

For Lease
±1,097-2,182 SF
Medical Office Space



Mil-Lake Medical Center 4849 Lake Worth Road | Greenacres, FL 33463

Property Features

- Professionally managed two-story medical office building
- Monument signage available
- Fully improved suites, including a ground-floor pharmacy with direct entry
- Solid construction with impact windows and individual HVAC control
- Ample surface parking
- Central Palm Beach County access: 3.5 miles to the Florida Turnpike, 4 miles to I-95
- Minutes to JFK Medical Center, near dense residential and neighborhood conveniences

Jason Sundook, SIOR, Principal
561-471-8000 | jsundook@mhcreal.com

Highlights



High-visibility, high-access corridor with ±44,000 VPD



Fully improved & move-in ready medical suites



Built-in patient base with ±178,000 residents within 3 miles

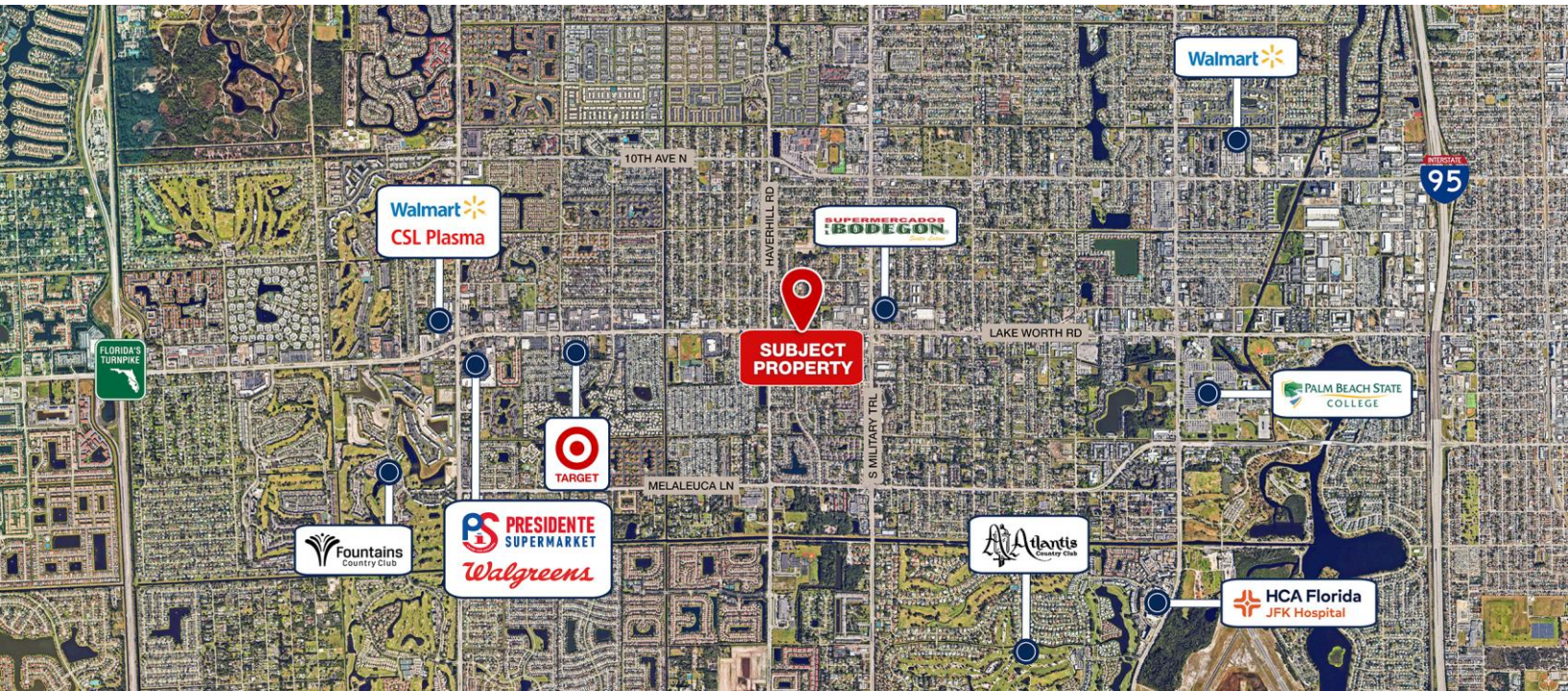


Demand for primary care, dental, and behavioral health services

Lesley Sheinberg, Managing Director
561-254-7810 | lsheinberg@mhcreal.com

FOR LEASE: MIL-LAKE MEDICAL CENTER

Central to Everything. Steps from Your Patients.



A growing, high-density Palm Beach County community - strategically located and ready for your practice.

±44K

Vehicles Per Day
on Lake Worth Rd

366K+

Residents Within
5 Miles

\$918M+

Annual Healthcare
Spending
Within 5 Miles

In Demand

Federally
designated area
of high medical
demand

- Near major arterial roads and highways
- Minutes to JFK Medical Center
- 65+ population growing to 21% by 2030
- Federally designated Health Professional Shortage Area (HPSA) data.hrsa.gov
- Surrounded by retail and dense residential neighborhoods



FOR LEASE: MIL-LAKE MEDICAL CENTER
Move-In Ready Medical Office Space



Property: 2-story medical office building in the West Palm Beach submarket

Available Space: Suite 100: $\pm 1,097$ SF – Former pharmacy with direct entry
Suite 200: $\pm 1,817$ SF – Fully improved medical suite
Suite 203: $\pm 2,182$ SF – Exam rooms and open area

Rental Rate: \$25.00/SF NNN; \$12.07/SF Est. CAM (2026)

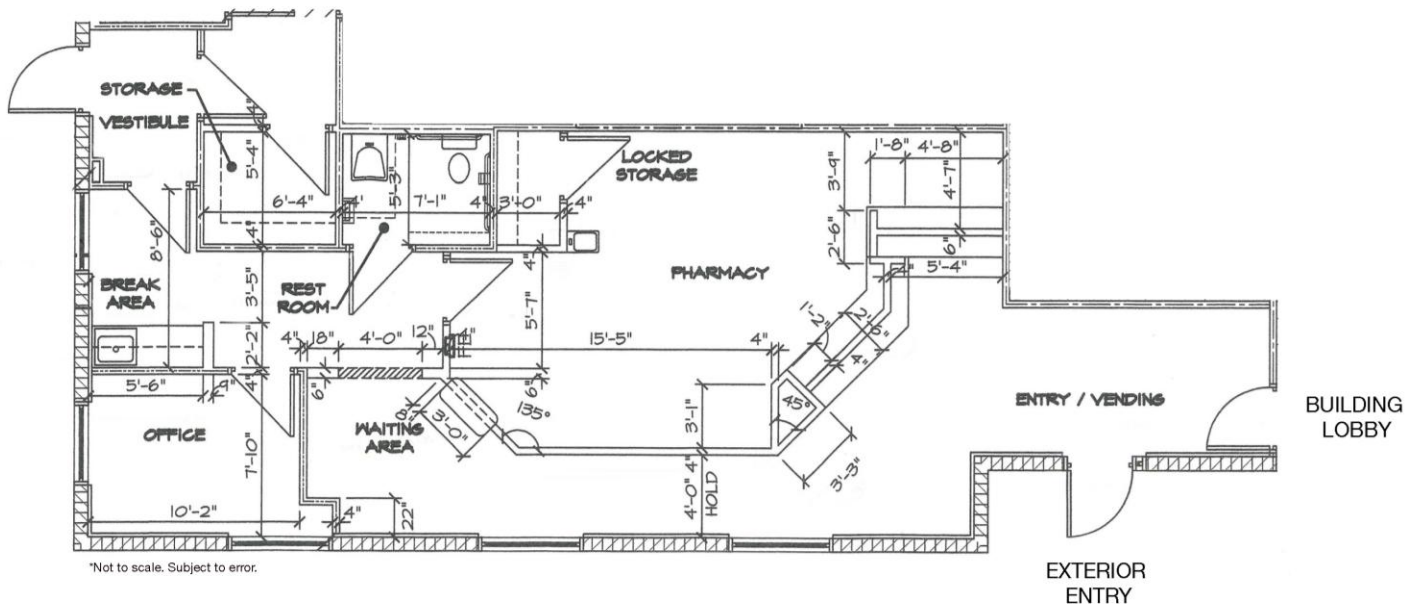


FOR LEASE: MIL-LAKE MEDICAL CENTER

Find Your Fit – Flexible Layouts For Your Needs

Suite 100 ±1,097 SF

- Former pharmacy space
- Direct exterior entry
- Private room with plumbing
- Break area
- In-suite restroom
- Storage areas



For More Information:

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 Lesley Sheinberg | lsheinberg@mhcreal.com

561 471 8000



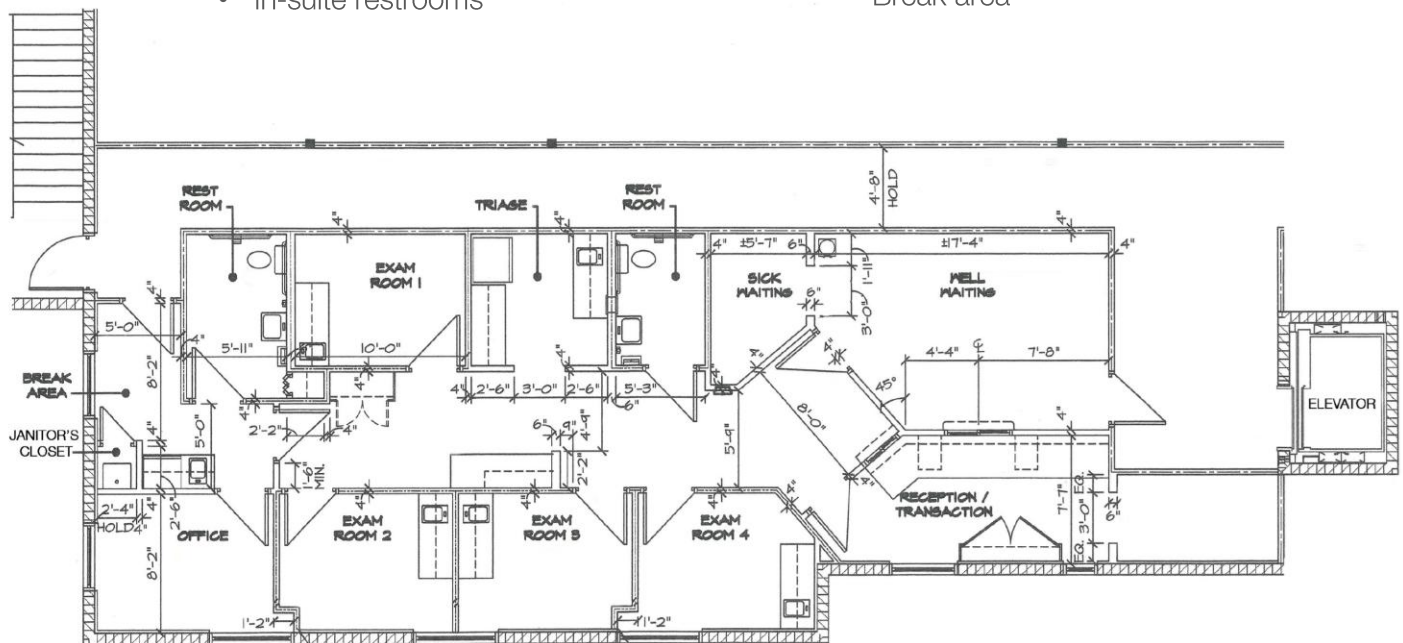
www.mhcreal.com

FOR LEASE: MIL-LAKE MEDICAL CENTER

Find Your Fit – Flexible Layouts For Your Needs

Suite 200 ±1,817 SF

- Welcoming lobby
- Multiple exam rooms with plumbing
- In-suite restrooms
- Office
- Lab room
- Break area



*Not to scale. Subject to error.



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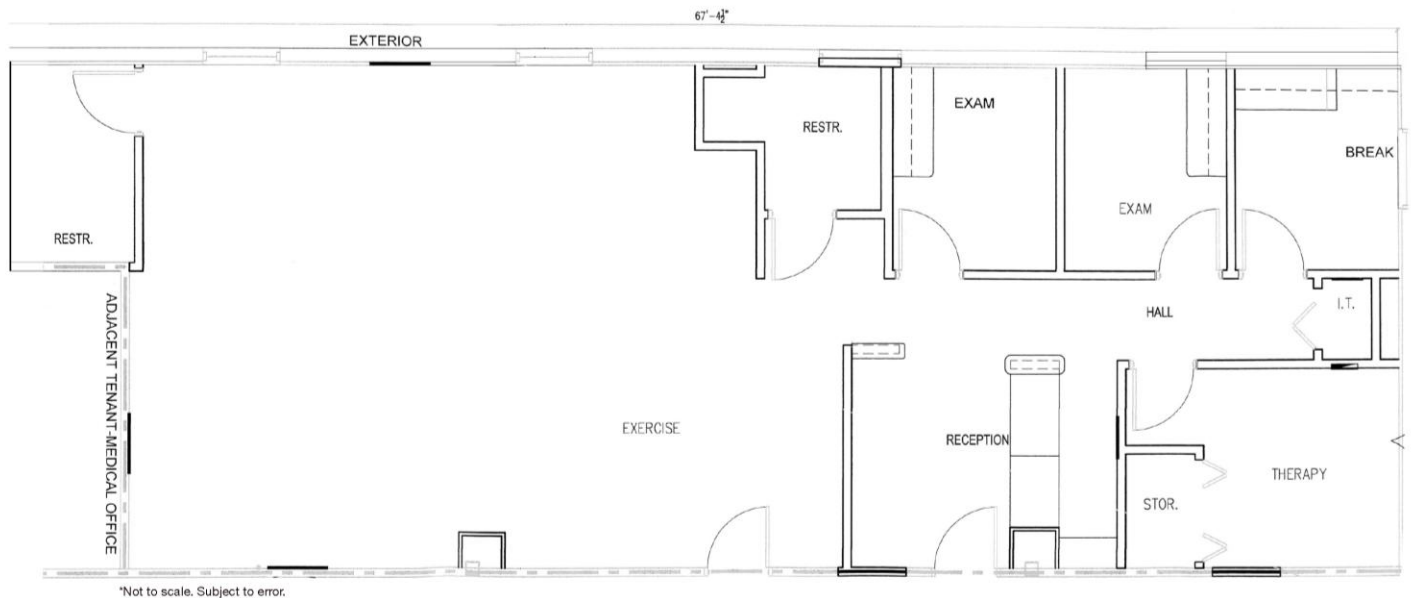
www.mhcreal.com

FOR LEASE: MIL-LAKE MEDICAL CENTER

Find Your Fit – Flexible Layouts For Your Needs

Suite 203 ±2,182 SF

- Reception area
- Exam rooms with plumbing
- Large open area
- In-suite restrooms
- Office
- Break area



FOR MORE INFORMATION  **561 471 8000**