

SUITE DESCRIPTION

5 Private Offices
Conference Room
Breakroom
Restroom

Virtual Floor Plan

CLICK OR SCAN

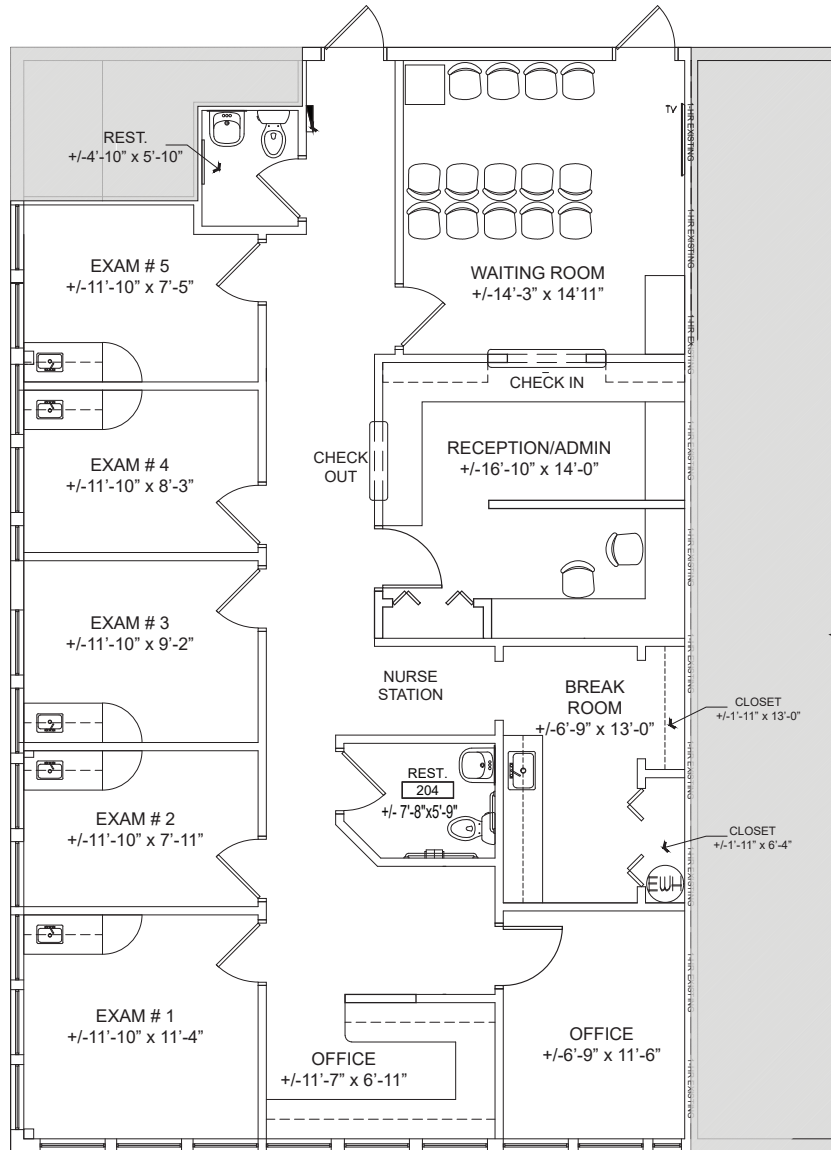


AVAILABLE SUITE

Suite 214 - 2,110 RSF

SUITE DESCRIPTION

5 Exam Rooms
2 Private Offices
2 Restrooms
Nurses' Station
Breakroom
Waiting Room
Reception/Admin



Virtual Floor Plan

CLICK OR SCAN





LOCAL HOSPITAL DISTANCE MAP

11

HCA Florida Healthcare™
JFK Hospital
20 mins

Bethesda Hospital West
BAPTIST HEALTH SOUTH FLORIDA
18 mins



Bethesda Hospital East
BAPTIST HEALTH SOUTH FLORIDA
1 min

DELRAY
MEDICAL CENTER
PALM BEACH HEALTH NETWORK
12 mins

Baptist Health
Emergency Center at Misson Bay
25 mins

Stormwater Treatment
Area 3/4 Waterfowl
Public Small Game Hunting

BROWARD HEALTH™
Coral Springs
32 mins

WEST BOCA
MEDICAL CENTER
PALM BEACH HEALTH NETWORK
24 mins

Baptist Health
Boca Raton Regional Hospital
16 mins

BROWARD HEALTH™
North
24 mins

HCA Florida Healthcare™
Woodmont
35 mins

HCA Florida Healthcare™
Northwest Hospital
30 mins

BROWARD HEALTH™
Imperial Point
35 mins

HolyCross Health
40 mins



① Retail

AT&T
Bank of America
Publix
Starbucks
Crumbl Cookies
Panera Bread
Wells Fargo
Chipotle
Walgreens

② Retail

Walmart
Public Storage
Dunkin Donuts

③ Retail

Lowe's
The Home Depot
Advance Auto Part
Staples

④ Retail

Office Depot
Wells Fargo

⑤ Retail

Publix
Chick-Fil-A
Raising Cane's
AutoZone
Bank of America

⑥ Retail

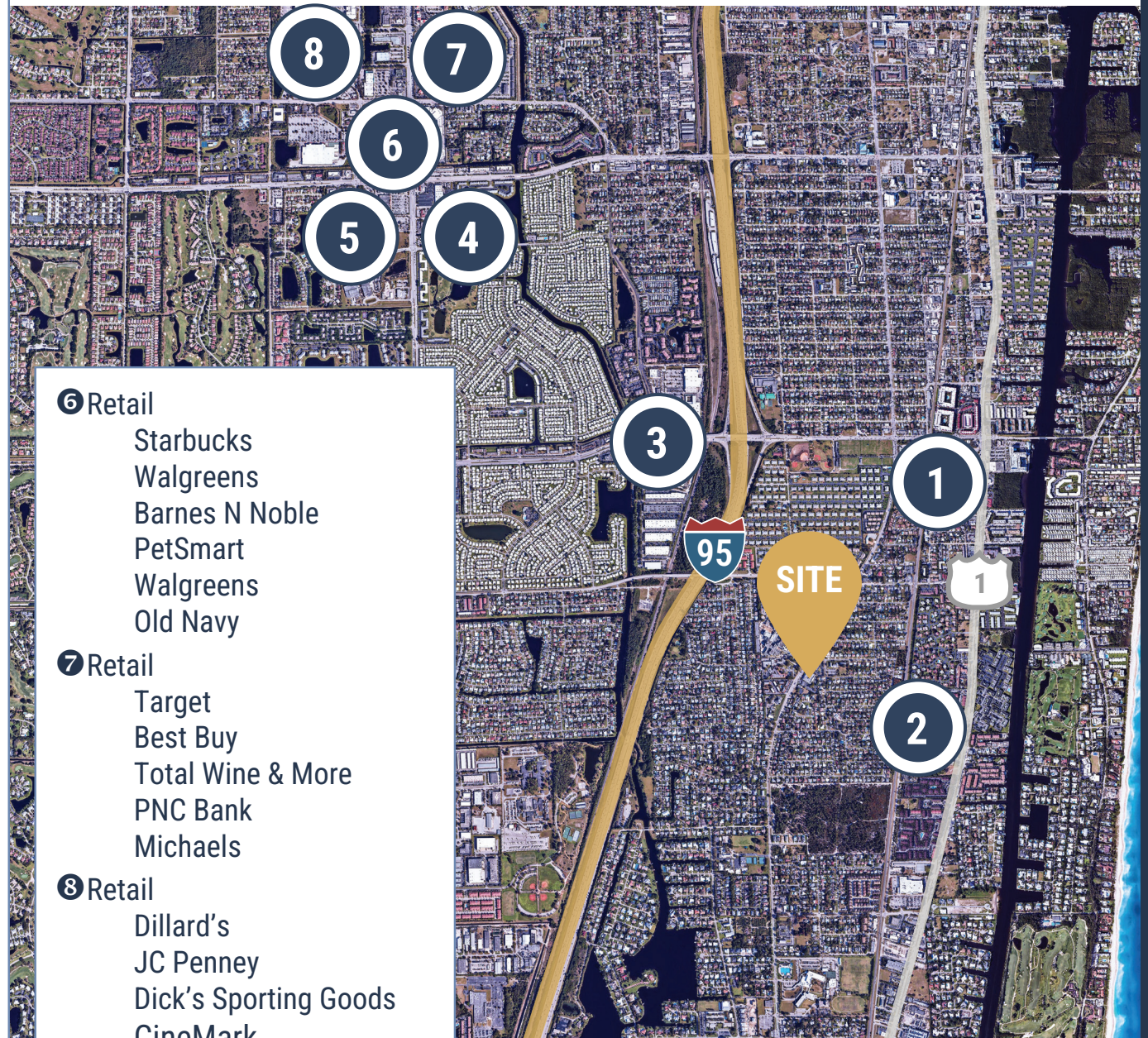
Starbucks
Walgreens
Barnes N Noble
PetSmart
Walgreens
Old Navy

⑦ Retail

Target
Best Buy
Total Wine & More
PNC Bank
Michaels

⑧ Retail

Dillard's
JC Penney
Dick's Sporting Goods
CineMark





**MED
WEST**
REALTY

Lic # CQ1068637

Gary Gagne

Gary@MedWestRealty.com

(561) 339-3191

LIC#SL3653639

OWNED BY

ECHO

Real Estate Capital, Inc.