

PALM COAST MEDICAL CENTER

4 & 7 MEDICAL CT, PALM COAST, FL 32164



2 BUILDINGS AVAILABLE FOR LEASE
±18,000-54,000 SF

PROPERTY OVERVIEW

- State-of-the-art Class A Medical Office Development.
- Strategically situated at the heart of Palm Coast's established and rapidly expanding healthcare corridor, with near-direct access to I-95.
- Flexible layouts ideal for all clinical providers, including, but not limited to, surgical specialties, multidisciplinary practices, imaging centers, and others looking for efficient, customizable space to serve their patients.
- On the doorstep of AdventHealth's Palm Coast campus.
- Thoughtful green spaces throughout, with pergolas and seating areas, for patients and providers to enjoy.

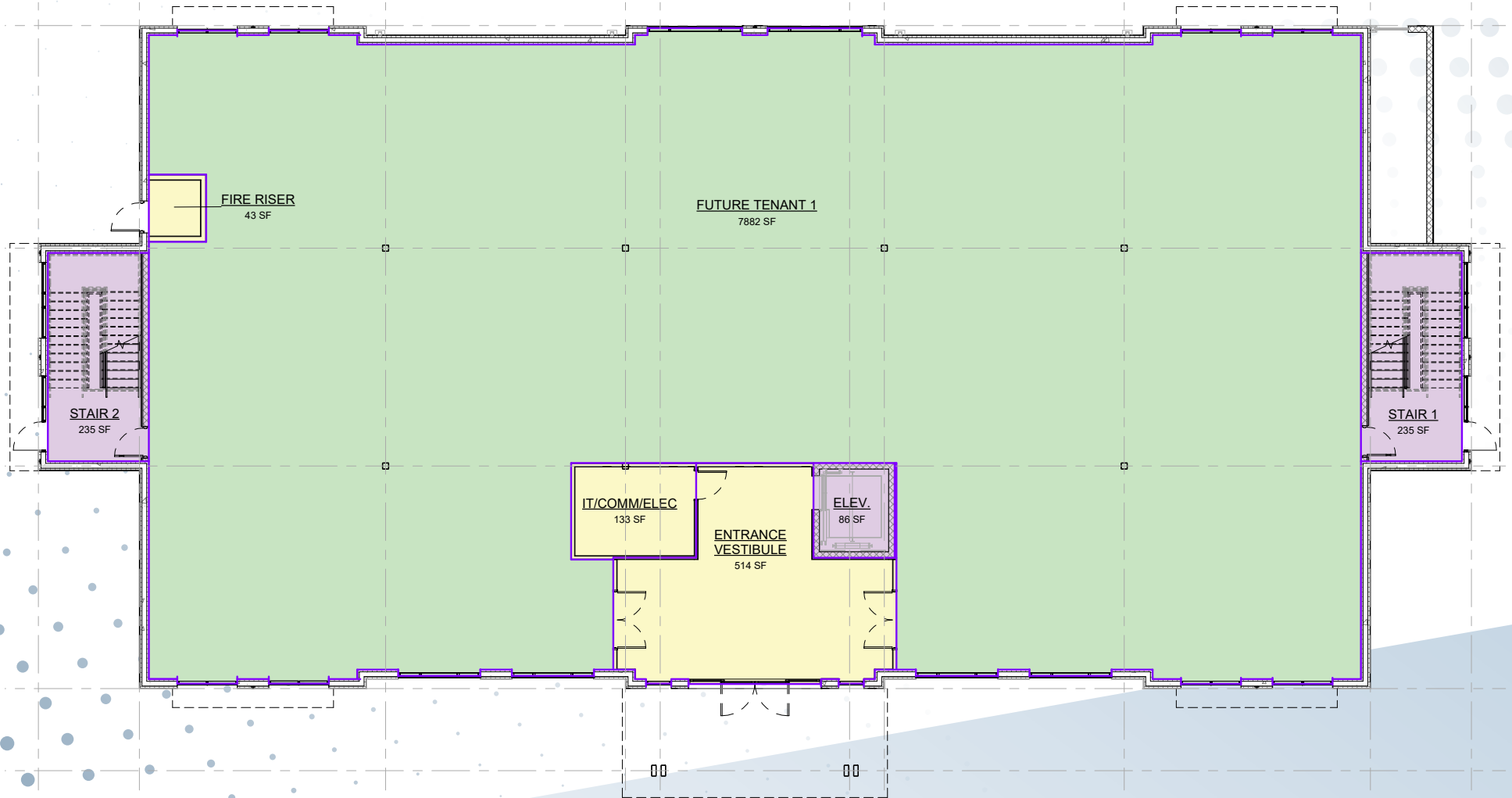


PROPERTY HIGHLIGHTS

- Building Size: $\pm 18,000$ and $\pm 36,000$ SF Class A medical office
- Space Available: $\pm 3,000$ – $54,000$ SF
- Floorplates: $\pm 9,000$ and $\pm 18,000$ SF
- Core and shell delivery: est. Q1 2027

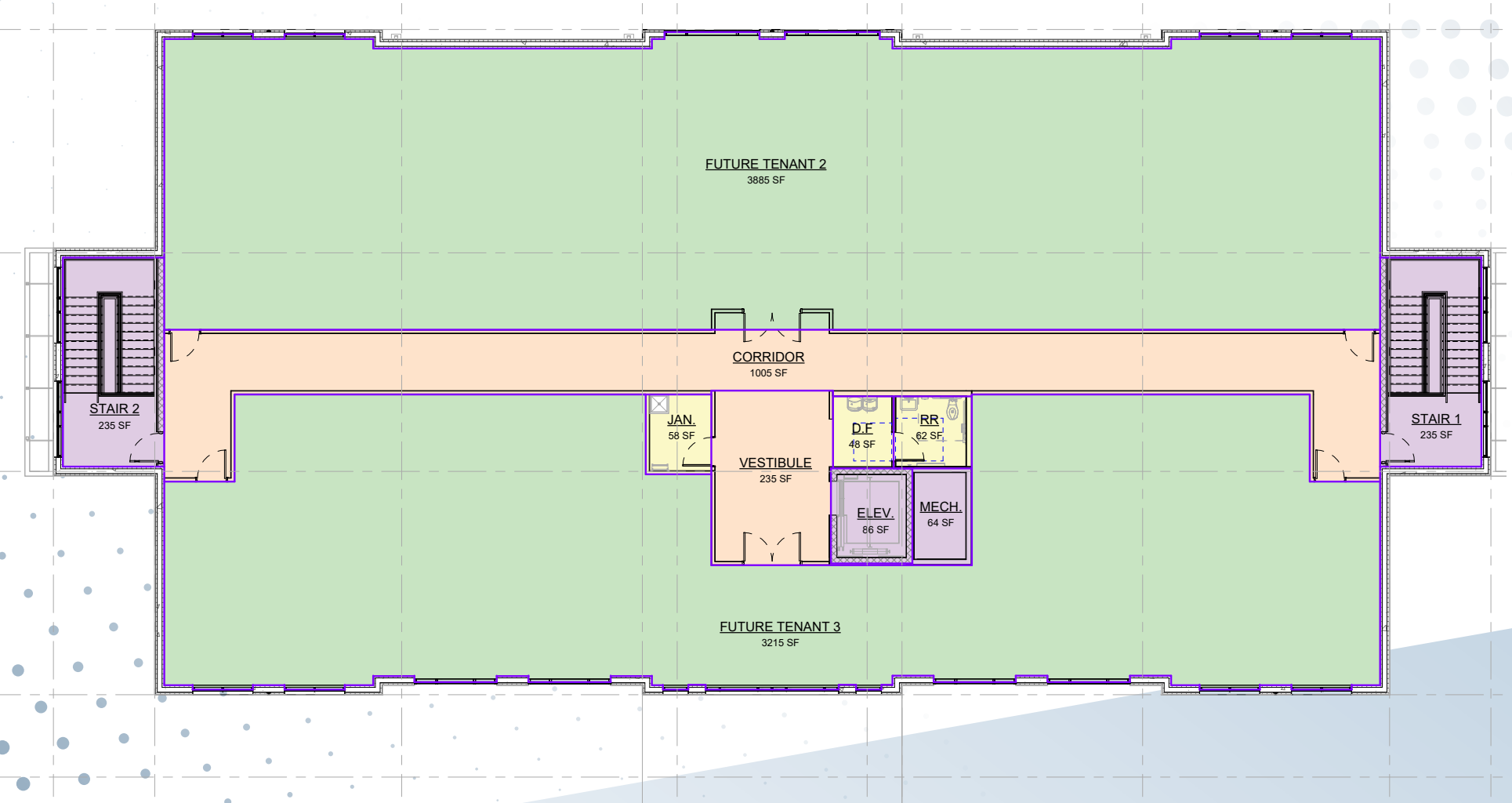
BUILDING 1 | 1ST FLOOR

7 Medical Court, Palm Coast, FL 32164



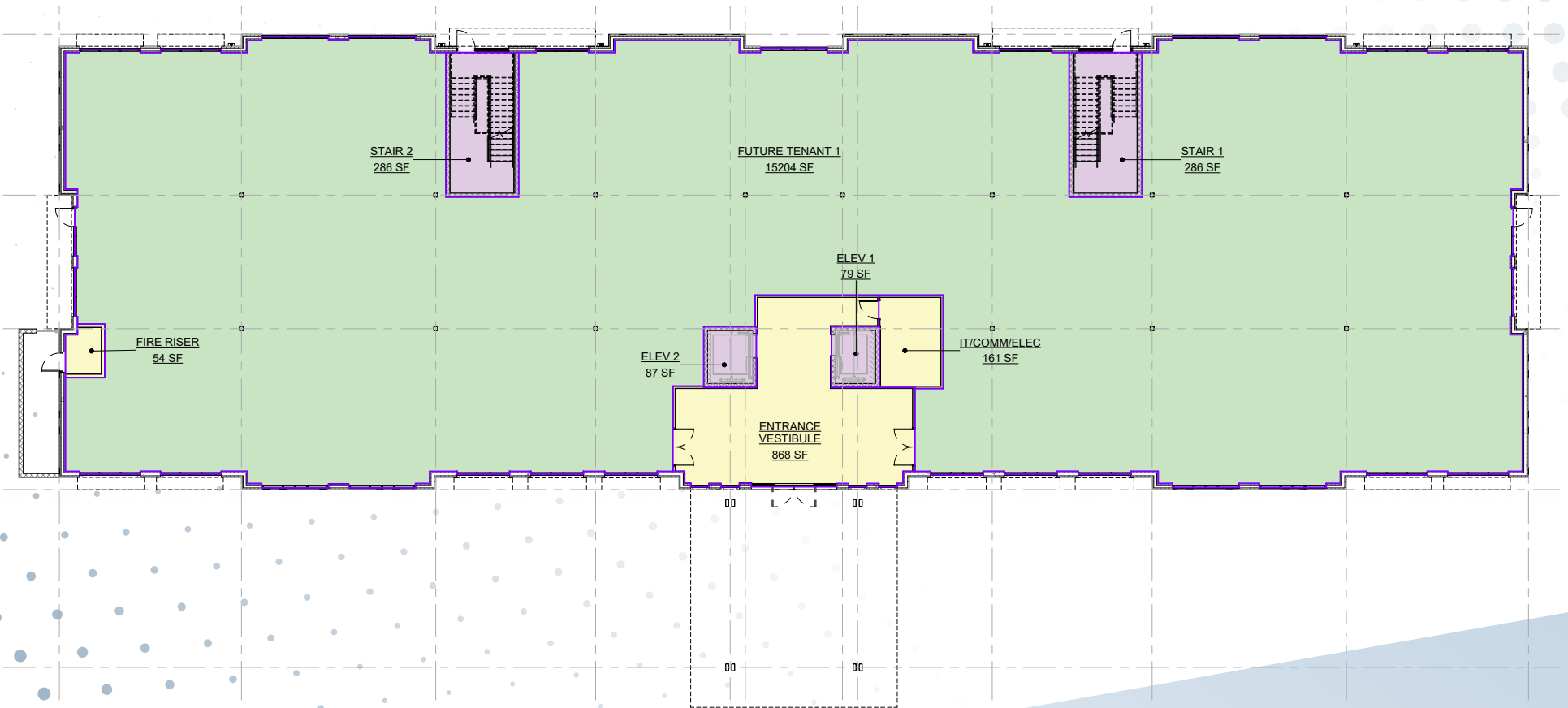
BUILDING 1 | 2ND FLOOR

7 Medical Court, Palm Coast, FL 32164



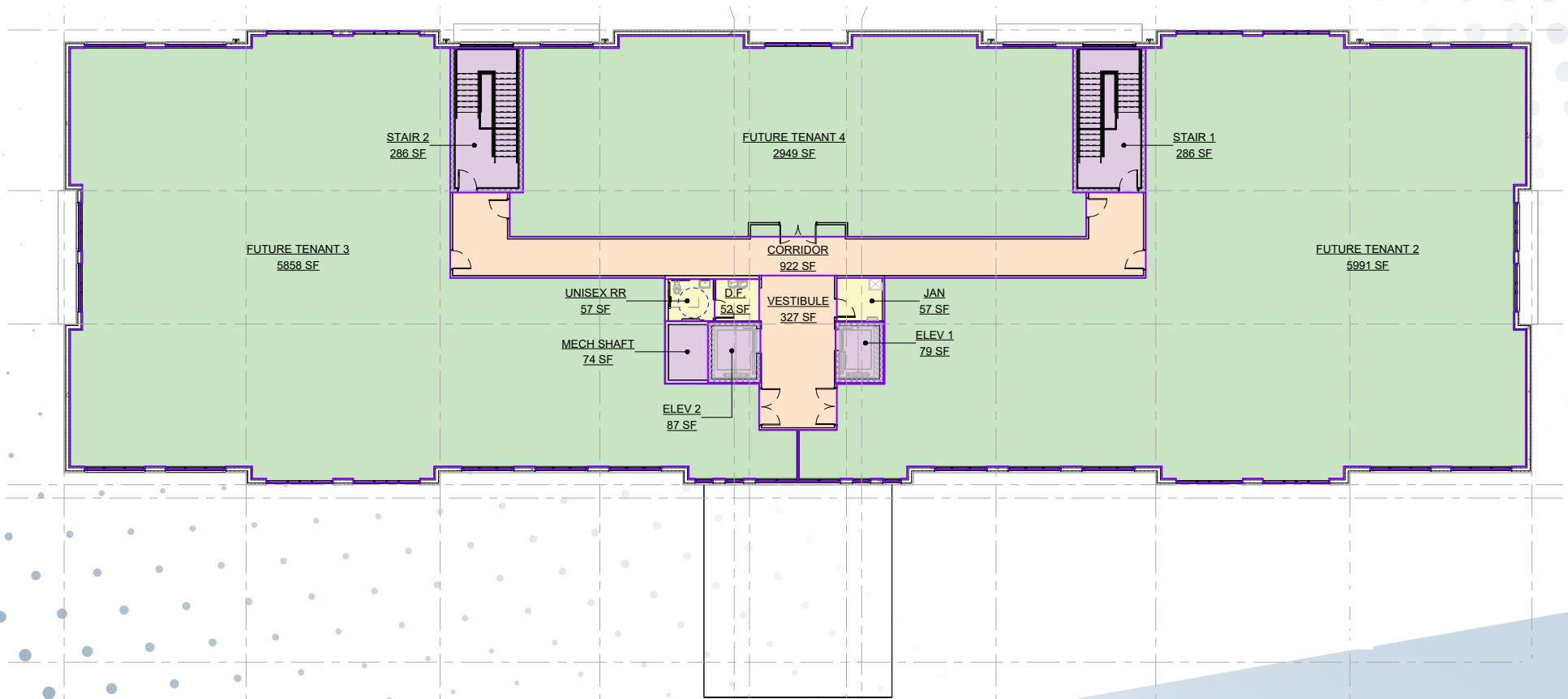
BUILDING 2 | 1ST FLOOR

4 Medical Court, Palm Coast, FL 32164

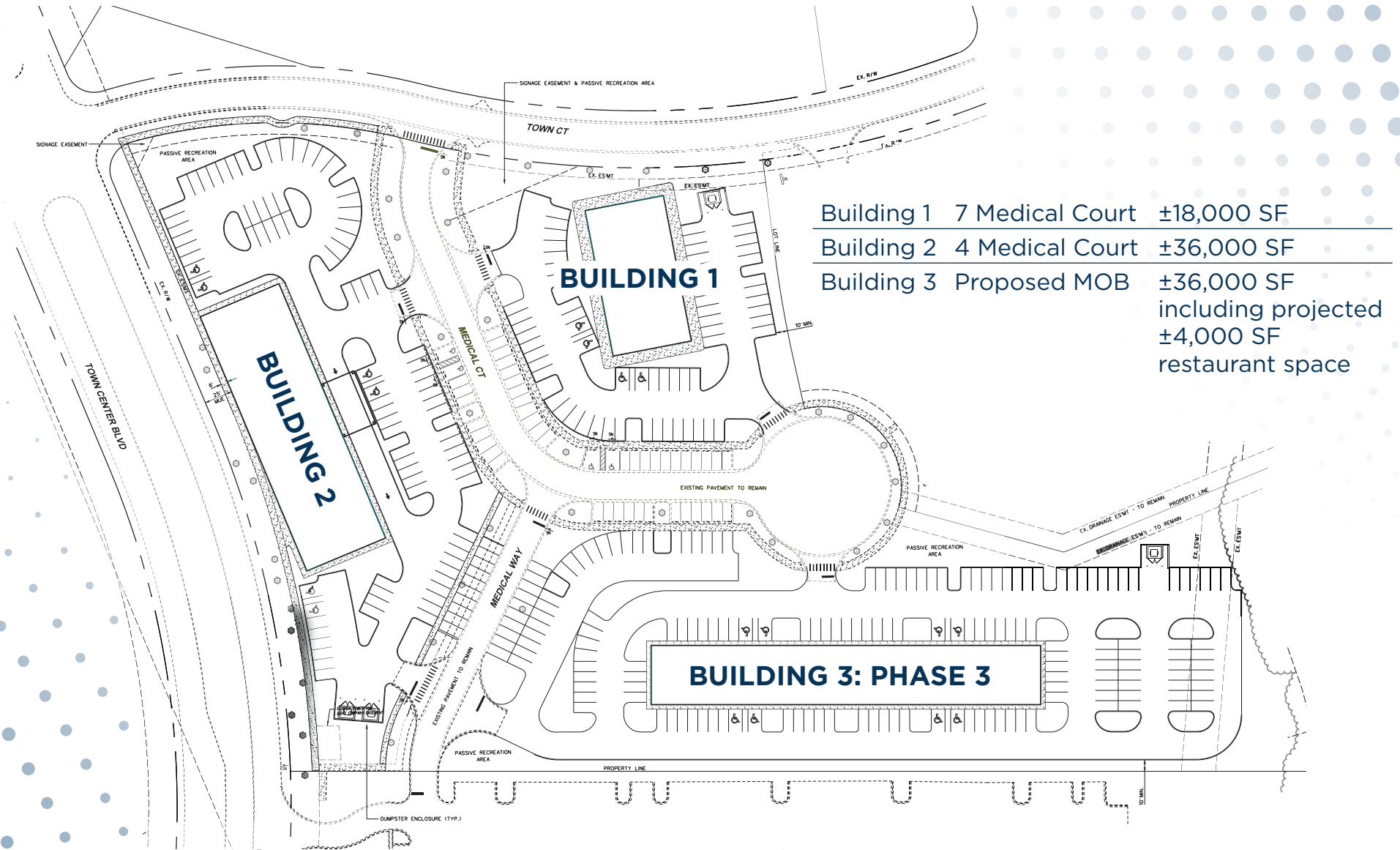


BUILDING 2 | 2ND FLOOR

4 Medical Court, Palm Coast, FL 32164



SITE PLAN



NEARBY AMENITIES



LOCAL DRIVE TIMES:	
Advent Health Palm Coast ER	2 min
Flagler Executive Airport	4 min
Palm Coast Landing at Town Center	4 min
Publix at Palm Coast Town Center	6 min
Advent Health Palm Coast Parkway	12 min

DAVID J. HILLEGAS
 Managing Director
 Direct: +1 904 380 8343
 david.hillegas@cushwake.com

FRANCESCA M. NEUMAN
 Senior Associate
 Direct: +1 904 380 4111
 francesca.neuman@cushwake.com

