

For Lease

West Boca Medical Arts Pavilion II

9970 Central Park Blvd,
Boca Raton, Florida

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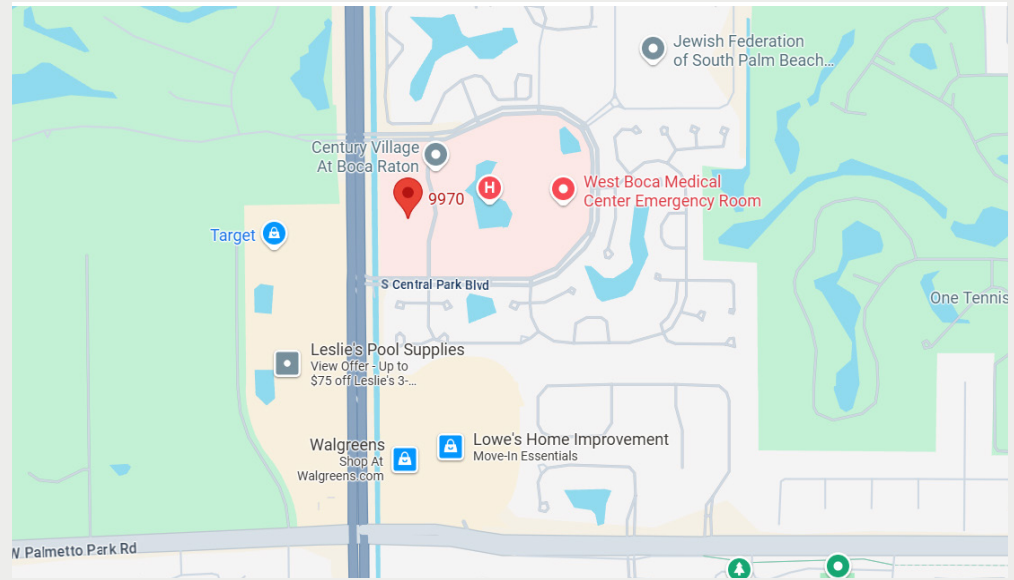
HRA | HEALTHCARE
REALTY
ADVISORS

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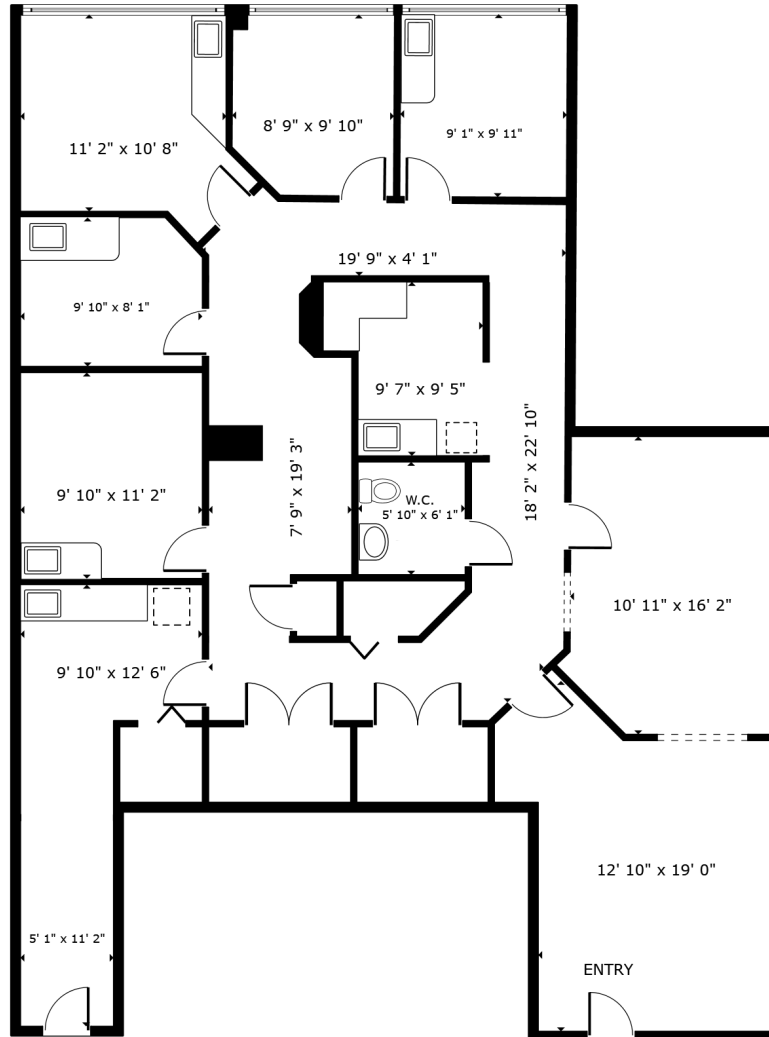
Executive Summary

Property Highlights

- Built-out medical office spaces ready for immediate occupancy
- Dedicated physician parking and ample parking for staff and patients
- Located steps from West Boca Medical Center
- Generous tenant improvement packages
- Competitive lease rates and terms



Suite 205 | 1,861 RSF



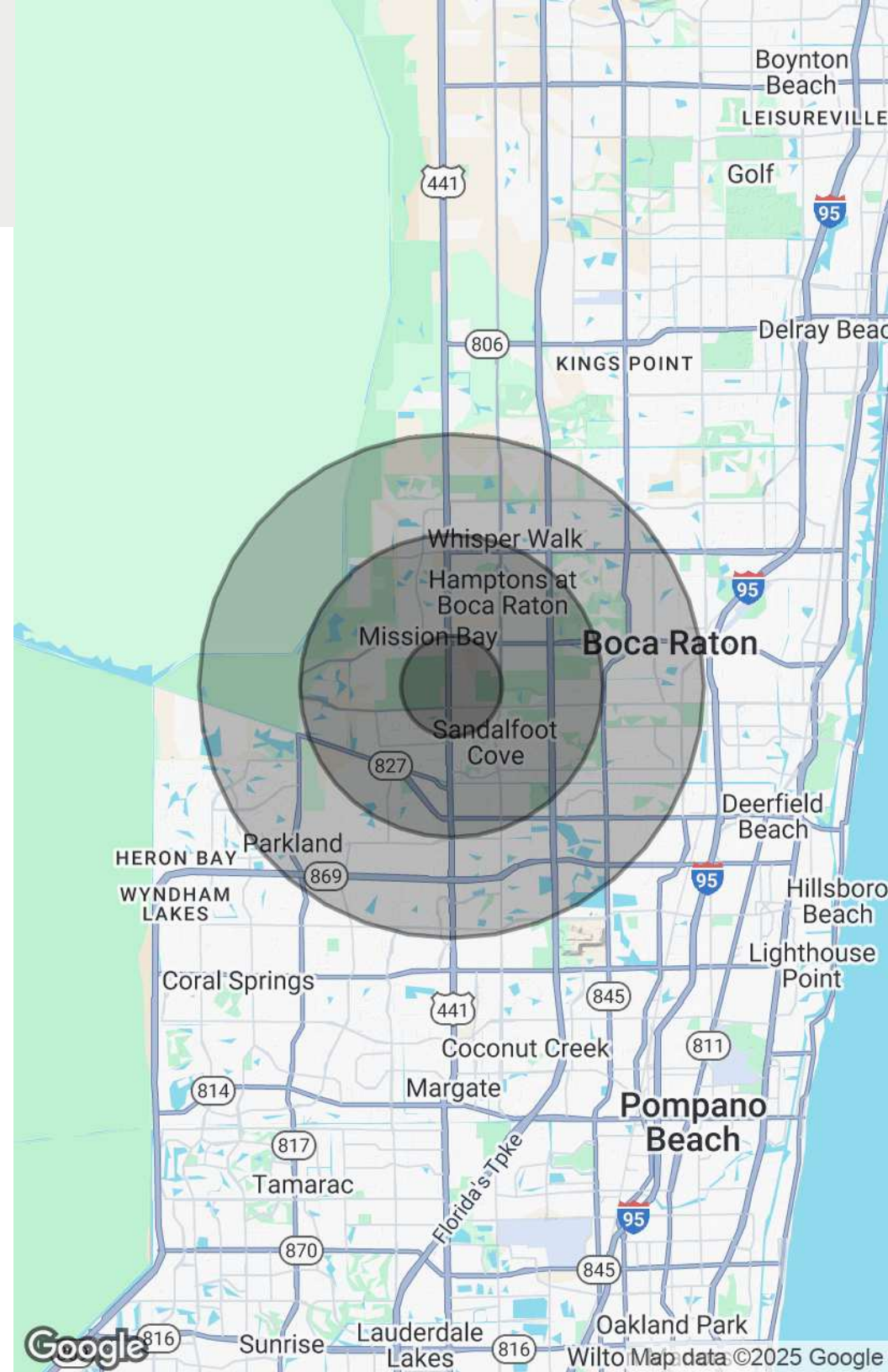
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,456	88,487	204,181
Average Age	41.7	44.9	45.0
Average Age (Male)	39.2	43.3	43.4
Average Age (Female)	44.7	46.5	46.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,991	35,122	81,252
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$72,927	\$79,365	\$93,994
Average House Value	\$292,014	\$286,042	\$379,549

2020 American Community Survey (ACS)



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