



**MOVE-IN READY MEDICAL SPACES AVAILABLE** 

# **NORTHWEST**

MEDICAL PARK

## 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

## Demographics

WITHIN 5 MILES

TOTAL LOCAL POPULATION

AVERAGE HOUSEHOLD INCOME

428,000 +

\$103,000

TOTAL LOCAL HOUSEHOLDS

MEDIAN AGE

153,000

39.9

POPULATION WITH HEALTH INSURANCE

82%

## 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



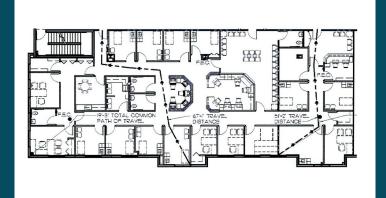




### 2nd Floor

## For Lease

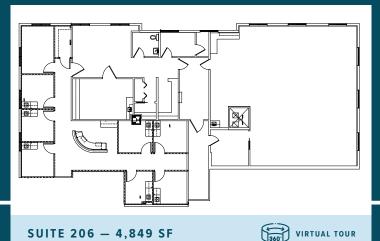
Availability	SF	Floor Plan
SUITE 206	4,849 SF	VIEW
SUITE 210	5,363 SF	<u>VIEW</u>
SUITE 320	2,522 SF	VIEW



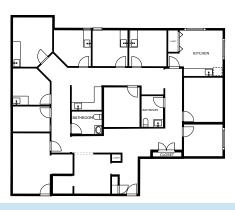
SUITE 210 - 5,363 SF



#### 2nd Floor



## 3rd Floor



SUITE 320 - 2,522 SF





#### Office Leasing

#### **CHRISTIE GRAYS CHAMBERS, MBA**

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