

**For Lease**

**±1,268 SF Medical Office  
on Hospital Campus**

**PRIME LOCATION  
IN A THRIVING  
HEALTHCARE HUB**



## Palms West Medical Mall Condo

13005 Southern Boulevard, Unit 131 | Loxahatchee, FL 33470

**AFFLUENT DEMOGRAPHICS | DENSE RESIDENTIAL GROWTH | PREMIER MEDICAL CORRIDOR**

### Property Features

- Impeccably maintained and move-in ready medical suite with atrium lobby
- Covered drop-off and ample parking
- Situated in a busy medical hub on the Palms West Hospital campus
- High-density residential growth in surrounding Loxahatchee, Wellington, and Royal Palm Beach
- Minutes from conveniences like Publix, Walgreens, 7-Eleven, Duffy's, and more

### Key Highlights



**Easy access to main roads  
and the Florida Turnpike**



**Surrounded by top medical  
providers, retail, and dining**



**Serving Palm Beach  
County's rapidly growing  
western communities**

**For more information:**

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**Jason Sundook**, Principal  
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# Impeccable Space in Busy Medical Hub

## PALMS WEST MEDICAL MALL CONDO



**Address:** 13005 Southern Boulevard  
Unit 131  
Loxahatchee, FL 33470

**Year Built:** 1987

**Unit Size:** ±1,268 SF

**PID:** 00-41-43-33-03-001-1310

**Use Code:** 1904 – Medical Office Building

**Zoning:** IPF – Institute & Public Facilities

**Lease Rate:** \$16/SF NNN  
\$15.17/SF CAM



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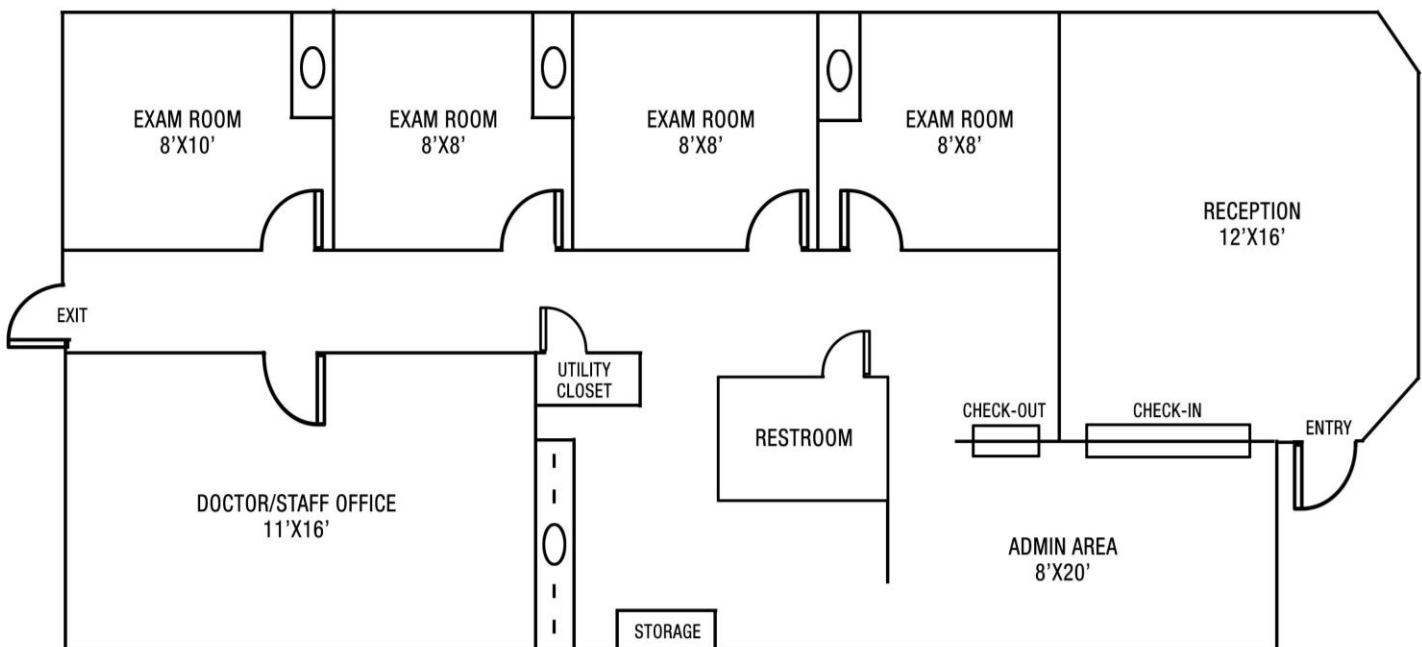
# PALMS WEST MEDICAL MALL CONDO

## Modern, Move-In Ready Space

### Unit 131 ±1,268 SF

Thoughtfully designed for efficient clinical flow and patient comfort, this suite features multiple exam rooms, private offices, and a spacious reception area.

- 4 exam rooms with plumbing
- Spacious reception with natural light
- Dedicated check-in and check-out windows
- Private doctor/staff office
- Admin/workspace area
- In-suite restroom, utility closet & storage
- In fantastic condition, with neutral finishes and modern flooring



\*Not to scale. Subject to error.

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## PALMS WEST MEDICAL MALL CONDO

# Thriving Community, Built-In Patient Base

Strategically positioned on the HCA Florida Palms West Hospital campus, this medical office condo places your practice at the center of a vibrant, high-demand healthcare corridor.

Surrounded by affluent residential communities including Wellington, Royal Palm Beach, and Loxahatchee, the area continues to see rapid population growth driven by top-rated schools, family-friendly neighborhoods, and expanding amenities.

With easy access to Florida's Turnpike and major arterial roads, plus proximity to retail, dining, and everyday conveniences, this is an ideal location for healthcare professionals looking to grow their patient base and establish long-term success in a respected medical destination.



| Demographics:    | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------|-----------|-----------|-----------|
| Total Population | 5,413     | 68,749    | 120,893   |
| Avg. HH Income   | \$145,628 | \$134,186 | \$144,060 |
| Households       | 1,975     | 24,297    | 42,383    |

## SECURE YOUR OFFICE. GROW YOUR PRACTICE.

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