

For Lease  
**±3,320-15,500 SF**  
Office/Medical Space



## Congress Center North

4400 N Congress Avenue  
West Palm Beach, FL 33407

### Property Features

- Modern and recently upgraded two-story office building (approved for medical) with covered parking
- Improvement allowance available
- Professional ownership and management
- Great, central location directly east of I-95 at Congress and 45<sup>th</sup> Street - near numerous professional and lifestyle amenities
- Across from HCA Florida JFK North Hospital, just two miles from St. Mary's Medical Center and 4.5 miles from Good Samaritan Medical Center

### Key Highlights



**Direct I-95 access  
at 45<sup>th</sup> Street**



**Recent common  
area upgrades**



**Signage & improvement  
allowance available**

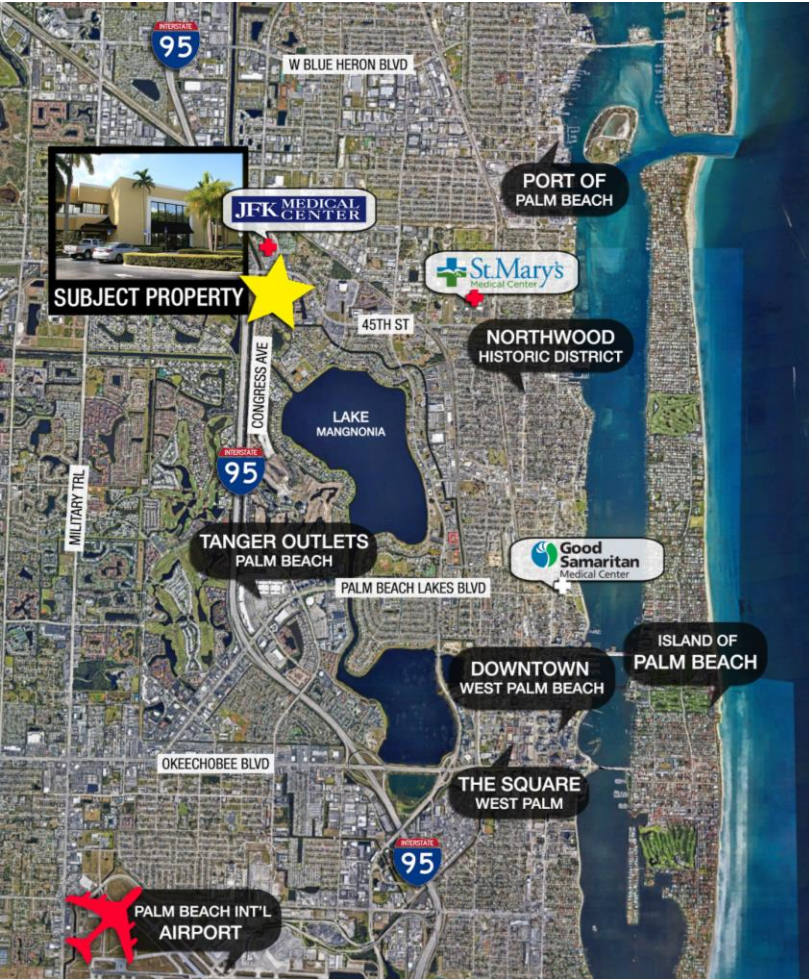
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FOR LEASE: CONGRESS CENTER NORTH

**+3,320-15,500 SF Office/Medical Space Adjacent to I-95**



**Property**

2-story office building in West Palm Beach submarket

**Available Space**

Suite 1: 6,000 SF  
Suite 2: 15,500 SF  
Suite 203: 3,320 SF

**Rental Rate**

\$15.00-20.00/SF NNN  
\$12.23/SF Est. 2023 Op. Ex.

**Parking**

Free garage and surface lot parking  
Four spaces per thousand SF


**GREAT LOCATION | DIRECT I-95 ACCESS | CONGRESS AVENUE FRONTAGE**



For More Information:

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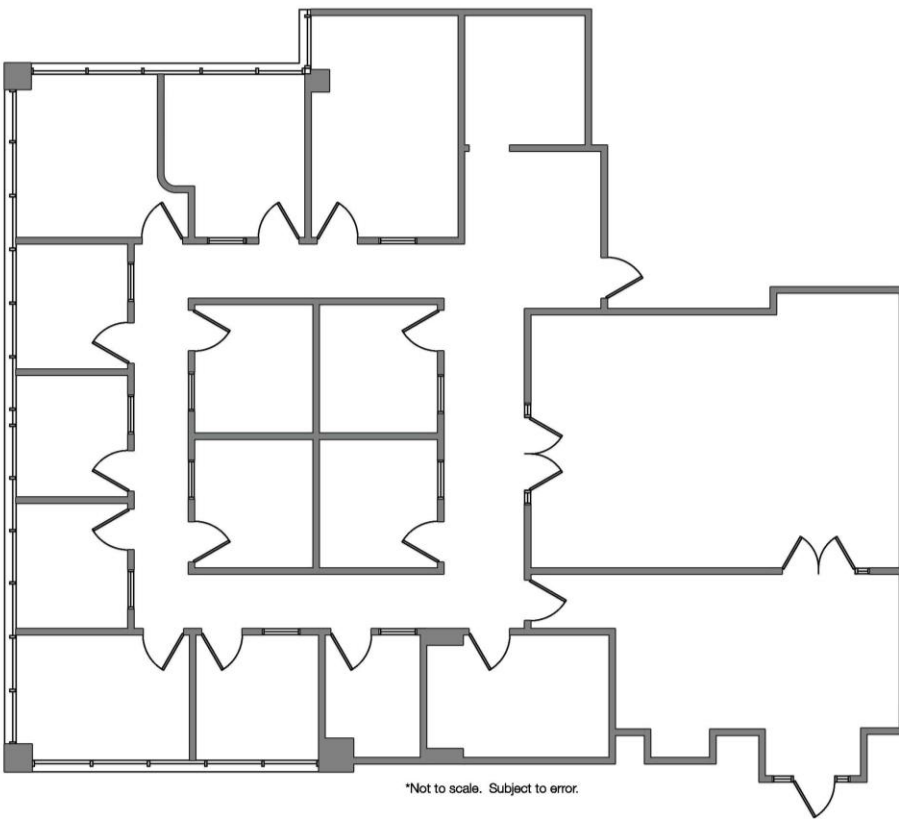
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FOR LEASE: CONGRESS CENTER NORTH

**±3,320-15,500 SF Spacious & Fully Built-Out Office Space**



\*Not to scale. Subject to error.

## Suite 203

±3,320 SF

- Fully built-out office space
- Approved for medical
- Improvement allowance & signage can be made available for qualified tenants

Schedule Your Tour Today!

 561 471 8000

For More Information:

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