

**TURN-KEY MEDICAL  
OFFICE ADJACENT  
TO BOCA REGIONAL  
HOSPITAL**

MEDICAL OFFICE FOR LEASE

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**875 MEADOWS ROAD**

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*Boca Raton, FL 33486*

*For Lease By*

**NATIVE**  
REALTY<sup>®</sup>



## PROPERTY DESCRIPTION

Rare opportunity to lease a beautifully remodeled, fully built-out medical office suite totaling 2,427 SF in one of Boca Raton's most sought-after healthcare locations. Designed for immediate occupancy, the space features a modern, professional interior with high-end finishes, abundant natural light, spacious exam and consultation areas, private offices, and an efficient layout tailored to today's medical and healthcare users.

Located within the prestigious Meadows medical district, the property sits directly adjacent to Boca Raton Regional Hospital, a 400-bed tertiary care hospital and one of South Florida's leading healthcare campuses with more than 800 affiliated physicians and nationally recognized centers for cardiovascular care, oncology, neuroscience, orthopedics, and women's health. This premier location provides unmatched convenience for physicians, specialists, and patients seeking proximity to one of the region's most established healthcare networks.

The property offers exceptional accessibility via Glades Road and I-95 and is surrounded by a dense concentration of medical providers, outpatient facilities, surgery centers, imaging centers, and healthcare services. Its central Boca Raton location also provides convenient access to Florida Atlantic University, downtown Boca Raton, Town Center at Boca Raton, and the affluent residential communities that

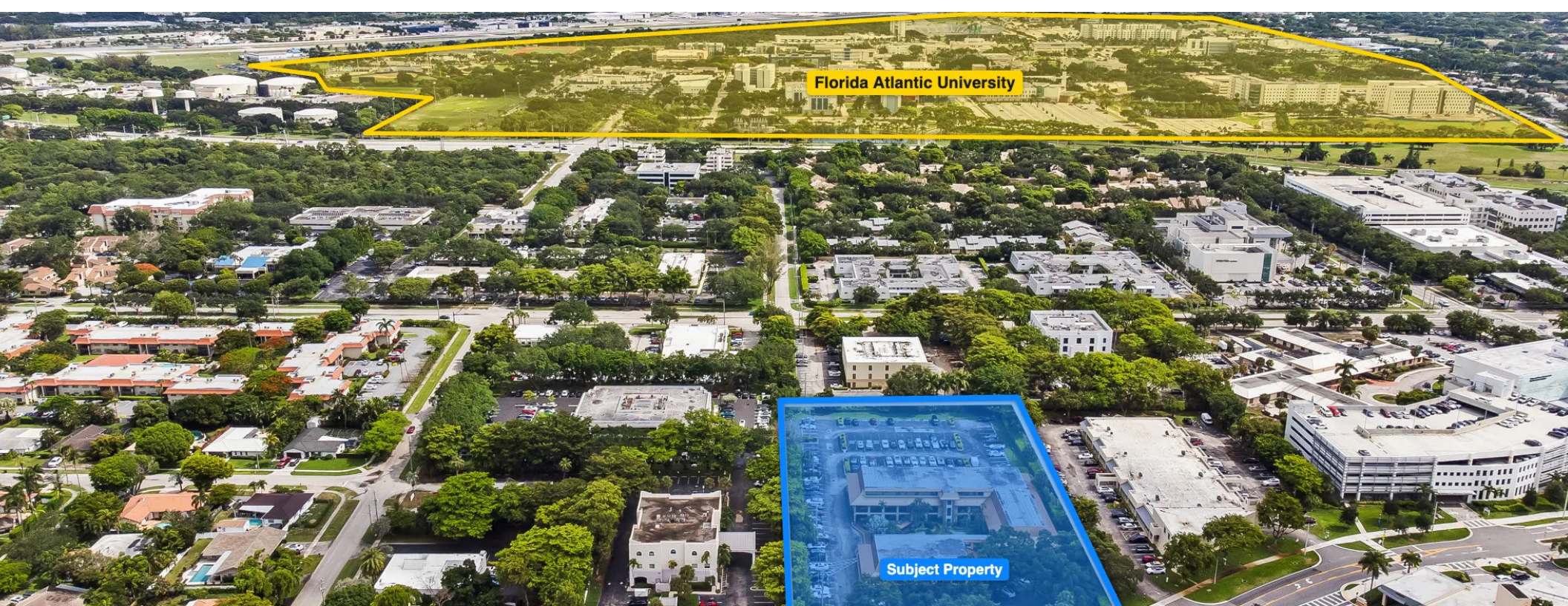
## PROPERTY HIGHLIGHTS

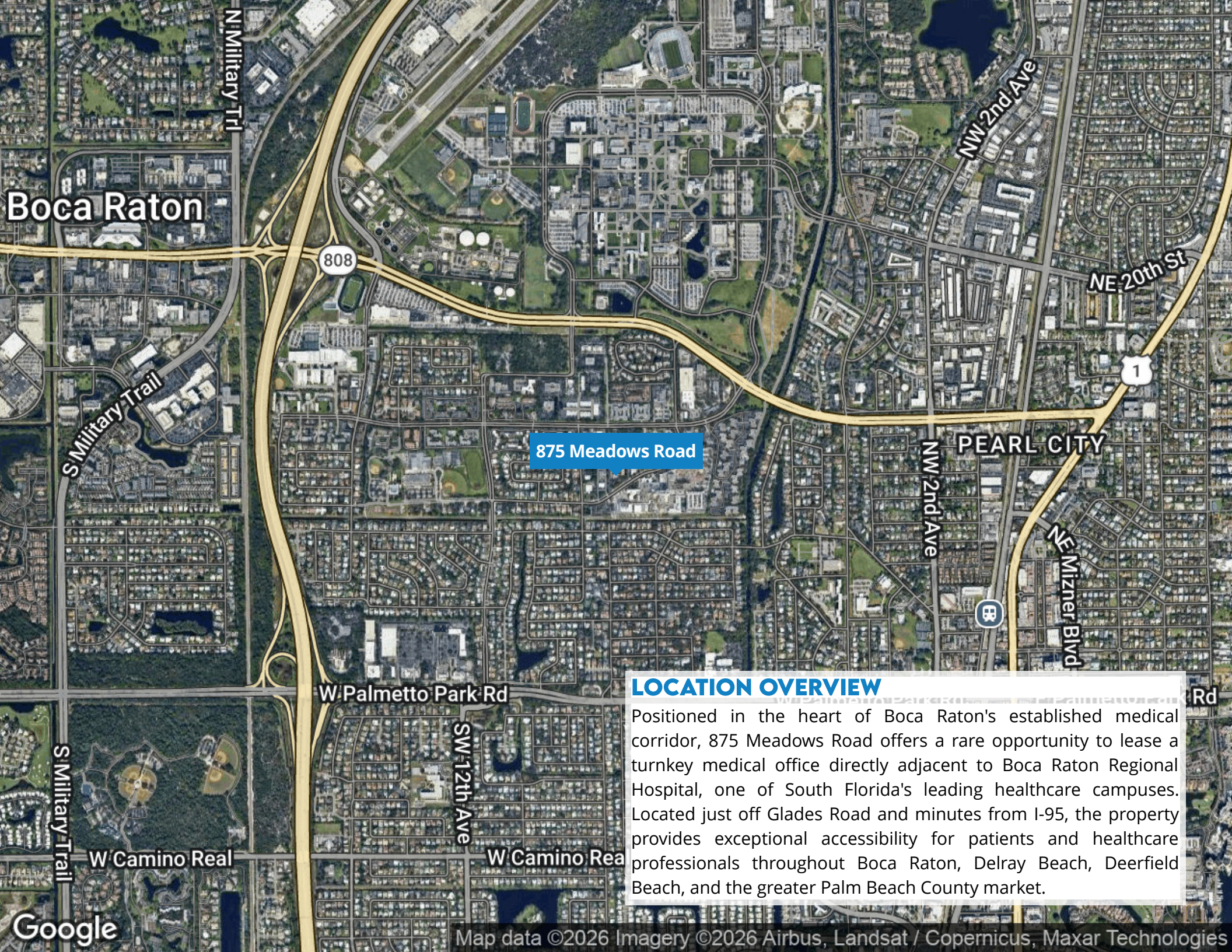
- Prime location in Boca Raton adjacent to Boca Regional Hospital
- Generous parking space available
- Beautiful and modern buildout
- Excellent natural light throughout the space
- Easy access to major transportation routes
- Well-maintained landscaping and exterior upkeep

## OFFERING SUMMARY

Base Rent:	\$50.00 SF/yr (NNN)
NNN:	est. \$22.18/SF/yr
Number of Units:	1
Available SF:	2,427 SF



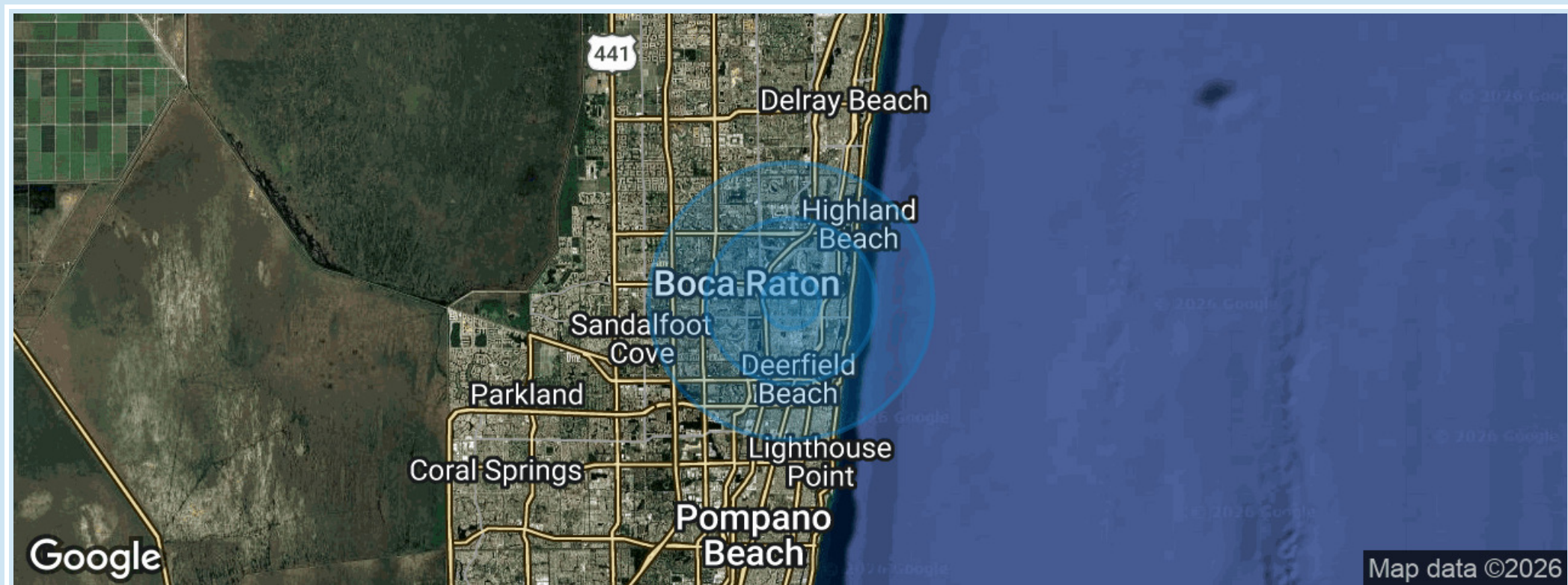




875 Meadows Road

### LOCATION OVERVIEW

Positioned in the heart of Boca Raton's established medical corridor, 875 Meadows Road offers a rare opportunity to lease a turnkey medical office directly adjacent to Boca Raton Regional Hospital, one of South Florida's leading healthcare campuses. Located just off Glades Road and minutes from I-95, the property provides exceptional accessibility for patients and healthcare professionals throughout Boca Raton, Delray Beach, Deerfield Beach, and the greater Palm Beach County market.

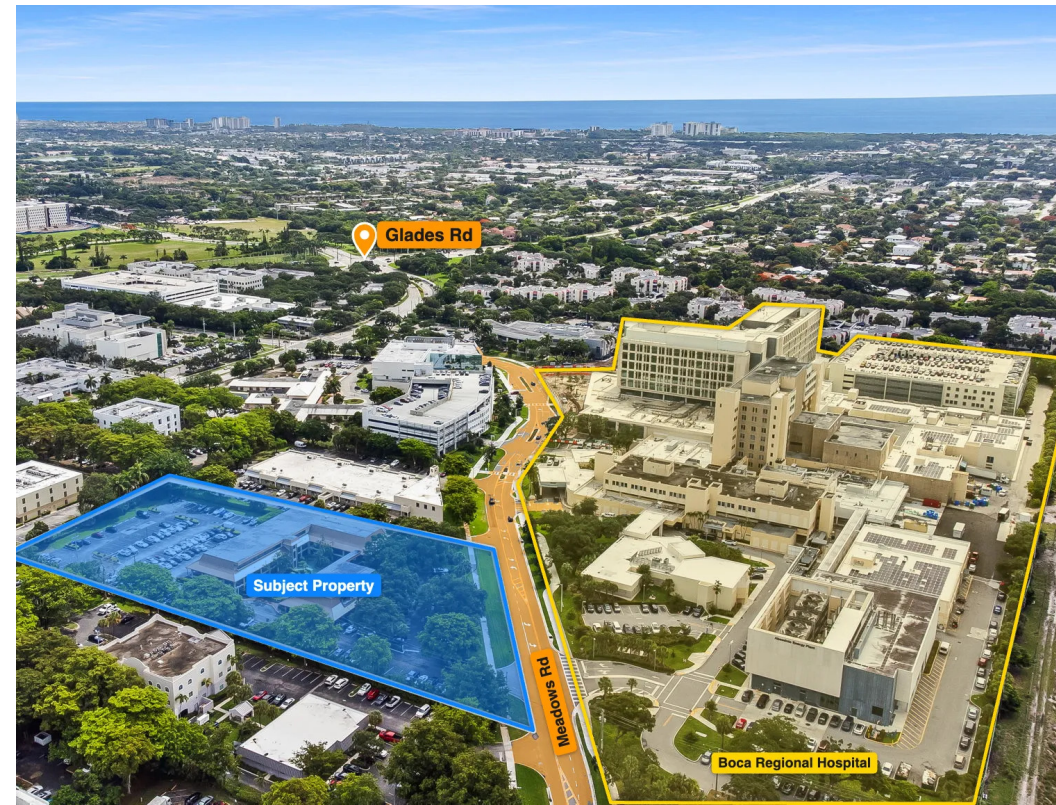


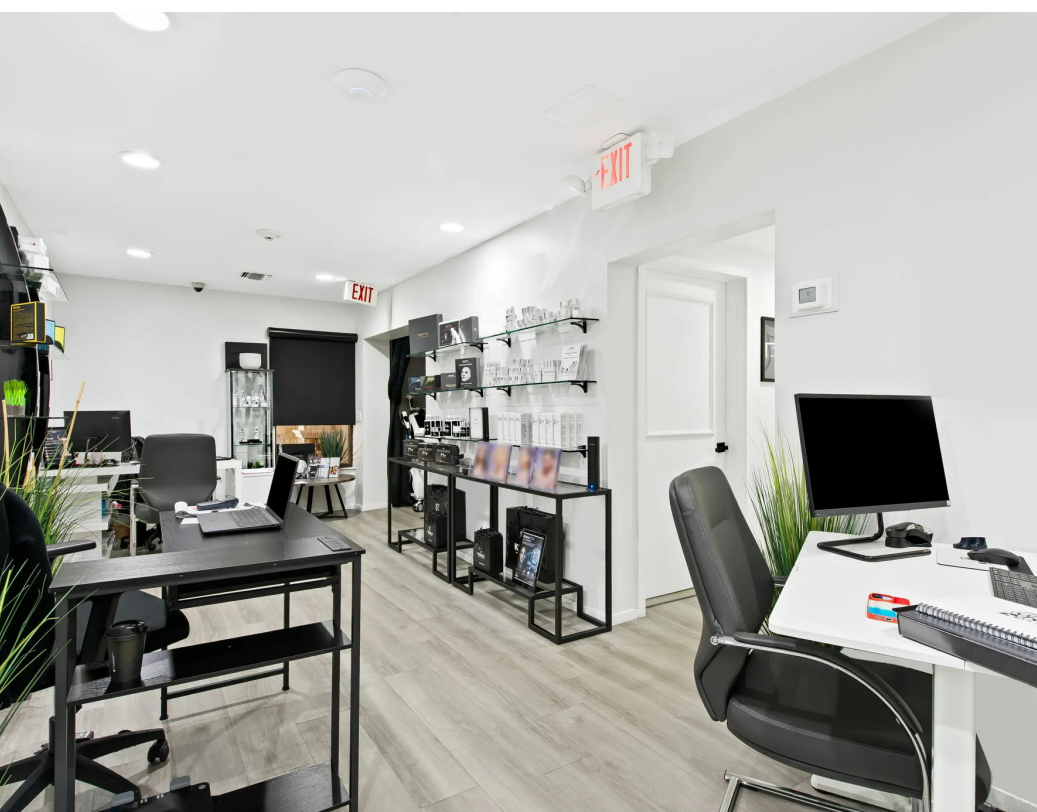
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	13,630	97,799	231,109
Average Age	39.9	45.3	48.6
Average Age (Male)	38.8	44.6	47.6
Average Age (Female)	39.9	45.6	49.3

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	4,620	40,610	101,190
# of Persons per HH	3.0	2.4	2.3
Average HH Income	\$127,070	\$153,100	\$132,816
Average House Value	\$683,925	\$800,159	\$622,601







# NATIVE REALTY®

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