# VICTOR FARRIS MEDICAL OFFICE BUILDING

1411 NORTH FLAGLER DRIVE WEST PALM BEACH, FL 33401

#### Premier Medical Office Space for Lease





Building owned and managed by **HEALTHCARE REALTY** 

MICHAEL H. FELDMAN, CCIM Senior Director +1 561 207 0852 michael.feldman@cushwake.com

### Opportunity

- Nine-story medical office building connected to Good Samaritan Medical Center (THC)
- New, spec suites with wide water views ready for immediate occupancy
- Competitive rental rates with a significant tenant improvement allowance
- Located in the heart of the rapidly growing West Palm Beach CBD with exceptional Flagler Drive visibility
- Established location with strong patient with easy access to/from Palm Beach Island
- Property amenities include complimentary valet and garage parking, renovated common areas, and on site surgery center
- On site property management

153,299 SF

#### **DEMOGRAPHICS**

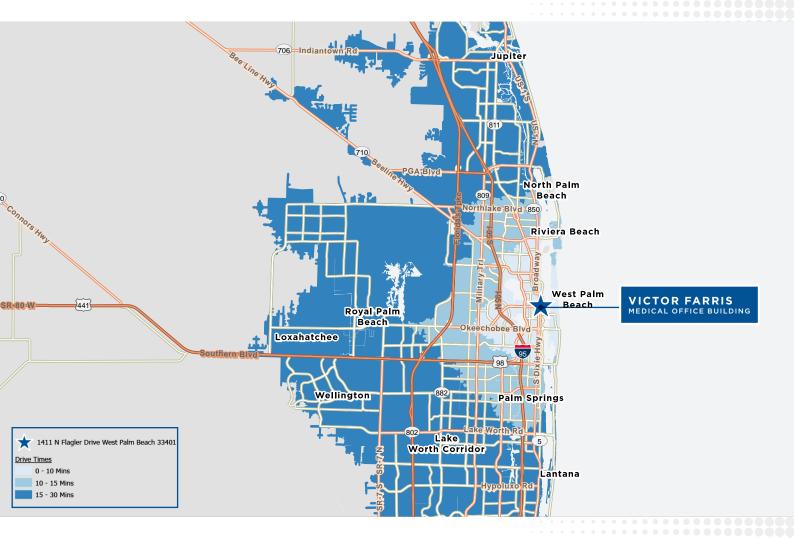
2022 TOTAL POPULATION 14
2022 MEDIAN AGE 44.
2022 AVERAGE HOUSEHOLD INCOME \$52

 1 MILE
 3 MILES
 5 MILES

 14,881
 78,290
 188,069

 44.3 Yrs
 41.1 Yrs
 39.9 Yrs

 \$52,513
 \$61,479
 \$56,054



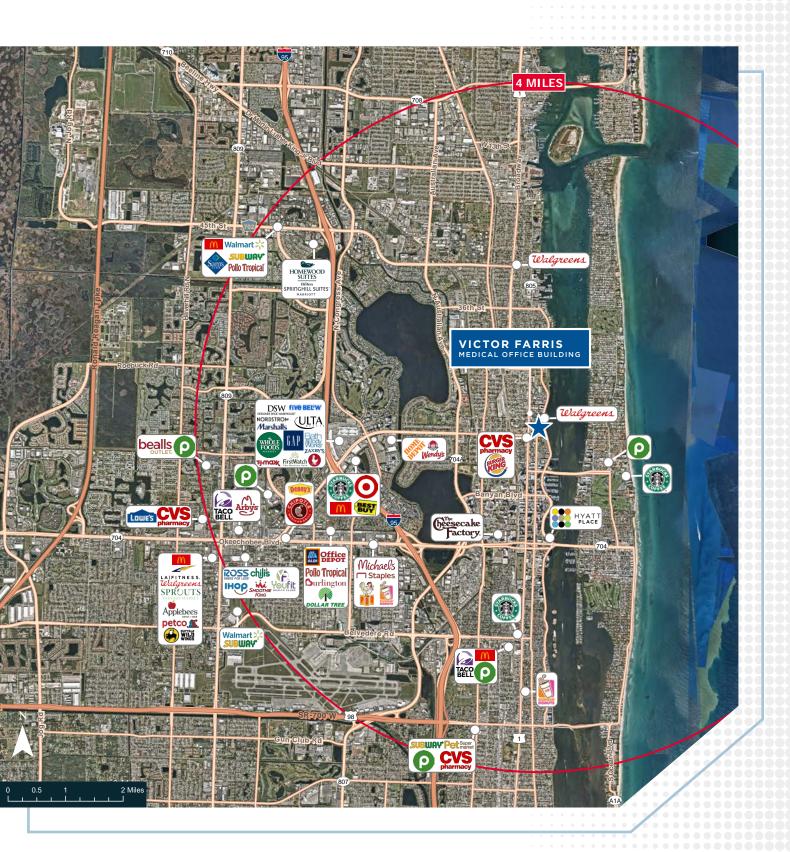


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### Nearby Amenities





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#### Nearby Medical









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