

welltower

MEDICAL OFFICE SPACE

FOR LEASE

Click or Scan Below



For Information:

CHAD COSTELLO

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# Coral Hills Medical Office Building 1

2901 CORAL HILLS DR | CORAL SPRINGS, FL

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)



# EXECUTIVE SUMMARY

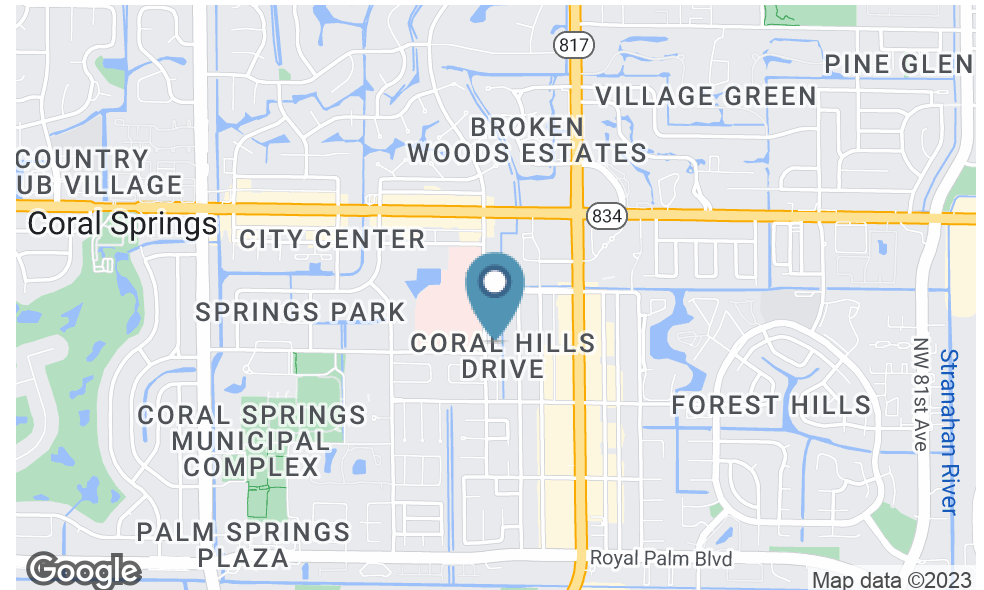


## Location Description

Near Village Square

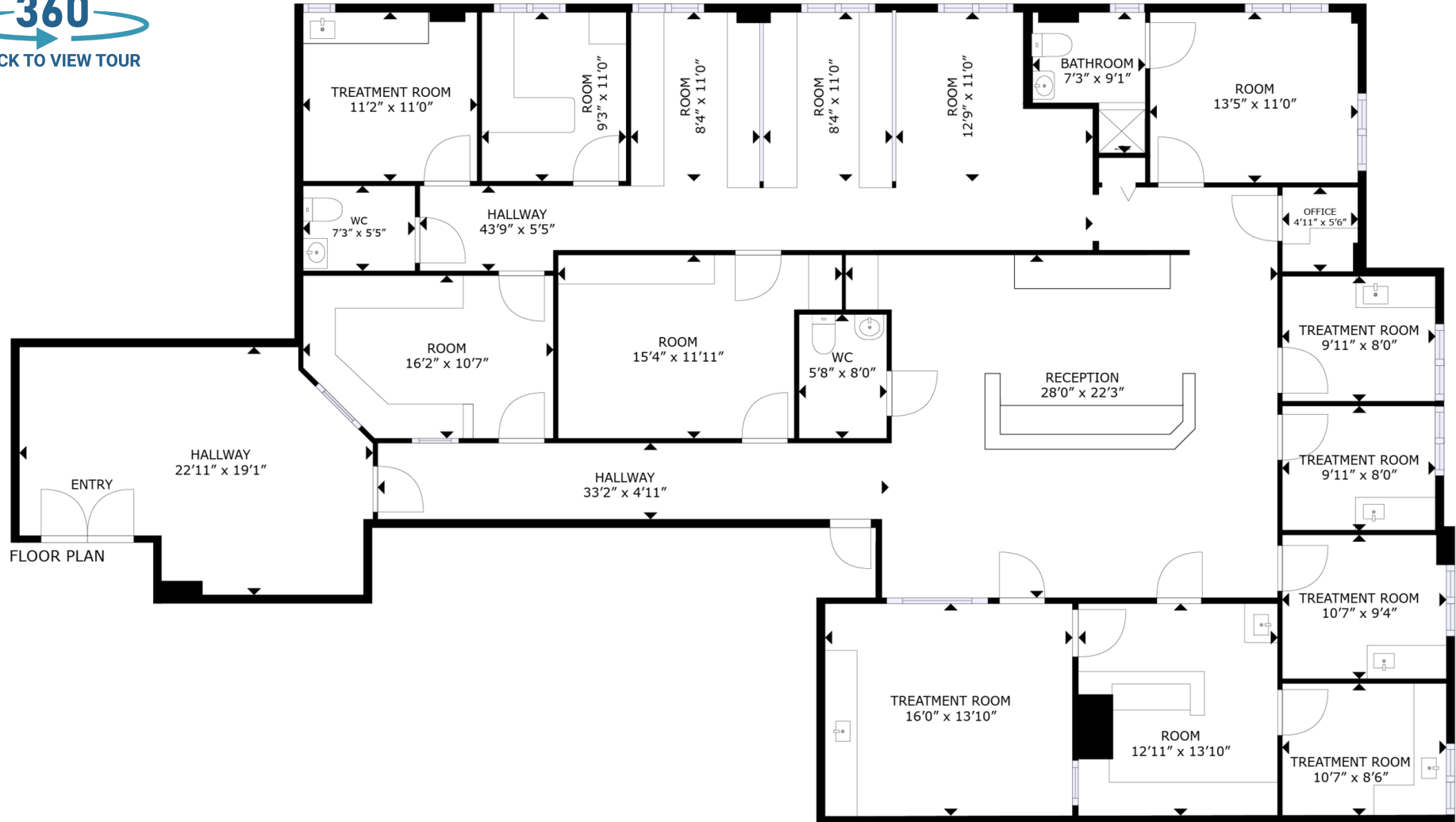
## Property Highlights

- On-campus medical office suites available for immediate occupancy
- Adjacent to main entrance of hospital
- Synergistic tenant mix offers referral opportunities within the building
- Competitive lease rates and tenant improvement allowances



# FLOOR PLANS

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220

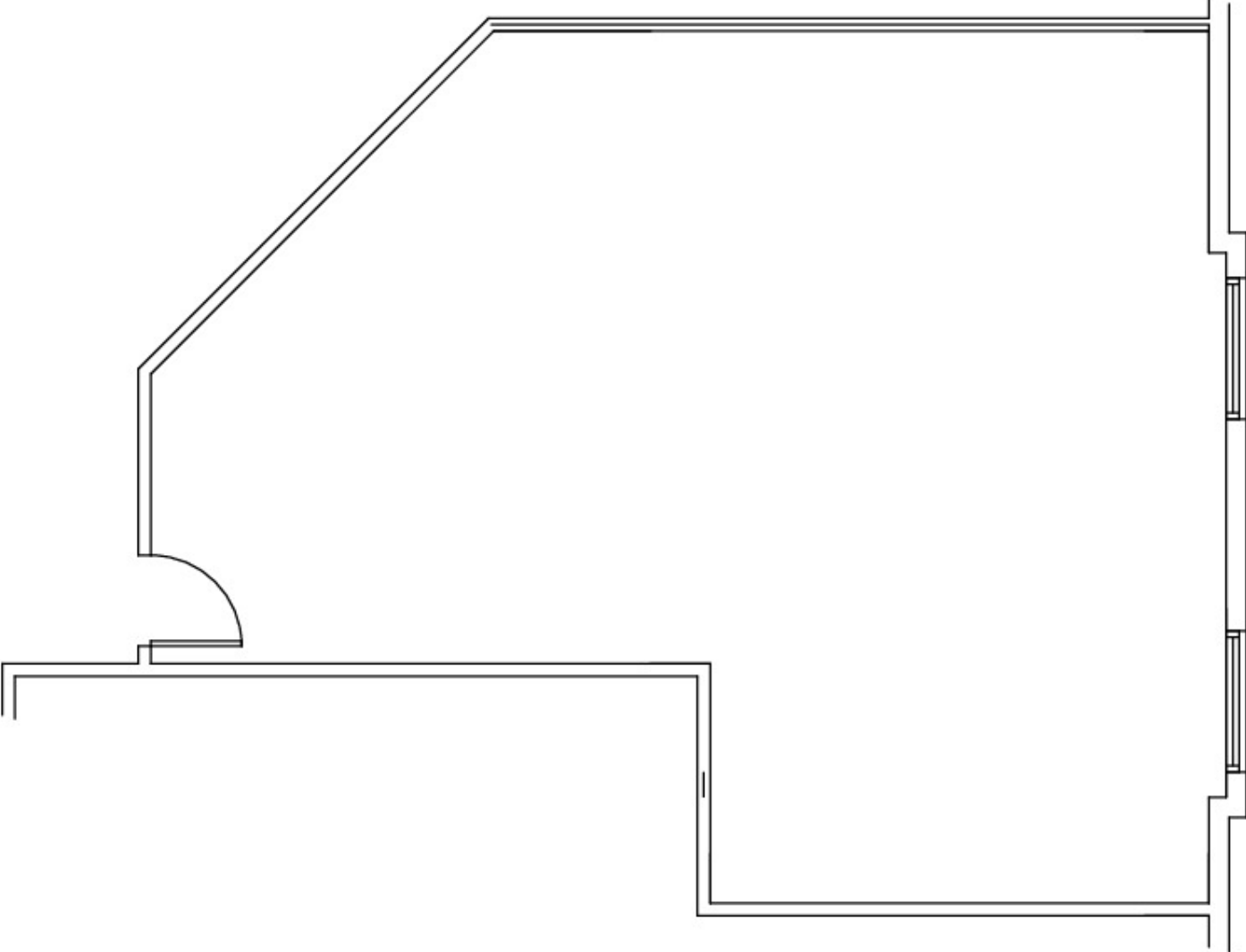
4,103 RSF

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**HRA** HEALTHCARE  
REALTY  
ADVISORS

# FLOOR PLANS

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380

754 RSF

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REALTY  
ADVISORS



# DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	18,296	148,480	315,151
Average Age	37.4	38.6	39.3
Average Age (Male)	34.0	37.0	37.8
Average Age (Female)	39.5	39.7	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,578	53,029	115,889
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$67,557	\$80,524	\$75,706
Average House Value	\$285,382	\$323,970	\$327,667

\* Demographic data derived from 2020 ACS - US Census

