

For Lease
±3,236 SF
Medical/Office Space



Congress Professional Center II

1630 S Congress Avenue | Palm Springs, FL 33461

**GENEROUS IMPROVEMENT
ALLOWANCE AVAILABLE!**

Property Features

- Beautifully maintained, three-story office/medical building in a well-kept professional plaza
- Customized office/medical space available
- Minutes to I-95
- Adjacent to a Publix shopping plaza with walkability to banking, restaurants, and retail
- Less than 3 miles to the JFK Medical Center healthcare community
- Central and strategic location near the best of the Palm Beaches, with easy access to arterial roads and highways

Key Features:



Minutes from I-95,
Downtown West Palm
Beach, and area hospitals



Approved for medical



Priced to lease!

Professionally Owned
& Managed by

welltower

For more information

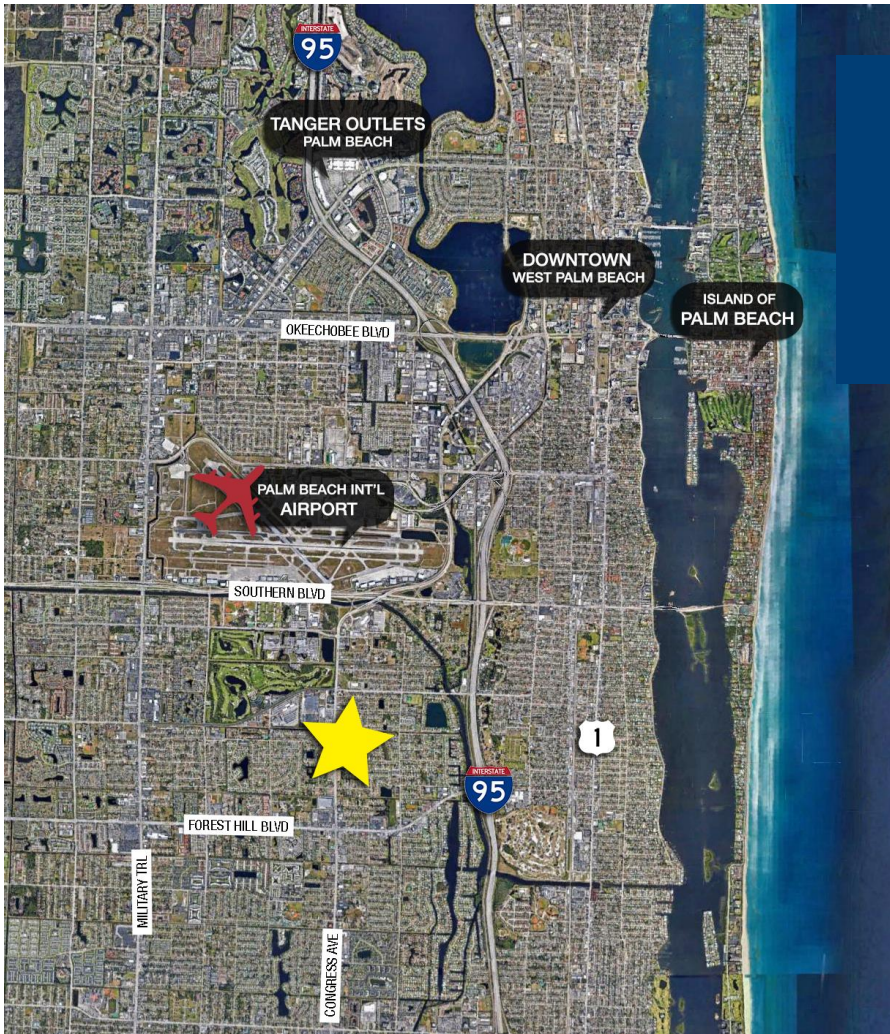
Lesley Sheinberg, Managing Director
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FOR LEASE: CONGRESS PROFESSIONAL CENTER II, PALM SPRINGS

Professional Office/Medical Space Near I-95



Great Location.
Great Value.
Great Space.

Convenient and central Palm Beach County location with easy access to the area's best amenities.

Property: 3-story office building with medical zoning

Available Space: Suite 201: 3,236 SF
[VIEW TOUR](#)



Rental Rate: \$15/SF NNN
\$12.10/SF Est. Op. Ex.

The area benefits from dense residential and good demographics.

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	20,723	160,218	332,123
Avg. HH Income	\$80,841	\$79,191	\$85,821
Households	7,900	56,807	120,470



For More Information:

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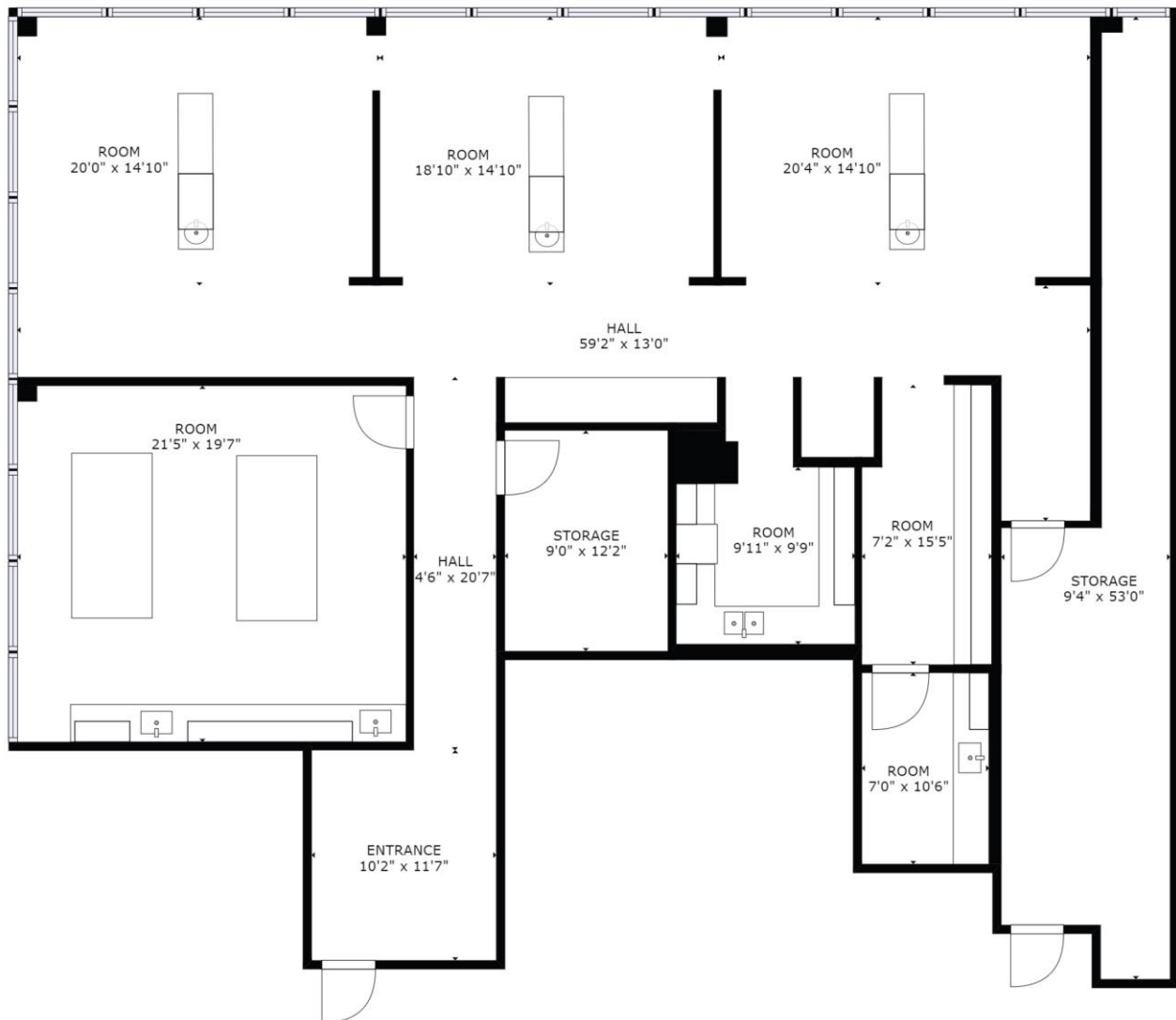
±3,236 SF Customizable Office/Medical Space

Suite 201 3,236 SF



**VIEW
3D TOUR**

Former dental school space. Owner can customize for your office or medical needs with a generous tenant improvement allowance.



Schedule Your Tour Today!  **561 471 8000**

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