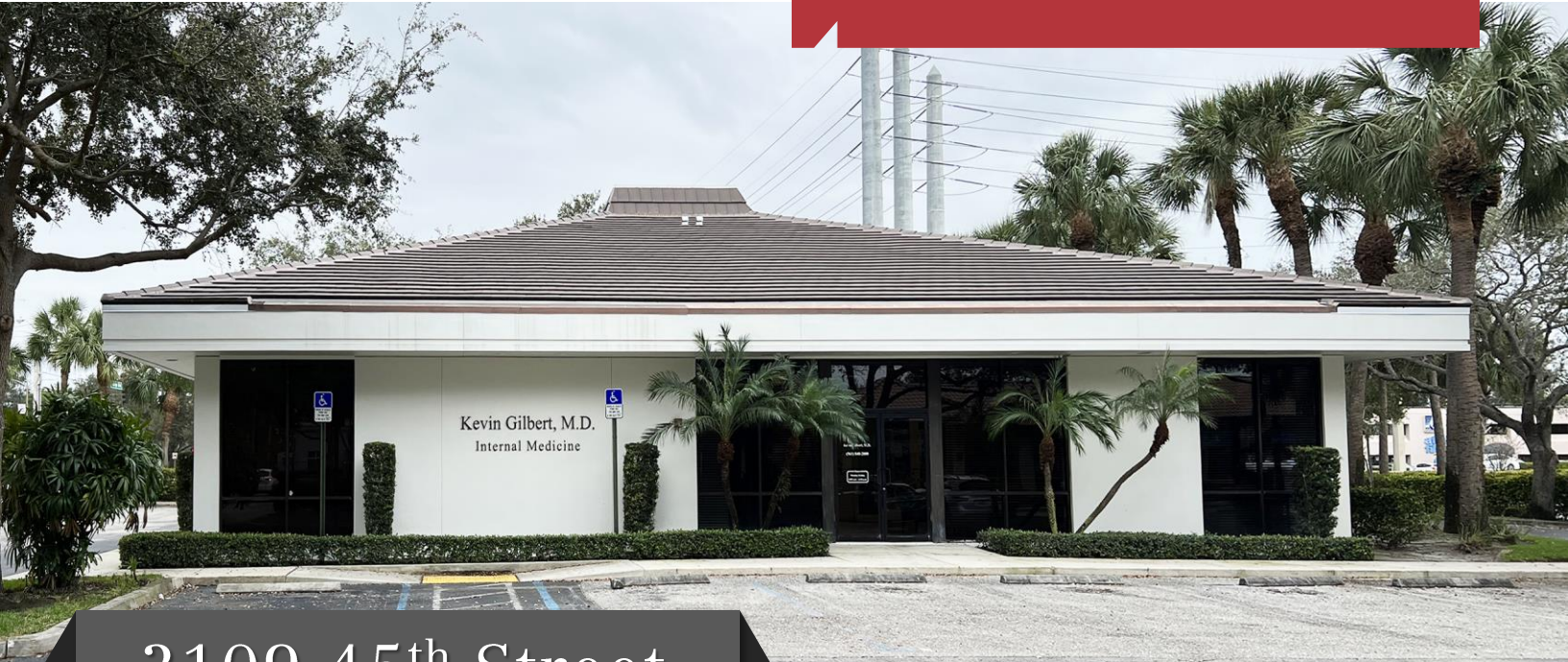


For Lease

±2,683 SF
Office/Medical Space



3109 45th Street

Suite 100, West Palm Beach, FL 33407

Open Plan. Multi-Use. Great Location.

Property Features

- Spacious floorplan in a well-located, single-story office building
- Medical use permitted
- Excellent visibility on 45th Street, with monument signage opportunity
- Village Boulevard visibility and access
- 1.5 miles to JFK North Hospital, 3 miles to St. Mary's Medical Center and 5 miles to Good Samaritan Medical Center
- Located in dense business hub with numerous retail, dining, hotel, and business services surrounding the property

Key Features:



Approved for medical



Highly visible signage on 45th Street



Great location, less than 1 mile west of I-95



Flexible, open floorplan

Lesley Sheinberg

Managing Director | lsheinberg@mhcreal.com

Jason L. Sundook, SIOR

Principal | jsundook@mhcreal.com



FOR LEASE: 3109 45TH STREET, WEST PALM BEACH

±2,683 SF Office/Medical Space

Suite 100 ±2,683 SF

- Spacious, wide-open ground floor space
- Front and rear entries
- Two private ADA restrooms
- Approved for general office or medical use
- 45th Street signage available

Rate: \$22.00/SF NNN | \$14.00/SF CAM

