

For Sale
±1,984 SF
Office Condo



**MEDICAL
APPROVED**

**- RARE OPPORTUNITY TO OWN -
High-End, Move-In-Ready Space**

Palomino Park Professional Center

3319 State Road 7, Units 304/306 | Wellington, FL 33449

Property Features

- High-end, move-in-ready office condo near Wellington Regional Medical Center
- Direct frontage and access via SR-7
- Fantastic build-out with flexible work areas, private offices, and a conference room
- Easy access to customers in the Western Communities
- Ample, free parking
- Minutes from Wellington's premier dining, shopping, and healthcare facilities

Jason Sundook, SIOR

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Highlights



**Prime Wellington location
near the mall & hospitals**



**Move-in-ready,
high-end space**



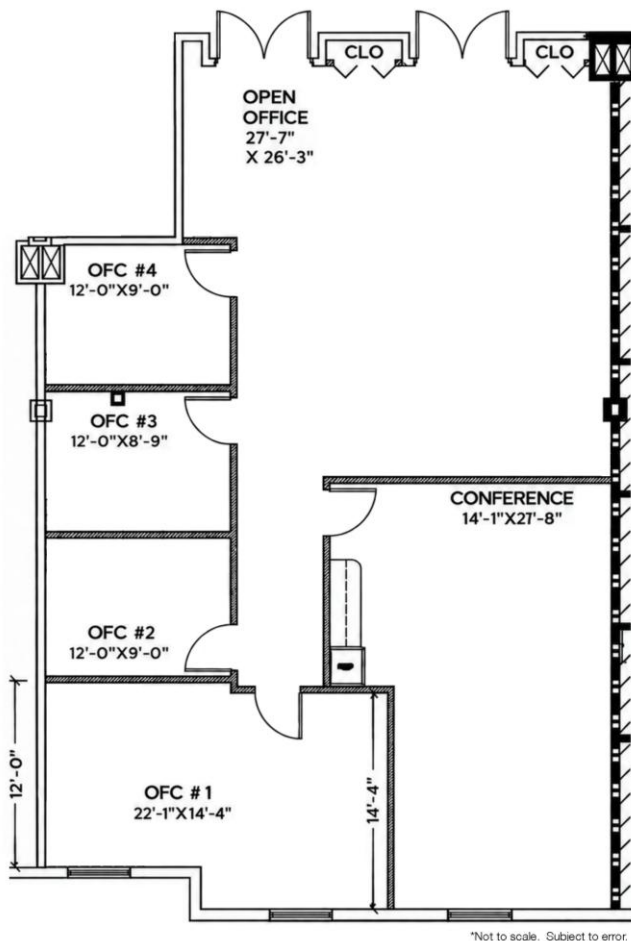
**Minutes to the Turnpike
and arterial roads**



Medical approved

FOR SALE: 3319 SR-7, UNITS 304/306 | WELLINGTON, FL

Polished, Professional & Move-In Ready



Units 304/306 | 1,984 SF

- High-end interior finishes
- Expansive open workspace
- 4 private offices
- Large conference/meeting room
- Medical use approved
- Two combined units (buyer can divide)

PCN 73-41-44-24-08-000-3020

Zoning & Use Code CC – Community Commercial
1904 – Medical Office Building

Year Built 2007

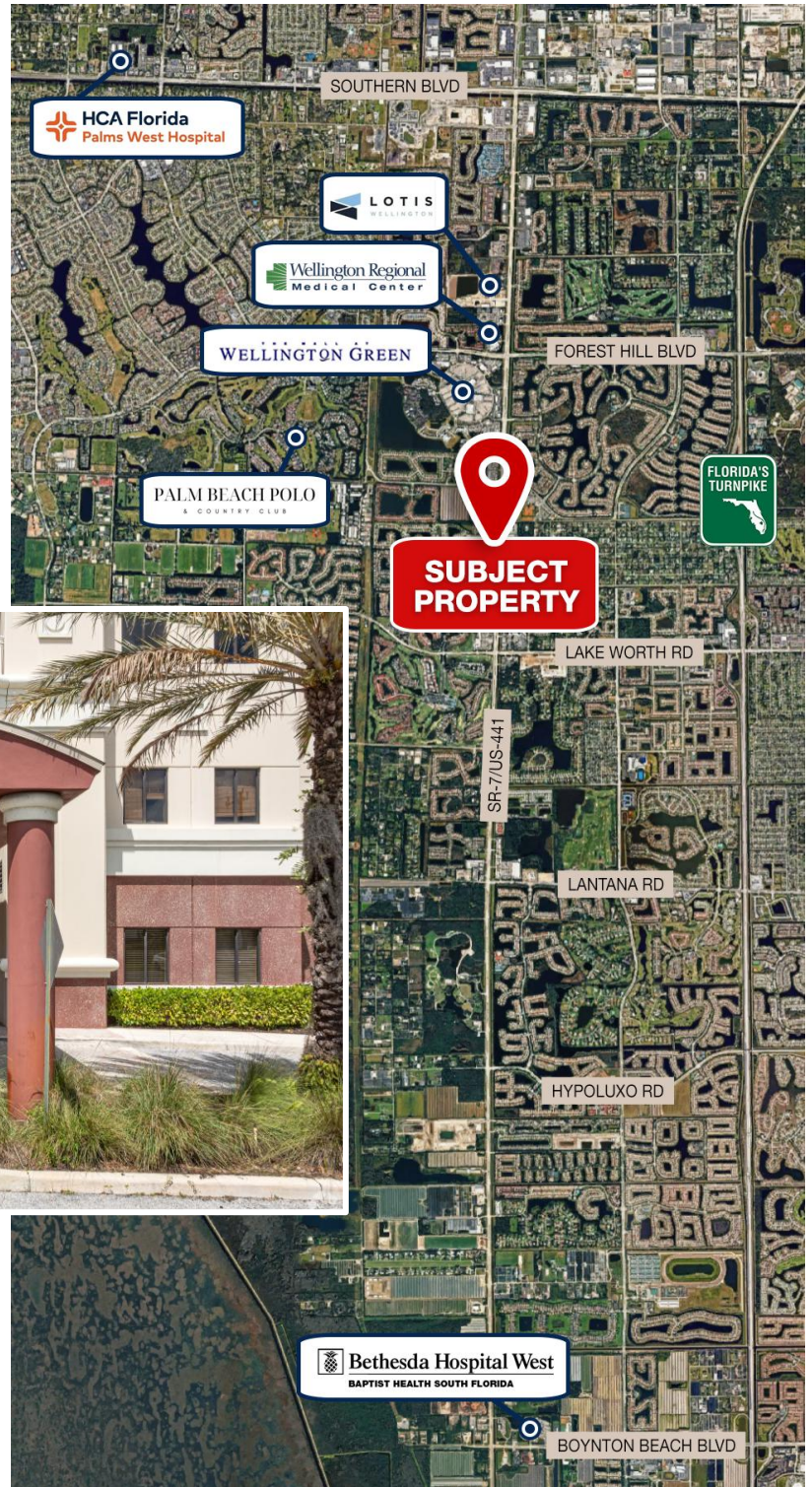
Sale Price \$999,999 (\$504/SF)

Condo Fees \$1,703/quarter

FOR SALE: 3319 SR-7, UNITS 304/306 | WELLINGTON, FL

A Strategic Wellington Location

- Minutes from Wellington Regional, Palms West Hospital, Bethesda West, and other healthcare providers
- Convenient access to Forest Hill Blvd., Lake Worth Rd., Southern Blvd., and the Florida Turnpike
- Near affluent residential communities, premier shopping and dining, and everyday conveniences
- Healthcare spending within 1 mile is 78% above the national average



±\$236K

Average Household
Income Within 1 Mile

±66,900

Passing Vehicles Per Day

READY TO MAKE A MOVE?  (561) 471-8000

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