



**Medical Office Space
11382 Prosperity Farms Road
Palm Beach Gardens, Florida**

ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

***2801 Exchange Court
West Palm Beach, FL 33409
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**Medical Office Space
11382 Prosperity Farms Rd
Unit #G128-130
Palm Beach Gardens, Fl.**

**CONFIDENTIAL
OFFERING MEMORANDUM**

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Presented by:

Paul Snitkin, President

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West Palm Beach, FL 33409

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Available ***FOR LEASE***

***Medical Office Space, Located at 11382 Prosperity Farms Road, #G128-130,
Palm Beach Gardens, Florida 33410***

Excellent Palm Beach Gardens Opportunity! Rare opportunity for a Medical Office space in the heart of Palm Beach Gardens. Close to all areas of Palm Beach County. PGA Boulevard and Prosperity Farms Road is an active commercial area within Palm Beach Gardens. US Highway #1 just to the east and Interstate 95 is just to the west. This is an quality location with an end unit on the 1st floor. Tons of parking available. Lots of Natural Light within the space with a views of mature trees on the east and south side of space. High finished ceilings. Modern layout for many uses. Current use is Dental use, but is perfect for all types of medical uses. This is a luxury commercial condominium building.

Close to Lost Tree, Seminole Landing, Trump National Golf Course, Bear's Club, Admiral's Cove, Frenchman's Creek, Frenchman's Reserve, Old Palm, Ballenises, and the Atlantic Ocean. Subject unit consists of a total of ***2,923 SF.***

Call Paul Snitkin for additional information.

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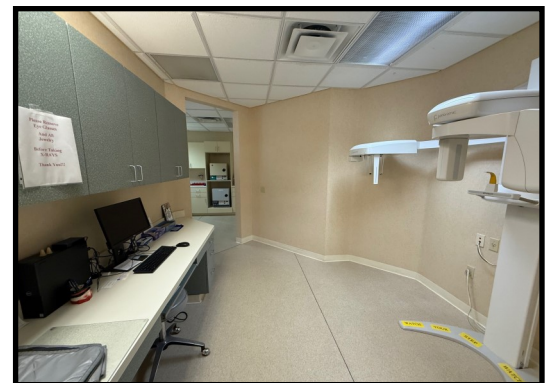
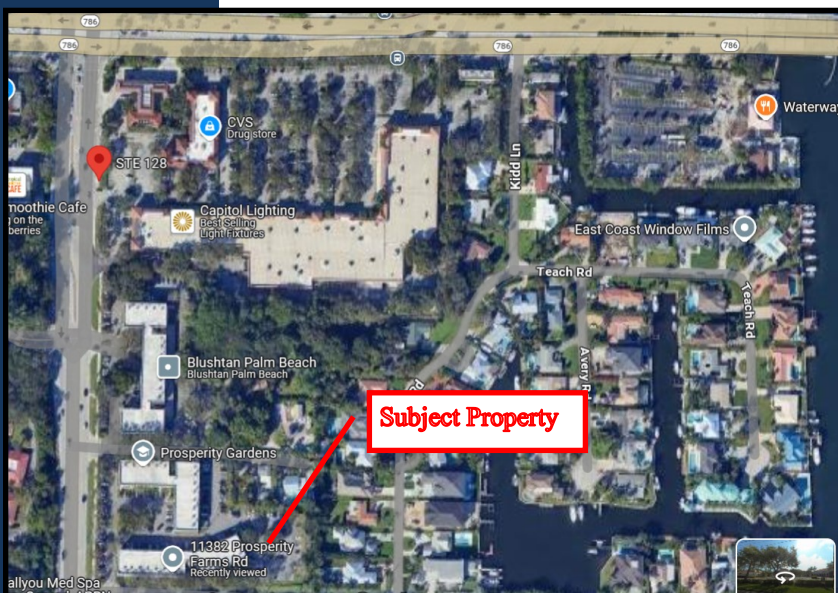


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Project Overview

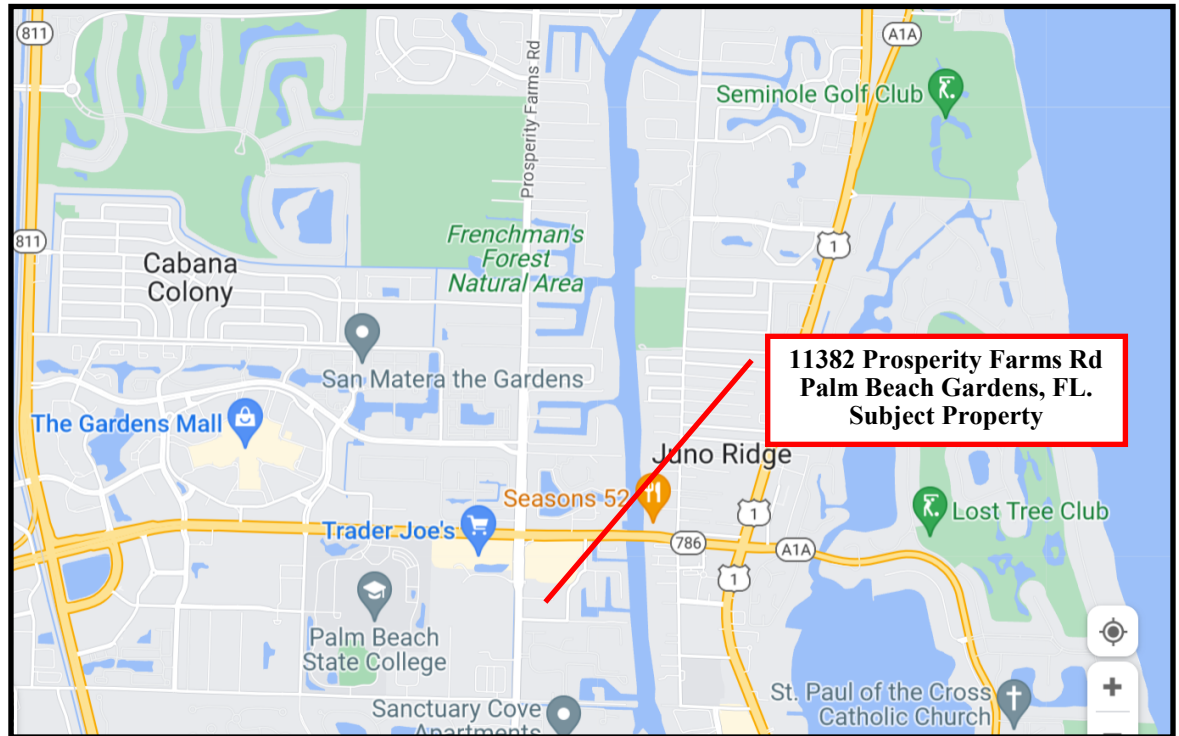
Anderson & Carr, Inc. is pleased to present this rare property available for lease, at 11382 Prosperity Farms Road, Palm Beach Gardens, FL. This Commercial Office Building is a 2 story, modern commercial office building located in the Heart of Palm Beach Gardens. Close to all luxury Subdivisions and the Atlantic Ocean. The property has high ceilings, and is located on the first floor. Above average finishes and fixtures. Lots of on site parking. The property backs up to a Nature area with views from the unit. Making this medical office opportunity a serene location. The property is surrounded by Retail, Office, Medical Office, and Residential.

The existing unit is built out as a Orthodontist Office with a semi-open floorplan, and private exam rooms. The space can be customized for any type of medical or professional office use.





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Strategic Location

The property is situated on the east side of Prosperity Farms Road, just south of PGA Boulevard. Property has an excellent location and surrounded by mature trees that gives the site a private look. The building is walking distance to all major amenities, restaurants, businesses, and support facilities. This area has historically experienced high demand with low vacancy rates due to its central location. Property values, occupancy levels, and rent levels in the area have increased over the past several years with this trend expected to continue into the foreseeable future.

Additional Pictures Floor Plan

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