CBRE

Northwest Medical Park II

2964 North State Road 7 | Margate, FL 33063

4,277 SF Available for Sublease

KEY FEATURES

- **Prime Medical Location:** Located at 2964 N State Road 7, Suite 340 (3rd floor), directly adjacent to Northwest Regional Hospital, Continucare Medical Center, and Northwest Center for Integrative Medicine & Rehabilitation. The property has excellent access to Highway 441 and is positioned within a strong, established medical corridor.
- **Move-In Ready Buildout:** 4,277 SF suite with Class A finishes, 14 exam rooms, 3 in-suite restrooms, 2 administrative areas, a break area, and a large waiting/reception room.
- **Convenient Parking:** 3.11 spaces per 1,000 SF, providing ample parking for patients and staff.

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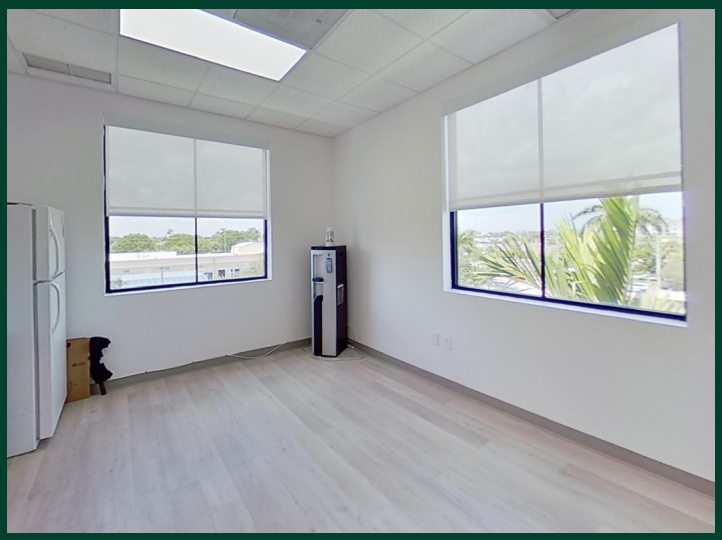
Medical Office | For Sublease



www.cbre.com

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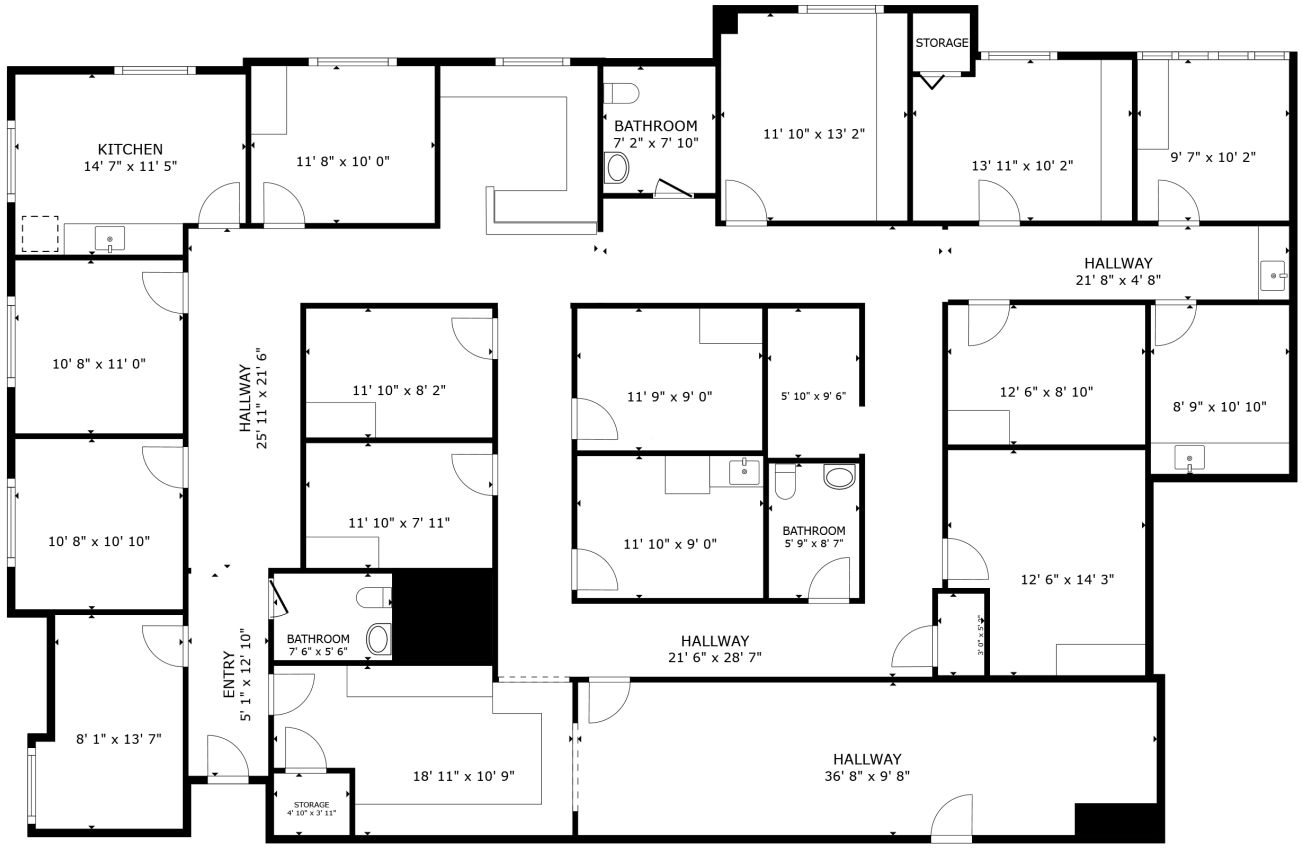
Medical Office | For Sublease

3rd Floor, Suite 340 - 4,277 SF
Lease Expiration - 12/31/2028



FLOOR PLAN

Contact Us

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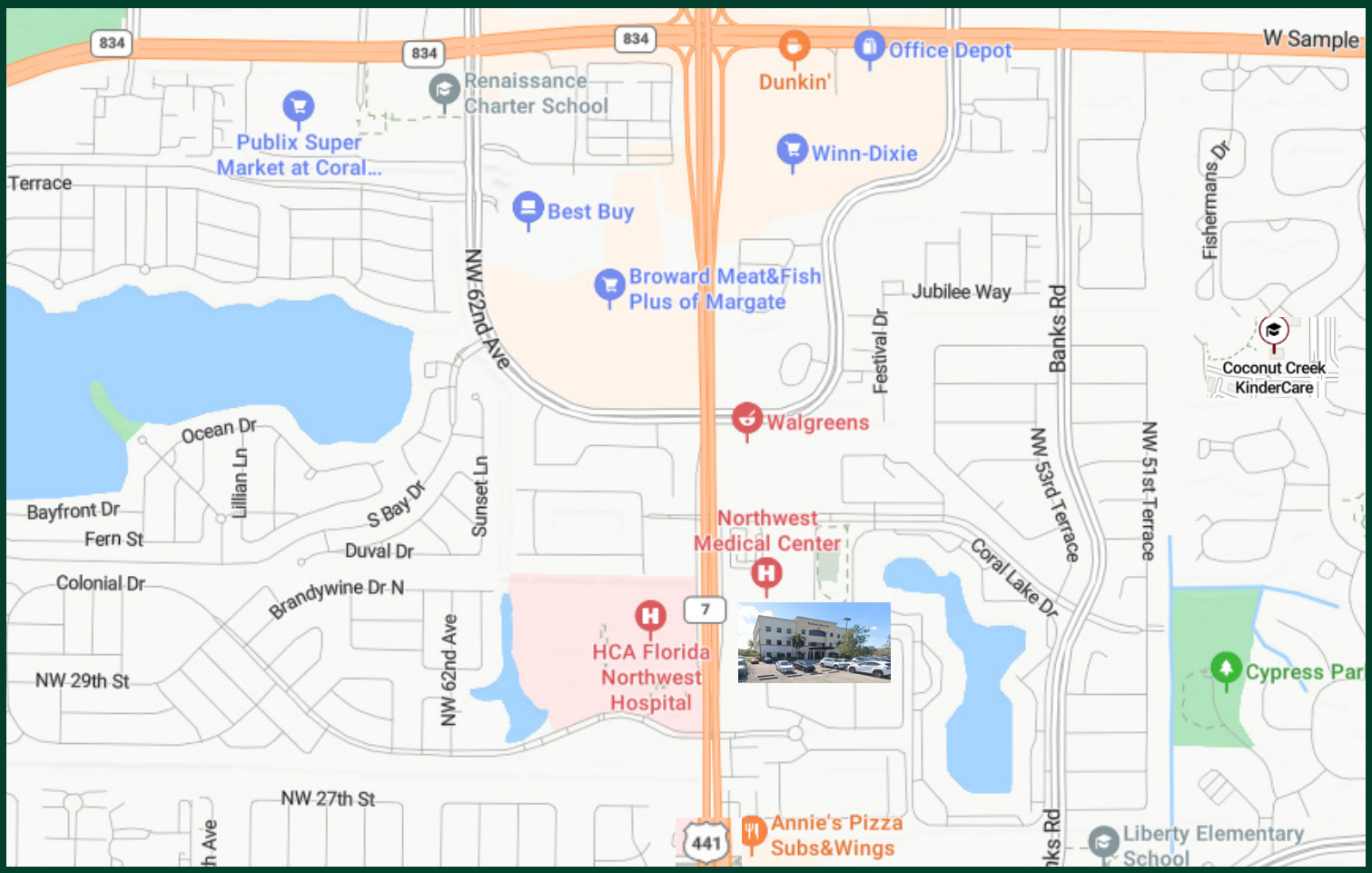

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