

For Lease
±2,059-3,084 SF
Medical Office Space &
Ambulatory Surgical Center



Seacrest Surgical Center Medical Offices

2314 S Seacrest Boulevard, Boynton Beach, FL 33435

Property Features

- Coastal and well-maintained 2-story medical office building in Boynton Beach, near Woolbright Road & I-95
- Ambulatory surgical center space and traditional medical office space available
- Enjoy easy access, prominent signage, and ample parking in a beautifully landscaped environment near the Intracoastal
- Less than half a mile from the Baptist Health Bethesda Hospital East medical hub
- The surrounding area shows residential growth and good demographics, creating a sustainable location for medical practices

Key Highlights



Ground-floor medical office space with leaded x-ray room



Turn-key ambulatory surgical center space with AHCA License available to purchase



Great location just 1 mile from I-95 and half a mile from Baptist Bethesda East Hospital



Multiple signage opportunities

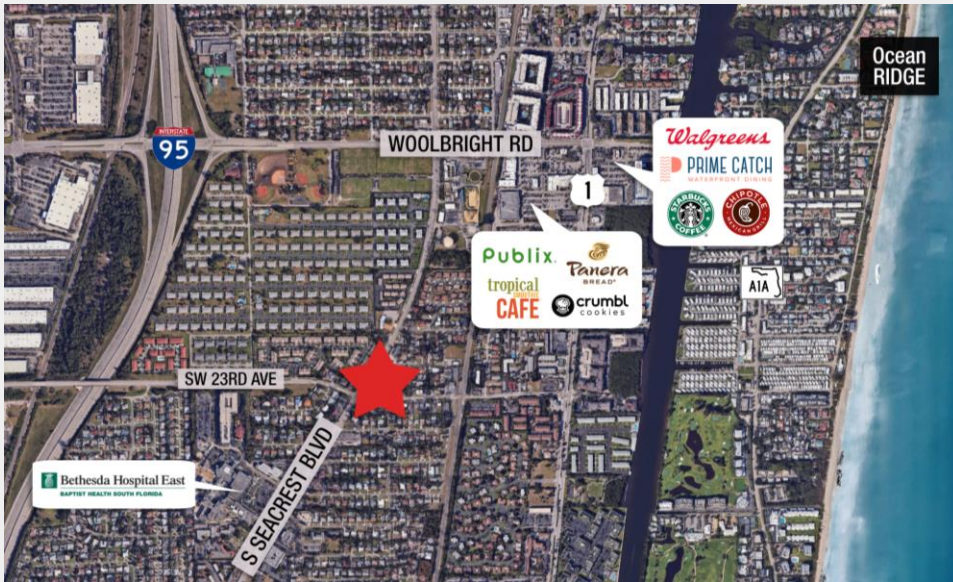
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FOR LEASE: 2314 S SEACREST BOULEVARD

±2,059-3,084 SF Medical Office Space in Boynton Beach

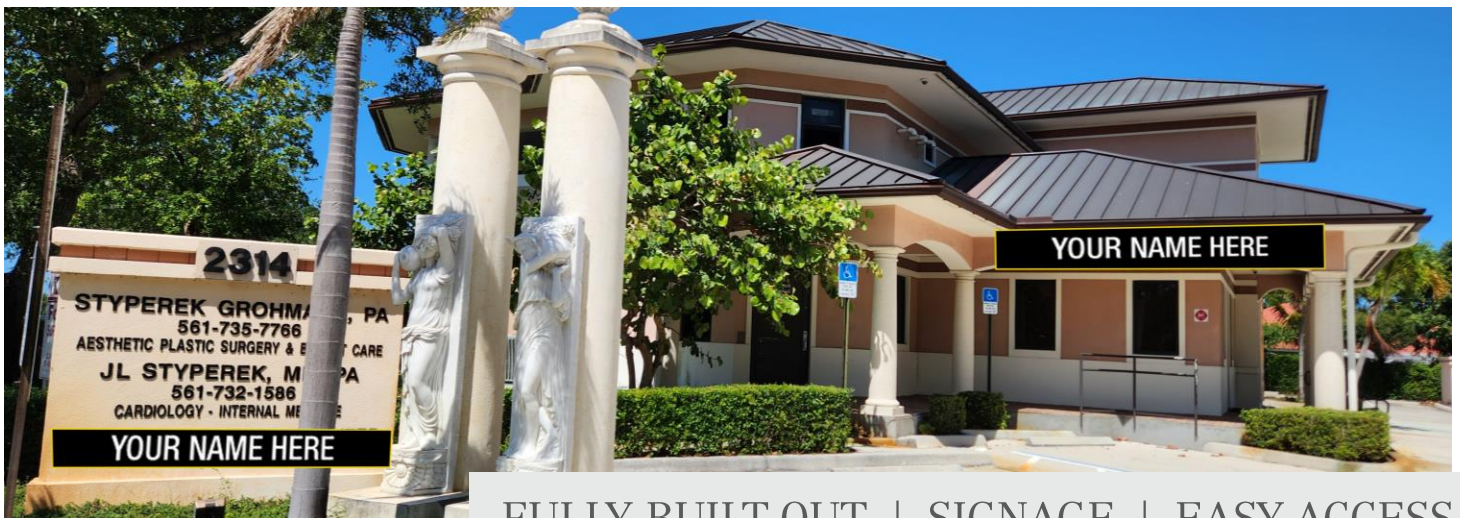


Convenient Location

in a thriving community

The building is nestled along scenic Seacrest Boulevard near dense residential with numerous amenities. This area continues to show growth and new development, providing a strategic location for medical professionals.

| Zoning: | C1 – Office Professional | Demographics: | 1 Mile | 3 Miles | 5 Miles |
|---------|--------------------------|------------------|-----------|-----------|-----------|
| | | Total Population | 14,897 | 76,900 | 202,447 |
| Rate: | \$25.00-45.00/SF | Avg. HH Income | \$112,525 | \$106,267 | \$102,191 |
| CAM: | \$8.50/SF | Households | 6,974 | 34,990 | 90,181 |



FULLY BUILT-OUT | SIGNAGE | EASY ACCESS

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FOR LEASE: 2314 S SEACREST BOULEVARD

±3,084 SF Turn-Key Surgery Center with Licenses Available

**RARE
FIND**

Rare opportunity to lease a turn-key Ambulatory Surgical Center. The state-of-the-art space is Medicare accredited with deemed status, offering immediate operational capabilities. The availability of an AHCA license for purchase adds to its value, making it an ideal choice for medical professionals looking to establish or expand their practice with minimal setup time. Benefit from a comprehensive range of facilities designed to meet the highest care and efficiency standards.

Unit 101 ±3,084 SF



Licenses & Certifications: AHCA and Pharmacy Licenses are available



2 Fuel Source Generators: Ensuring continuous power supply



Reception/Waiting Room: Comfortable space for patients and visitors



2 Operating Rooms



1 Physician Locker Room



3 ADA Compliant Restrooms



3 Licensed Recovery Beds (with options to expand)



Nurses Stations



Laboratory



Gas Tank Room with Medical Gas Tank



Sterile Supply Storage



Instrument Cleaning/Sterilization Area



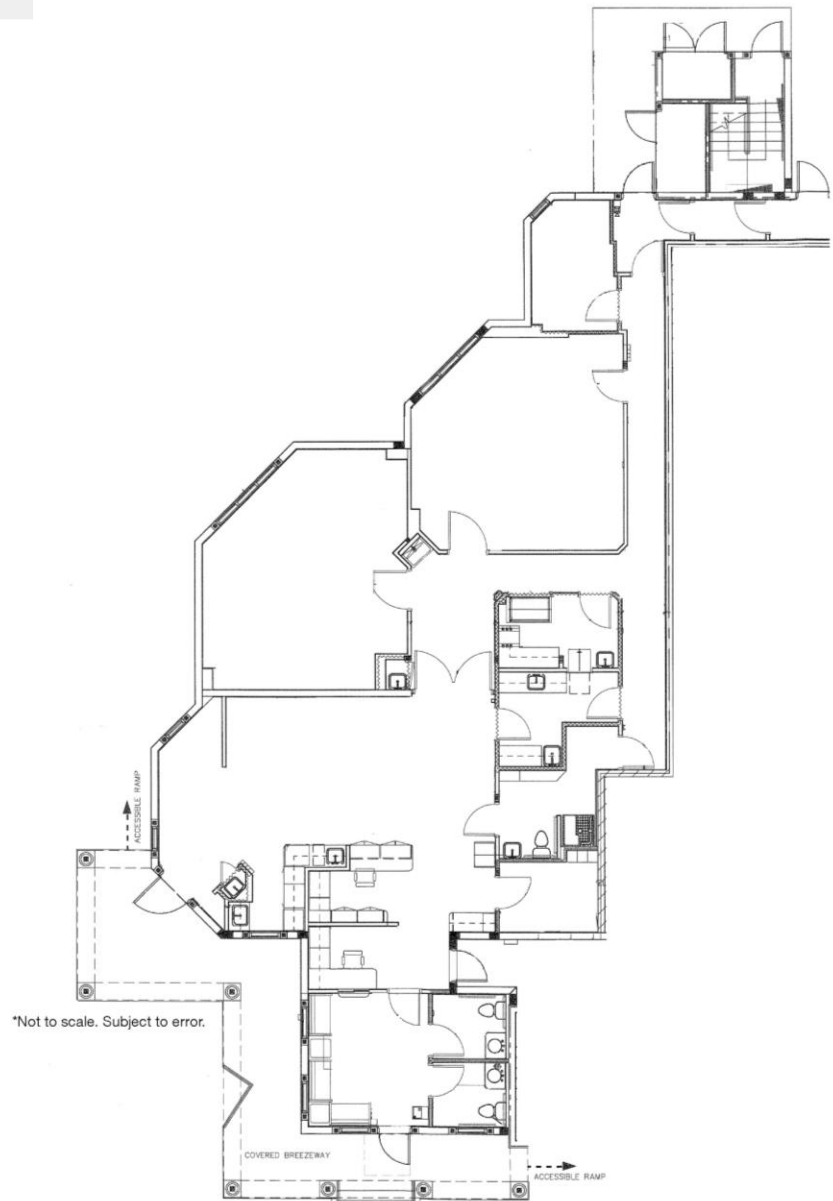
Pre-Op Room



Suction Pump Room



Positive Pressure Rooms



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FOR LEASE: 2314 S SEACREST BOULEVARD

Fully Equipped Ambulatory Surgical Center

Unit 101 ±3,084 SF | Unmatched Convenience & Operational Readiness

**RARE
FIND**



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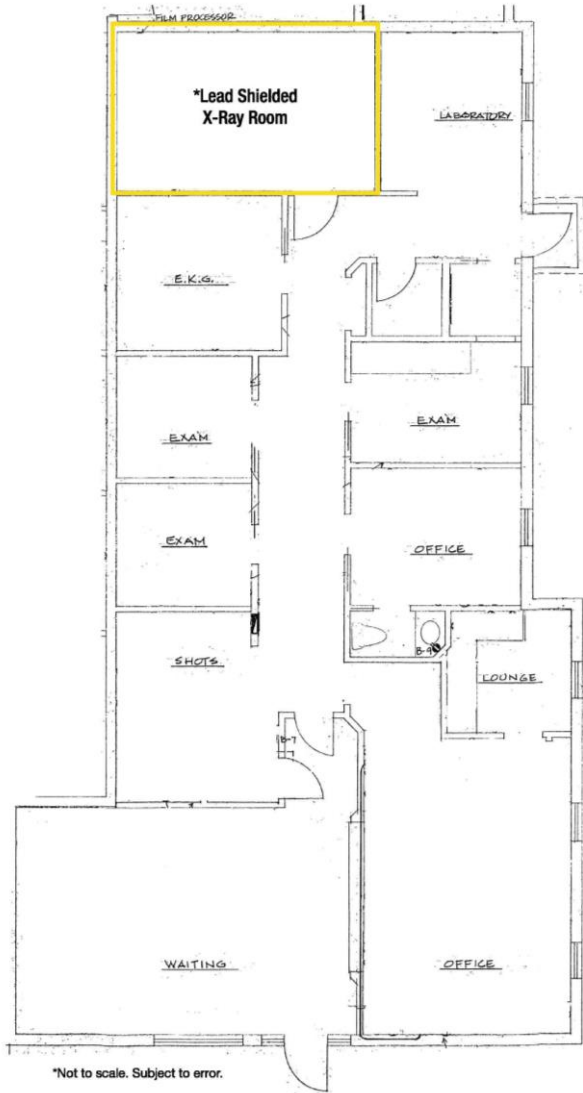


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FOR LEASE: 2314 S SEACREST BOULEVARD ±2,059 SF Medical Office Space Available

Unit 102 ±2,059 SF

Efficient medical office layout including a spacious waiting room, doctor's offices, and exam rooms.



Elevate Your Practice in Boynton Beach - Contact Us to Learn More!

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