

For Lease
±1,297-15,500 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 45th 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 45th Street**



**Recent common
area upgrades**



**Signage & improvement
allowance available**

For more information:

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FOR LEASE: CONGRESS CENTER NORTH

±1,297-15,500 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 200: 1,297 SF

Suite 203: 3,320 SF

Rental Rate

\$15.00-20.00/SF NNN

\$13.60/SF Est. 2024 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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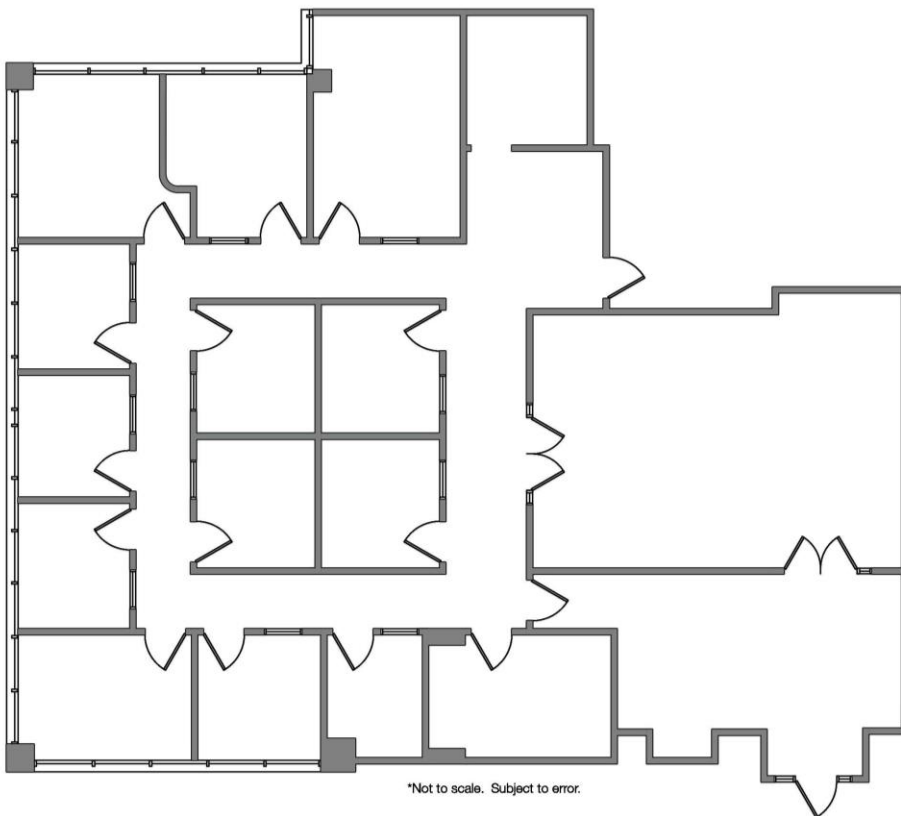
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 www.mhcreal.com

FOR LEASE: CONGRESS CENTER NORTH

±1,297-15,500 SF Spacious & Fully Built-Out Office Space



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

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