

For Lease

±1,268 SF Medical Office on Hospital Campus

**PRIME LOCATION
IN A THRIVING
HEALTHCARE HUB**

PALMS WEST MEDICAL MALL ONE
13005



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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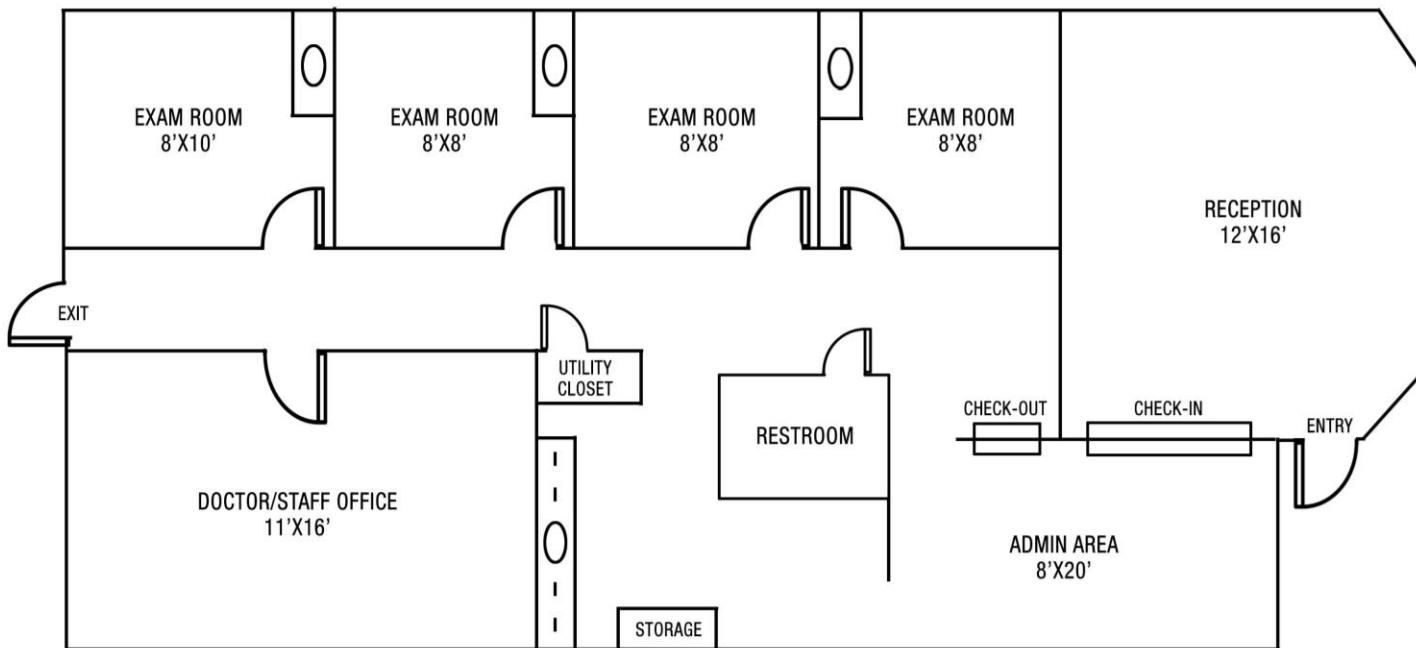
www.mhcreal.com

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



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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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