

**For Sale**  
**±4,000 SF**  
**Office Condo Block**  
Medical Use Allowed,  
Built Out as Traditional Office



## THE LODGES

2135 S Congress Avenue | Building 1, Units 1A-1D | Palm Springs, FL 33406

### Property Features

- Great owner/user opportunity to purchase one condo block that can easily be divided for future tenant income
- Built out as traditional office space and ready to be customized to your specs
- Will be delivered vacant
- Enjoy highly visible signage, direct outside access, and ample parking
- Feel secure with hurricane shutters and fully sprinklered interior
- Easy access via Congress Avenue, just south of Forest Hill Boulevard, and only five minutes from I-95
- Adjacent to Edera, a new 264-unit luxury apartment community and near plenty of retail conveniences, including Walgreens, Wawa, 7-Eleven, Publix, and more

### Key Highlights

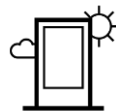


#### Can be converted for medical use

Nearby demographics show strong spending potential in healthcare



#### Just 1.5 miles west of I-95, and 5 miles south of PBI



#### Highly visible signage with over ±27,500 passing cars per day



#### Centrally located in a thriving area with numerous conveniences & a short drive to area hospitals

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2135 S CONGRESS AVENUE, PALM SPRINGS

# Owner/User Opportunity in Central Palm Beach County



## Explore the POTENTIAL

The Lodges are strategically located in Palm Springs along the bustling Congress Avenue corridor. The property offers an opportunity to own in one of the area's most accessible and growing markets. The property can cater to various professional or medical needs while providing an investment avenue through potential tenant income. Positioned close to major highways, retail conveniences, and residential developments, this property offers unparalleled accessibility and visibility, making it a standout choice for discerning buyers.

**Address:** 2135 S Congress Avenue  
Building 1, Units 1A-1D

**Year Built:** 1986

**Unit Size:** ±4,000 SF

**PID:** 70-43-44-18-35-001-0010 (Unit 1A)  
70-43-44-18-35-001-0020 (Unit 1B)  
70-43-44-18-35-001-0030 (Unit 1C)  
70-43-44-18-35-001-0040 (Unit 1D)

**Use Code:** 1704 – Office Building

**Zoning:** CG – Commercial General

**Parking:** 4/1,000; Surface lot

**RE Taxes:** \$13,426 (2024)

**Association Fees:** \$4,250/quarterly (estimated)

**Sales Price:** \$1,050,000 (\$262.50/SF)

Easy Access | Great Location | Income Potential

For More Information:

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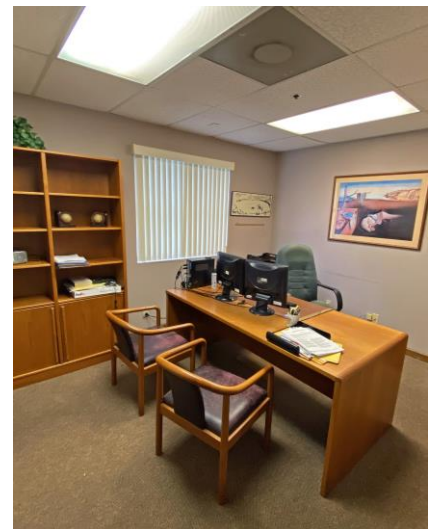


2135 S CONGRESS AVENUE, PALM SPRINGS  
Professional Office/Medical Condo Available



Units 1A-1D ±4,000 SF

- Built out as traditional office space; can be converted for medical use
- Units are easily separated for individual use and customization
- Direct exterior entry
- Reception area
- Conference room with double doors
- Great mix of offices and workspace
- Four restrooms (1 with shower)
- Kitchenette
- Ample storage
- Natural light
- Fully sprinklered
- Hurricane shutters



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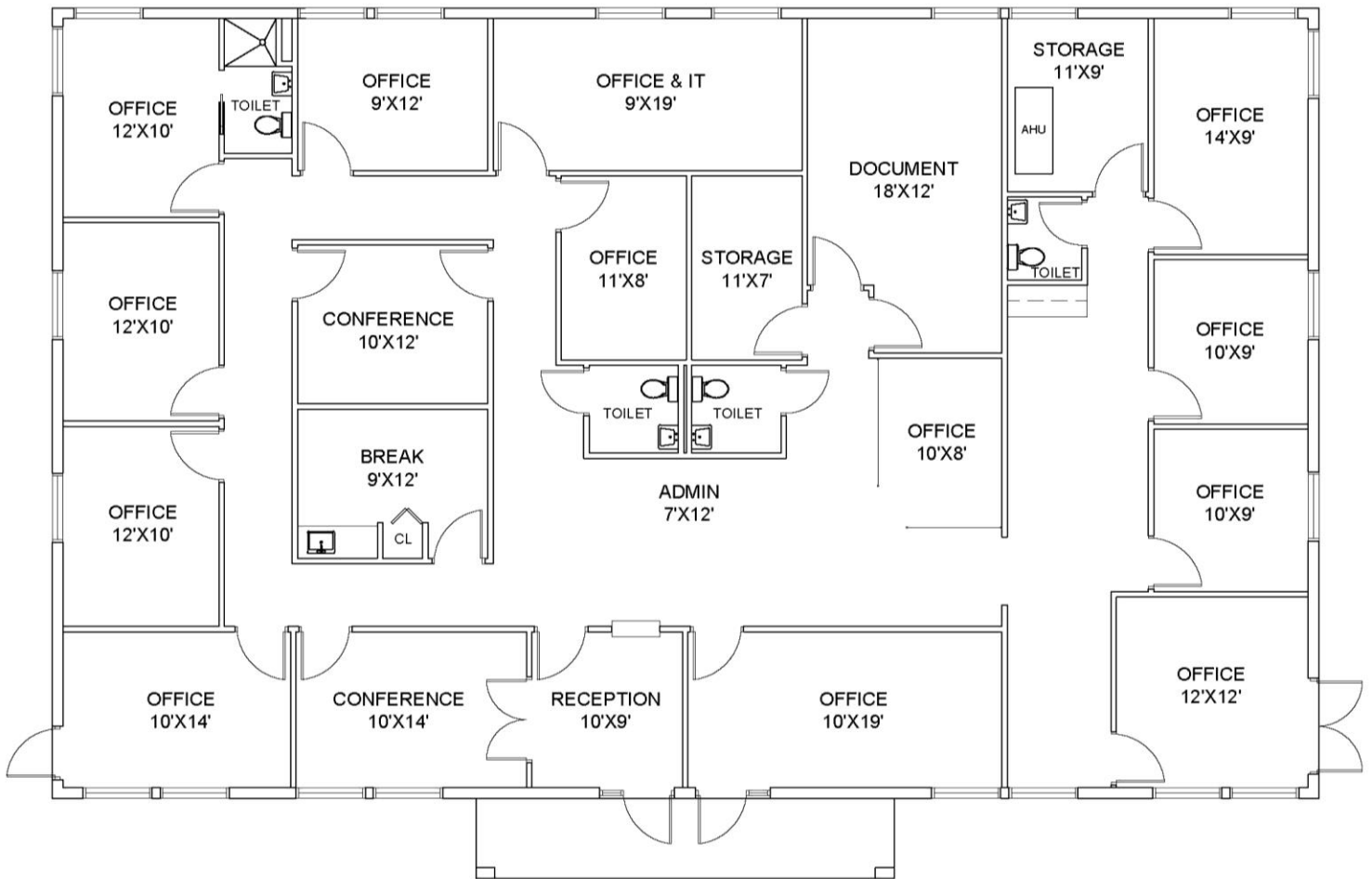
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2135 S CONGRESS AVENUE, PALM SPRINGS  
±4,000 SF Office Medical Condo in Palm Springs

Units 1A-1D ±4,000 SF



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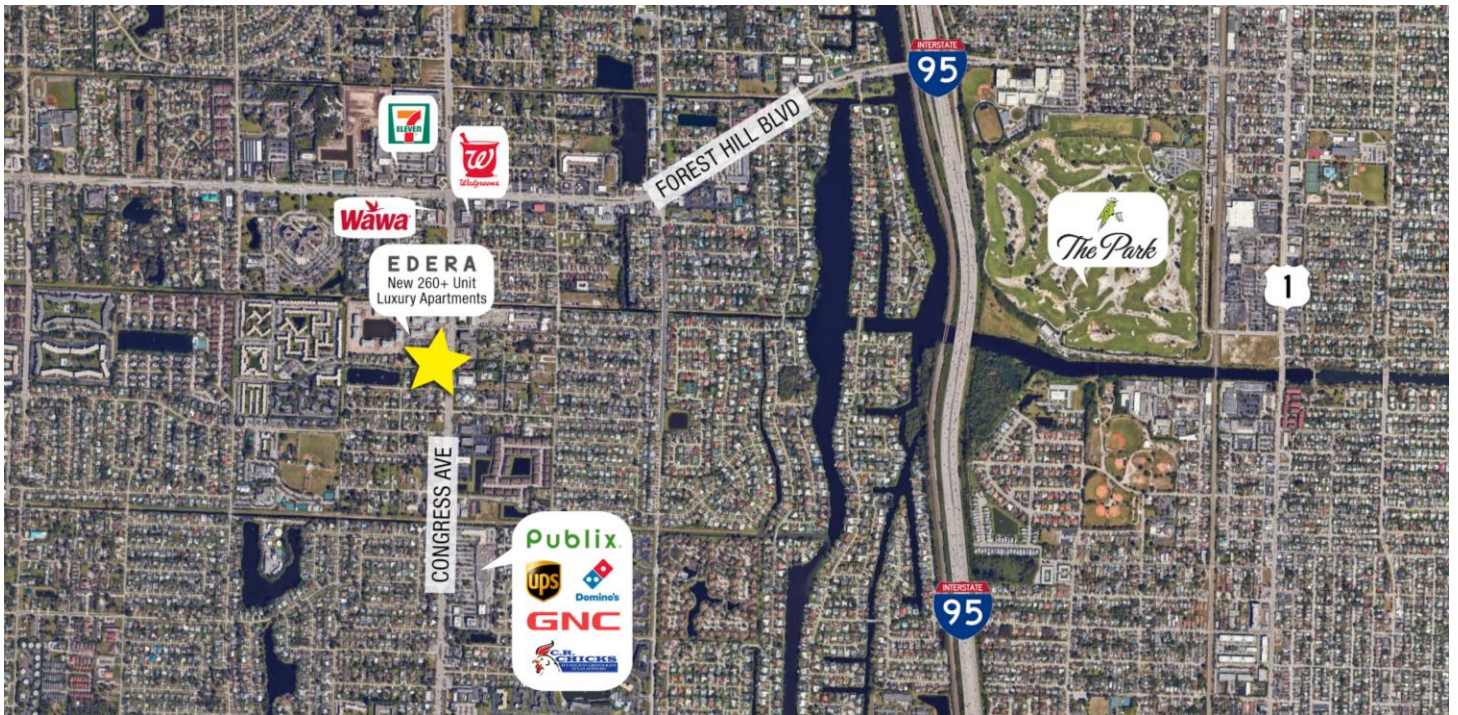
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2135 S CONGRESS AVENUE, PALM SPRINGS  
**Ideally Located & Perfectly Positioned**



The property has over **±27,500 passing cars per day!**

Propel your success by investing in a thriving location with excellent demographics.

Ideally located amid dense residential neighborhoods and a bustling hub of professional services and businesses, this property offers direct access to a broad client base. With nearby medical offices, financial services, retail, and dining options, it's perfectly positioned for various businesses.

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	18,425	155,659	340,306
Avg. HH Income	\$93,290	\$85,571	\$93,237
Households	7,308	55,172	125,379

**Seize This Opportunity to Own a Versatile Condo in a Prime Location – Contact Us For More Details!**

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