

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
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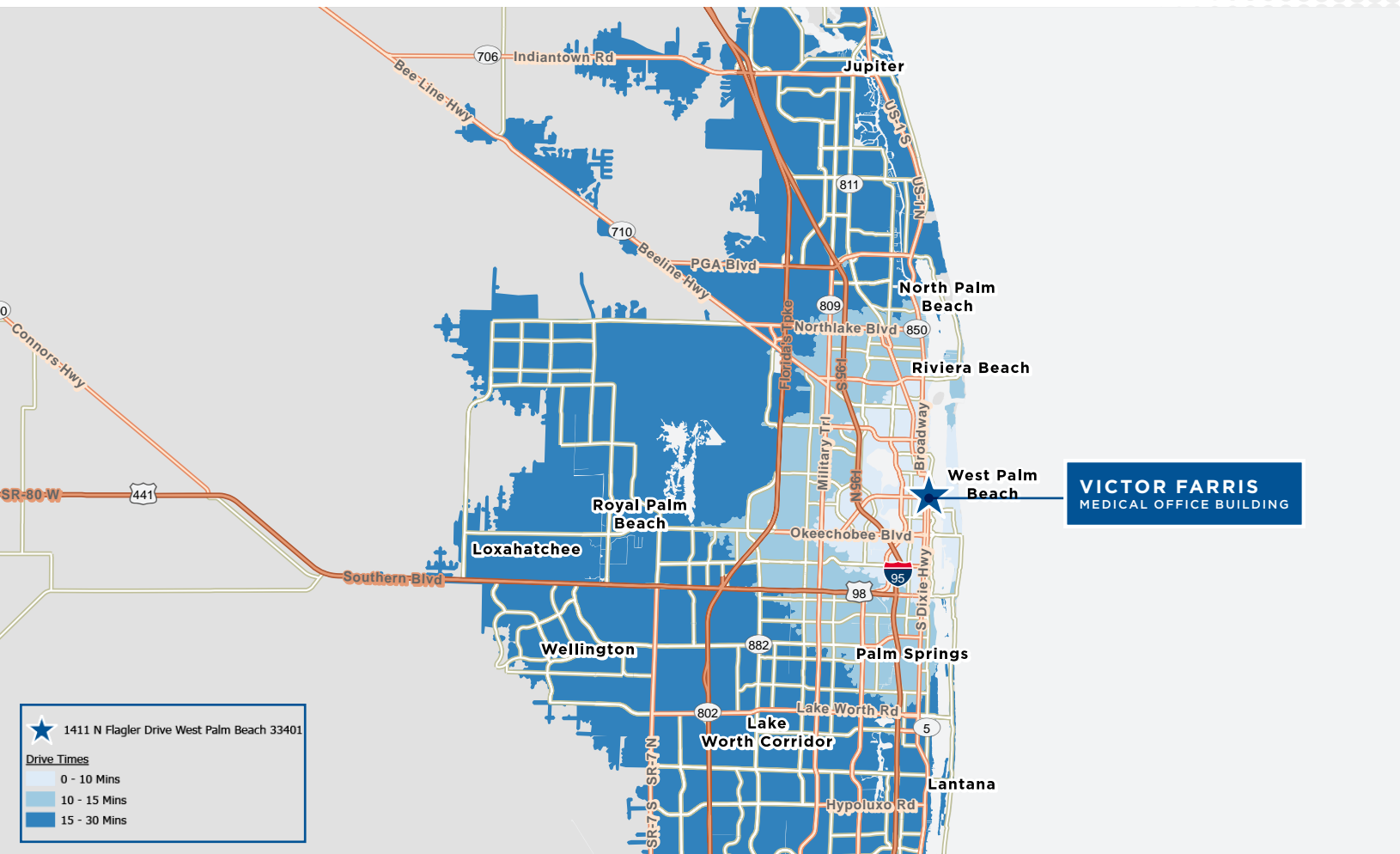
Opportunity

- 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

SIZE
153,299 SF

DEMOGRAPHICS

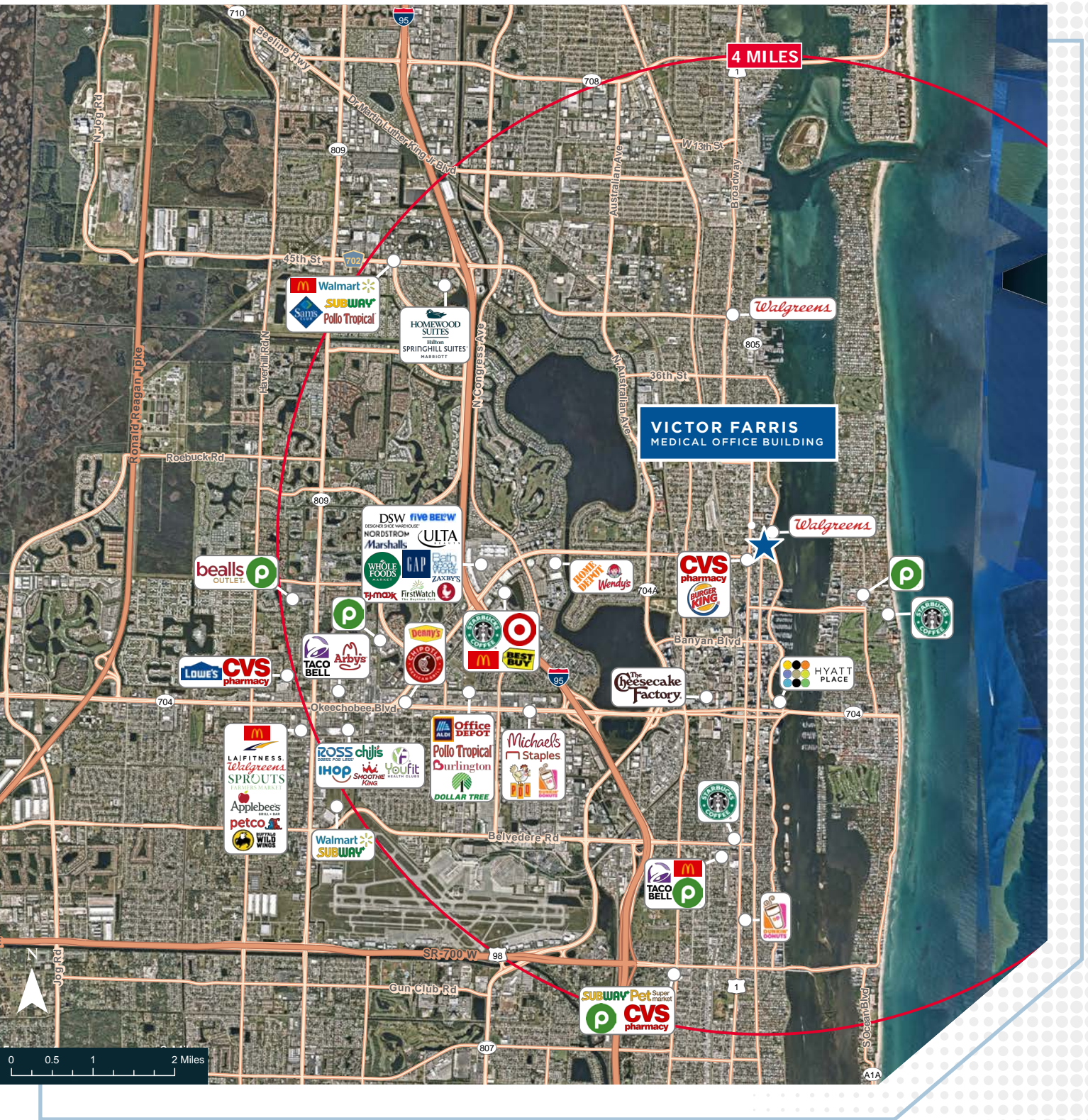
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------|----------|----------|----------|
| 2022 TOTAL POPULATION | 14,881 | 78,290 | 188,069 |
| 2022 MEDIAN AGE | 44.3 Yrs | 41.1 Yrs | 39.9 Yrs |
| 2022 AVERAGE HOUSEHOLD INCOME | \$52,513 | \$61,479 | \$56,054 |



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Nearby Amenities

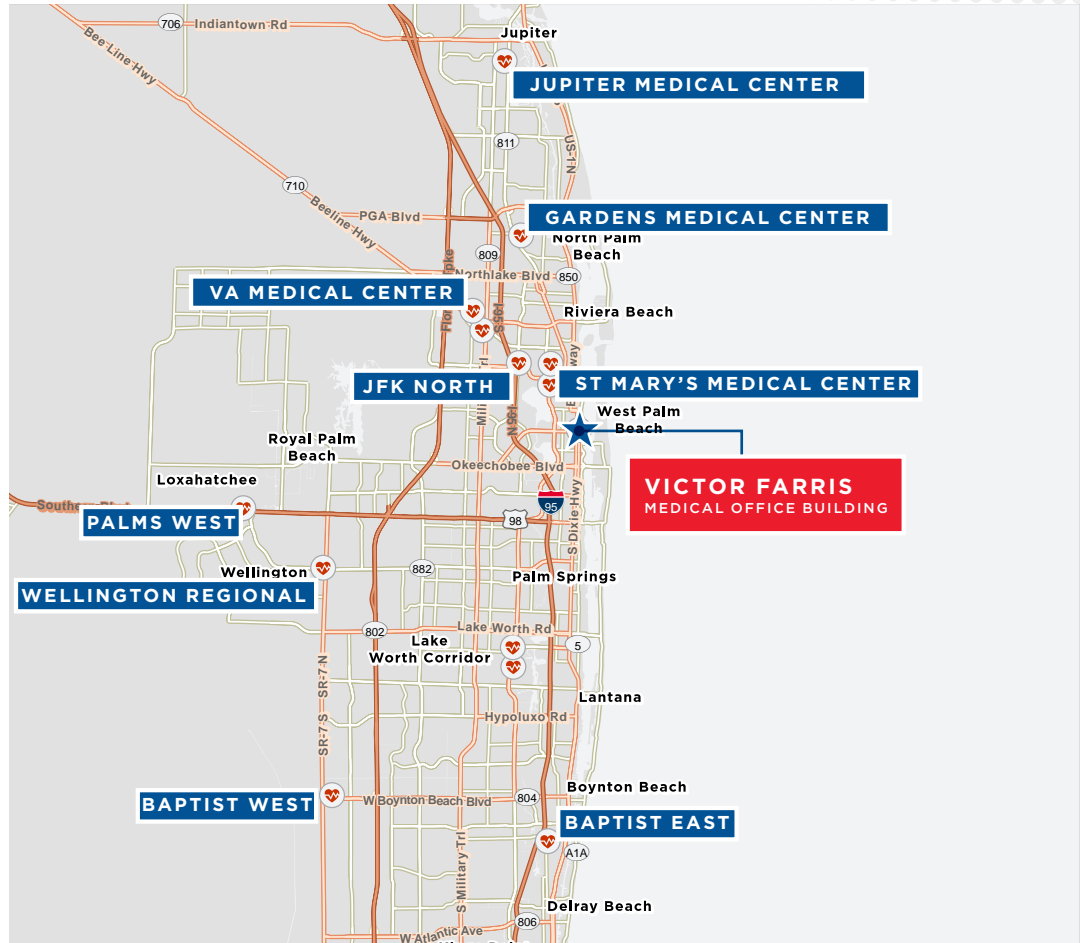


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Nearby Medical



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