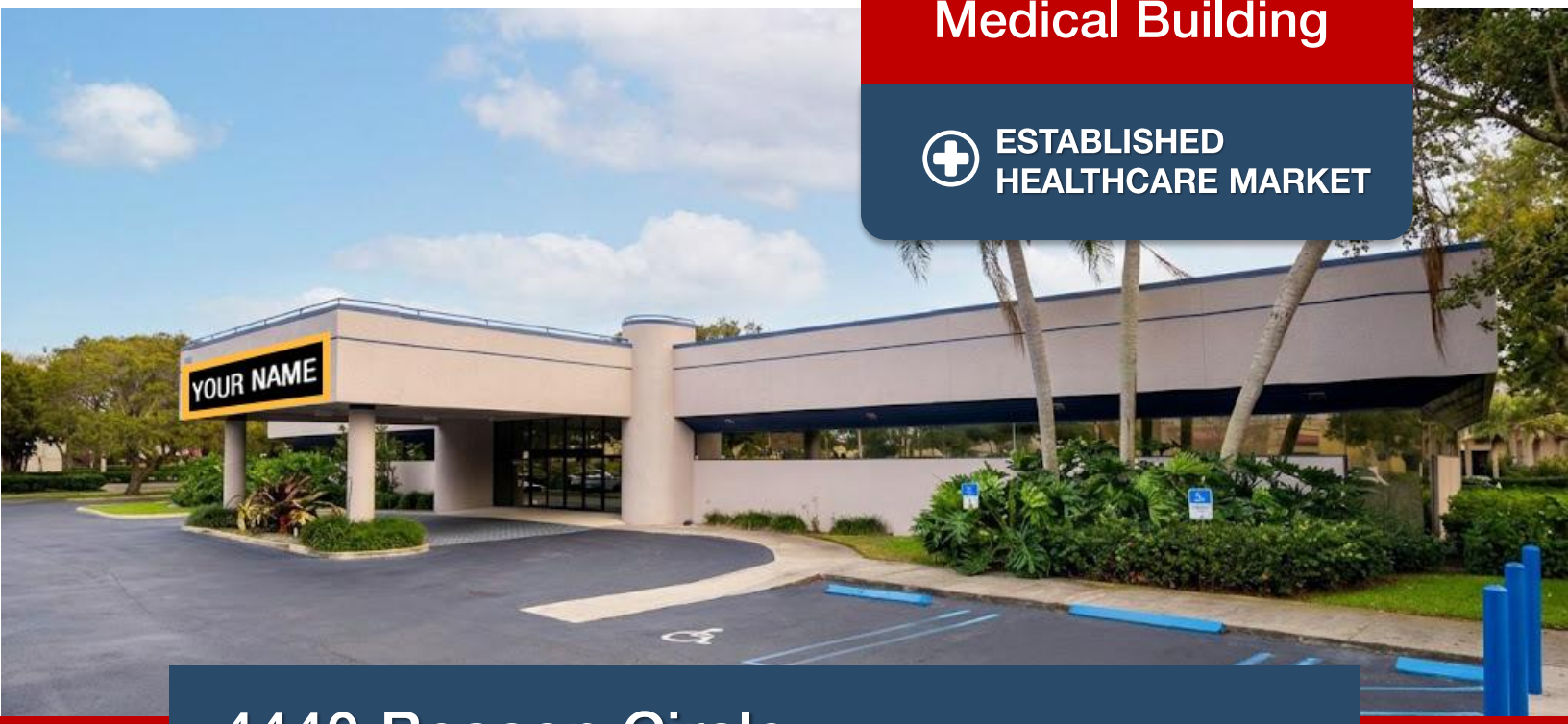
NAI Merin Hunter Codman, Inc.
Commercial Real Estate Services, Worldwide.

For Lease

±12,397 SF Freestanding Medical Building

ESTABLISHED HEALTHCARE MARKET



4440 Beacon Circle West Palm Beach, FL 33407

Property Features

- Freestanding, single-story medical building with building signage
- Former imaging center with existing medical buildout and plumbed exam rooms
- Customization opportunities with generous tenant improvement allowance available*
- Exceptional parking and covered portico
- Near HCA Florida JFK North Hospital and St. Mary's Medical Center
- Convenient access to I-95, Downtown West Palm Beach, and surrounding healthcare providers

Highlights

Generous T.I. allowance for qualified tenants*

Excellent access & ample free parking

Building signage available

Rate: $36.00/SF NNN; $15.25/SF CAM

Lesley Sheinberg, Managing Director
C: (561) 254-7810 | lsheinberg@mhcreal.com

Jason Sundook, SIOR, Principal
C: (561) 762-3131 | jsundook@mhcreal.com

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FOR LEASE: 4440 BEACON CIRCLE | WEST PALM BEACH, FL

A Strategic Healthcare Location

A GROWING HEALTHCARE HUB

Located adjacent to I-95 at 45th Street, 4440 Beacon Circle offers convenient access to West Palm Beach's established medical community and growing residential population.

Major investments by Cleveland Clinic, NYU Langone Health, and Good Samaritan Medical Center are helping shape the region's future as a healthcare destination.

	3 Mile	5 Mile
2026 Population	120,476	234,337
2031 Projected Population	125,593	246,160
2026 Households	47,505	99,154
2026 Avg. HH Income	$94,827	$115,596



DID YOU KNOW?

- Cleveland Clinic is expanding!
- Good Samaritan plans a major redevelopment!
- NYU Langone is expanding downtown!

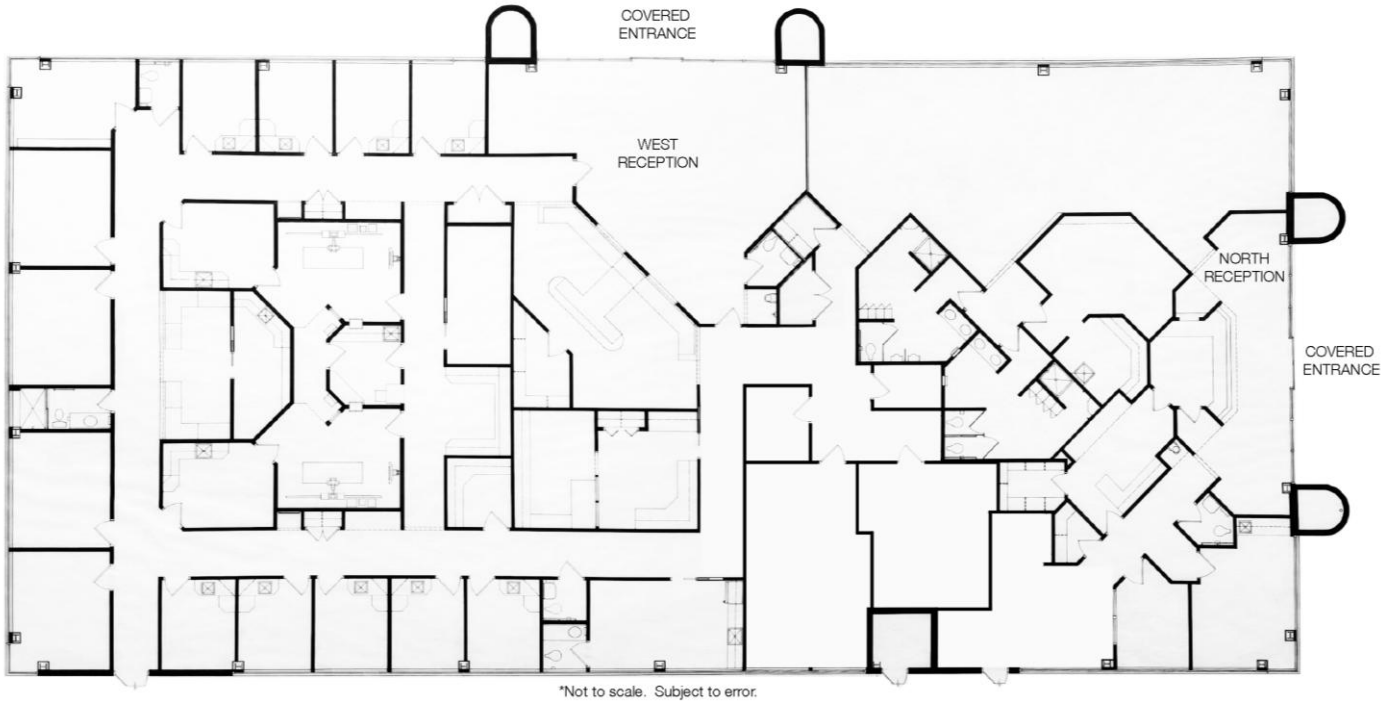
Lesley Sheinberg, lsheinberg@mhcreal.com
Jason Sundook, SIOR, jsundook@mhcreal.com

www.mhcreal.com
561 471 8000

FOR LEASE: 4440 BEACON CIRCLE | WEST PALM BEACH, FL

Freestanding. Full of Potential.





*Not to scale. Subject to error.

MAKE IT YOUR OWN

Existing medical layout with treatment rooms, plumbing, private offices, and support areas offers a starting point for customization.

GENEROUS TENANT IMPROVEMENT ALLOWANCE

For qualified tenants

YOUR NEXT PRACTICE STARTS HERE.

SCHEDULE A TOUR!

(561) 471-8000

LESLEY SHEINBERG & JASON SUNDOOK, SIOR