

MEDICAL OFFICE SPACE FOR LEASE



MOVE-IN READY MEDICAL SPACES AVAILABLE

NORTHWEST

MEDICAL PARK

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

Building owned and managed by
HEALTHCARE REALTY

Property Highlights

RENTABLE BUILDING AREA

46,476 RSF

MEDICAL OFFICE TYPE

Class A

NUMBER OF STORIES

3

PARKING

Complementary Surface Parking

COVERED DROP-OFF

STRETCHER SIZED ELEVATOR

With Class A finishes that provide a vibrant environment contributing to employee and patient satisfaction, 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.

- Across from HCA Florida Northwest Hospital
- Visibility from North State Road 7 (Highway 441)
- Ready to Occupy Medical Suites Available Now
- Ample complimentary parking
- Class A finishes

Location

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

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

Demographics

WITHIN 5 MILES

TOTAL LOCAL POPULATION

428,000 +

AVERAGE HOUSEHOLD INCOME

\$103,000

TOTAL LOCAL HOUSEHOLDS

153,000

MEDIAN AGE

39.9

POPULATION WITH HEALTH INSURANCE

82%





2nd Floor

For Lease

Availability	SF	Floor Plan
SUITE 206	4,849 SF	VIEW
SUITE 210	5,363 SF	VIEW
SUITE 320	2,522 SF	VIEW

19'-3" TOTAL COMMON PATH OF TRAVEL
67'-1" TRAVEL DISTANCE
81'-2" TRAVEL DISTANCE

SUITE 210 – 5,363 SF

VIRTUAL TOUR

2nd Floor

SUITE 206 – 4,849 SF

VIRTUAL TOUR

3rd Floor

SUITE 320 – 2,522 SF

VIRTUAL TOUR



Office Leasing

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