

# MEDICAL OFFICE BUILDING FOR LEASE

180 PINNACLES DR, PALM COAST, FL 32164

## Palm Coast Medical Arts Building



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	21,055 SF +/-
Available SF:	1,500 - 4,814 SF +/-
Lot Size:	90,695 SF +/-
Year Built:	2009
Zoning:	OFC-1

### PROPERTY OVERVIEW

Palm Coast Medical Arts Building is a medical office building adjacent to Advent Health Palm Coast Hospital and its NEW medical office building. This building is pre-existing with suites available for lease. All suites are delivered in grey shell condition with tenant improvement support available. Co-tenants in the building include Pinnacles Peds Care, Dentique Dental, and Chiropractic Injury Solutions. The building is perfect for all specialists looking to enter the Palm Coast market first.

The property is surrounded by medical office groups including Davita, Cancer Specialists of North Florida, and Cora Physical Therapy. Palm Coast Medical Arts has frontage on E Moody Blvd (35,500 Annual Average Daily Traffic) moments from Interstate 4 (93,500 AADT) and Seminole Woods Blvd. Many multifamily and mixed-use projects are in the works all around this medical office building. Plenty of surface parking available (5/1,000 Parking)!

Suite 104: 2,303 SF +/-  
Suite 202: 1,605 - 4,814 SF +/-  
Suite 203: 1,500 - 3,392 SF +/-

### PROPERTY HIGHLIGHTS

- Only ONE First Floor Suite Remaining
- Flexible Suite Sizes 1,500 - 4,814 SF +/-
- Tenant Improvement Support Available - Grey Shell Delivery
- Adjacent to Advent Health Palm Coast Hospital
- Surrounded by Medical Office Users
- 5/1,000 Parking
- Frontage on E Moody Blvd (35,500 Annual Average Daily Traffic)

PRESENTED BY  
**DANIELLE KOVIE**  
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ADDITIONAL PHOTOS

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# FLOOR PLANS

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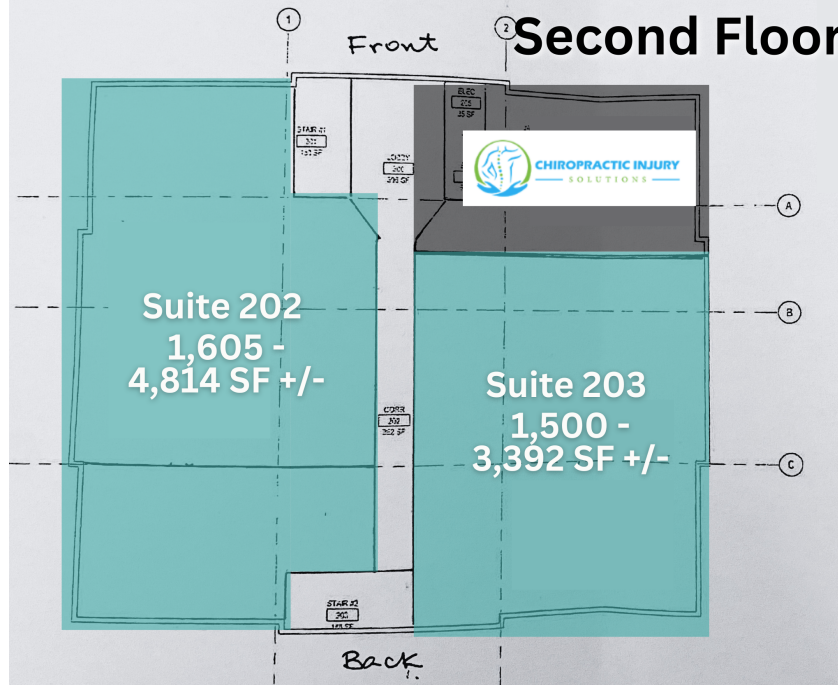
# Palm Coast Medical Arts Building



## First Floor



## Second Floor



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# POTENTIAL BUILD OUT

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# LOCATION MAP

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Google

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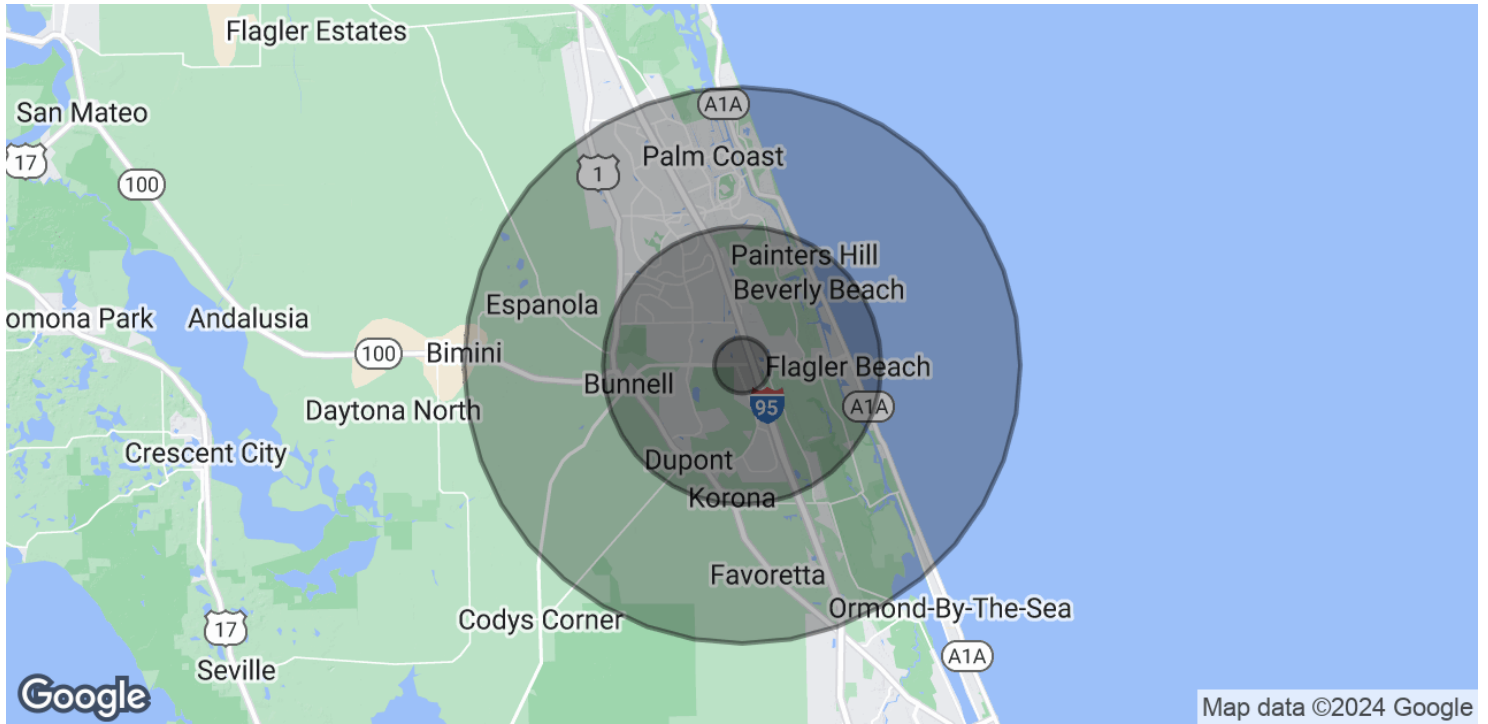
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# DEMOGRAPHICS MAP & REPORT

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## Palm Coast Medical Arts Building



Map data ©2024 Google

### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,467	54,326	107,486
Average Age	49.3	49.3	52.2
Average Age (Male)	46.4	48.7	51.8
Average Age (Female)	52.3	50.0	52.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	672	23,853	51,367
# of Persons per HH	2.2	2.3	2.1
Average HH Income	\$54,759	\$70,735	\$68,006
Average House Value	\$157,438	\$235,866	\$257,690

\* Demographic data derived from 2020 ACS - US Census

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