

Congress Professional Center II

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

Bryan McKenney
(888) 585-6880

**1630 S Congress Ave
Palm Springs, FL**



CONGRESS PROFESSIONAL CENTER II

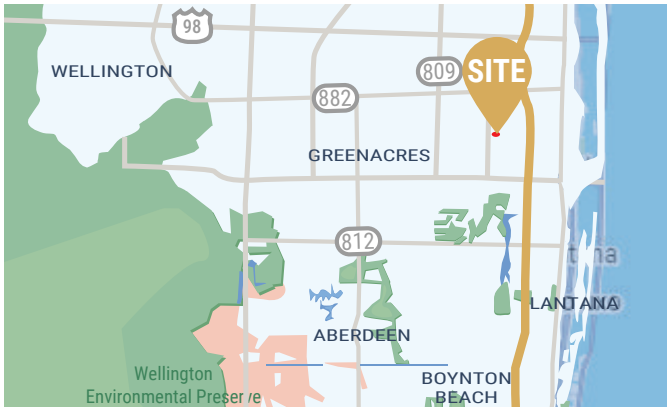
Positioned on South Congress Avenue in Palm Springs, Congress Professional Center II is strategically located within central Palm Beach County's established healthcare corridor. With close proximity to I-95 and just minutes away from West Palm Beach International Airport and Downtown, this location creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

The property offers a dynamic environment for primary care and specialty practices seeking accessibility, flexibility, and a robust physician network. Featuring divisible, build-to-suit space and generous tenant improvement allowances, Congress Professional Center II adapts to practices of any size while sitting alongside a neighboring shopping plaza with easy walking access to banks, restaurants, and retail. Anchored by a deep, growing patient base across Palm Springs, Lake Worth Beach, and the surrounding central Palm Beach County communities, the building presents an exceptional long-term leasing opportunity.



PROMINENT LOCATION & ACCESSIBILITY

- Close proximity to I-95
- Five minutes from West Palm Beach International Airport and Downtown
- Located next to a shopping plaza with walking access to banks, restaurants, and retail



IDEAL MARKET & SITE LOCATION

- Positioned within central Palm Beach County's deep, growing healthcare consumer market
- Conveniently serves 554,536 residents within a 15-minute drive



BUILDING HIGHLIGHTS

- Three-story, 26,849 SF medical office building
- Surface parking (4.44/1,000 SF parking ratio)
- Masonry construction
- Divisible, build-to-suit space
- Generous tenant improvement allowance

Estimate 15 Min Drive

POPULATION ESTIMATES

554,536

>17 114,829

18-44 198,029

AVERAGE HOUSEHOLD INCOME

\$96,850.97126

45-64 138,172

65+ 103,506

Data Source:  **Placer.ai**

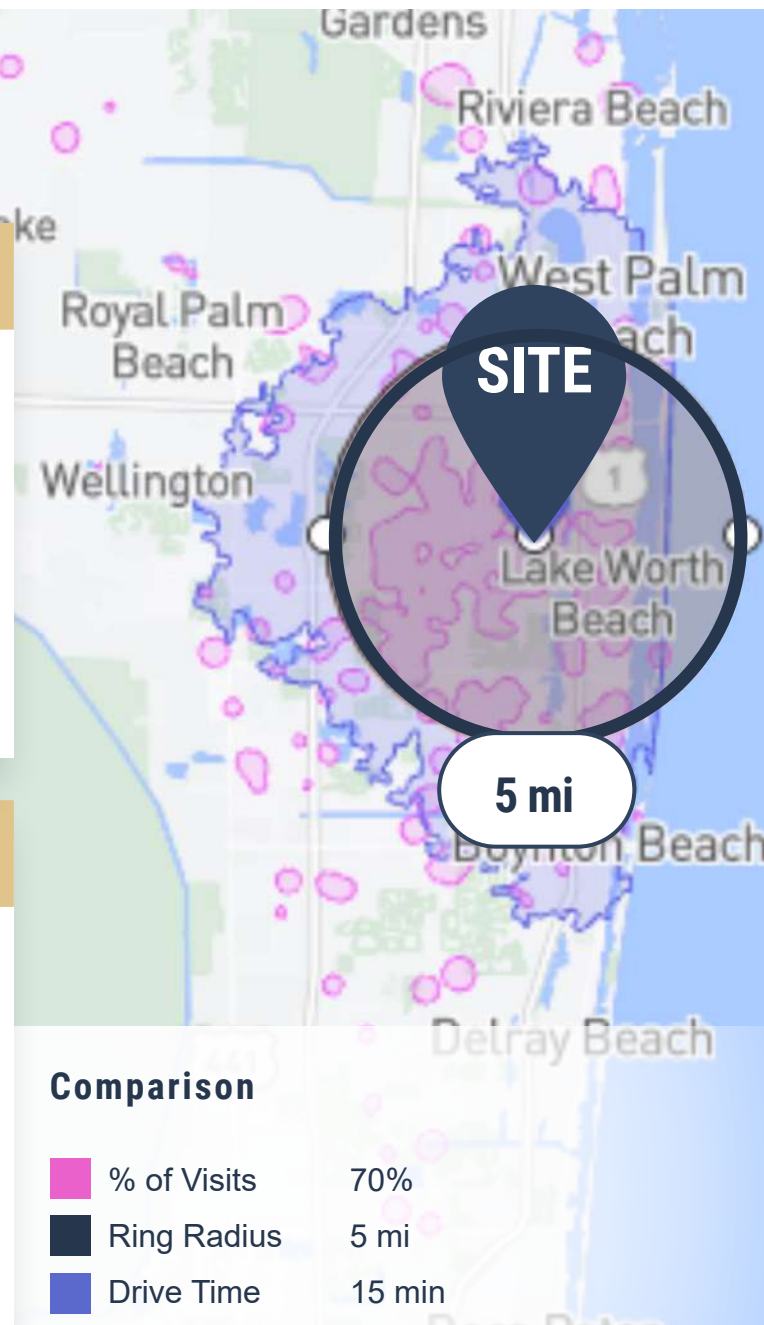
PAYOR MIX Within 15 Min Drive

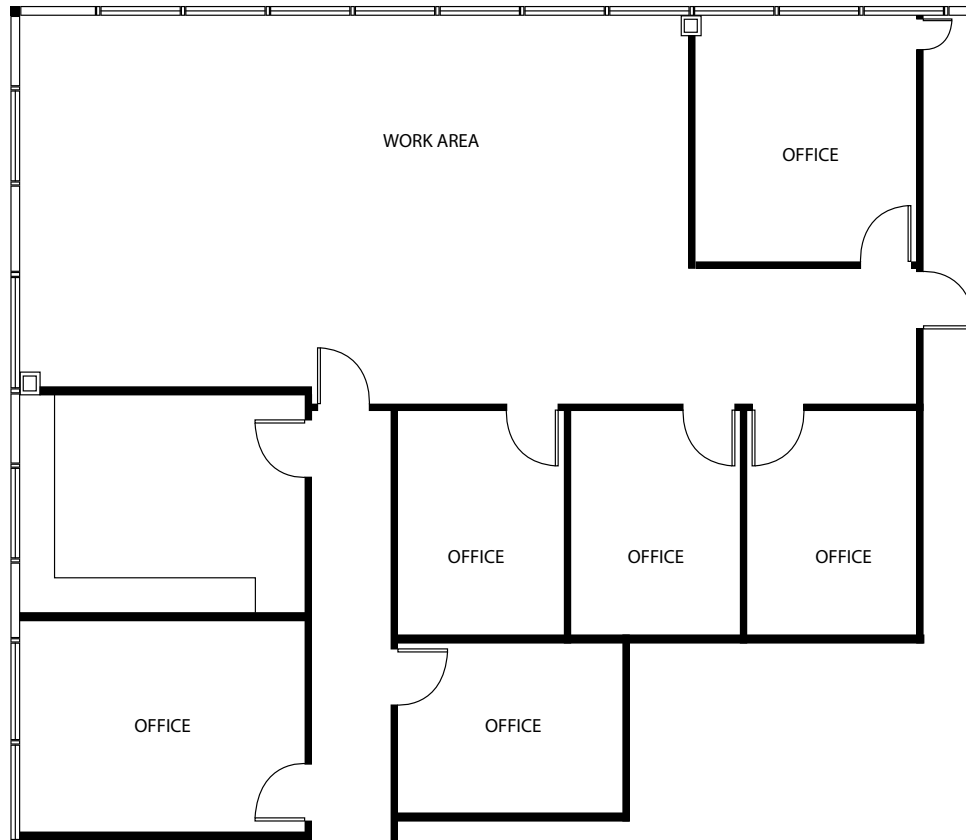
COMMERCIAL	12%
EMPLOYER BASED	36%
GOVERNMENT	27%
MULTIPLE	4%
SELF PAY	20%

Data Source:  **Placer.ai**

Comparison

	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min



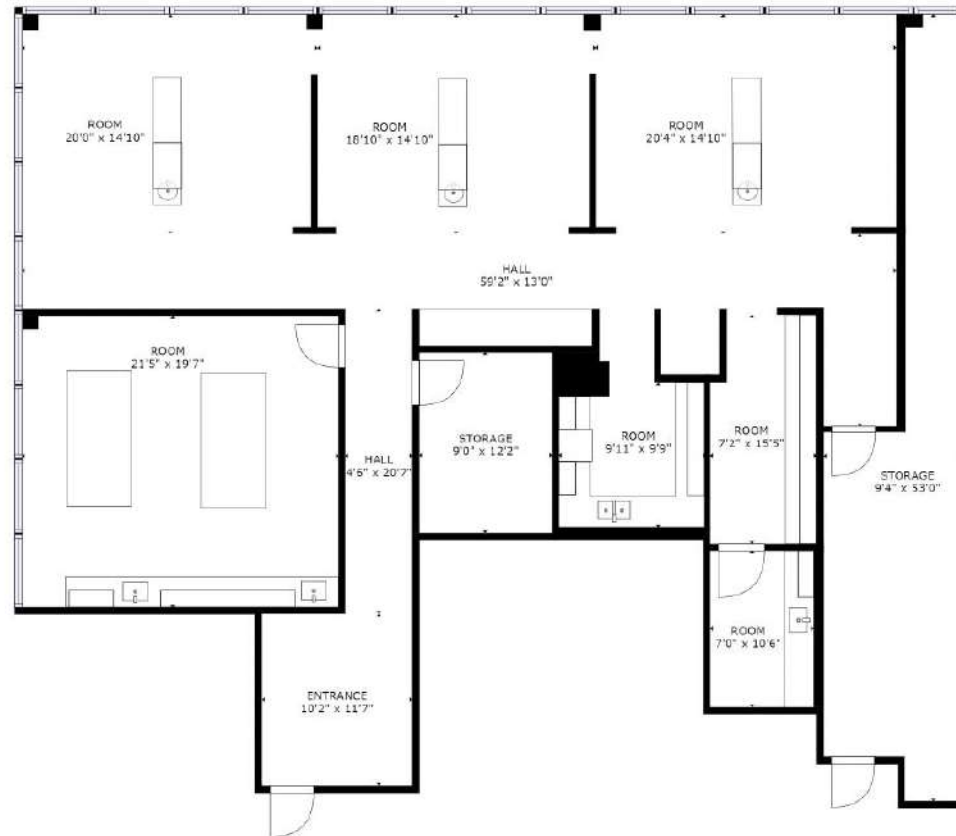


AVAILABLE SUITE

Suite 101 - 2,466 RSF

SUITE DESCRIPTION

6 Private Offices, 1 Work Area
Available on 12/1/26



AVAILABLE SUITE

Suite 201 - 3,236 RSF

SUITE DESCRIPTION

7 Rooms, 2 Storage Rooms,
Waiting Room,
and 2 Restrooms

Virtual Floor Plan

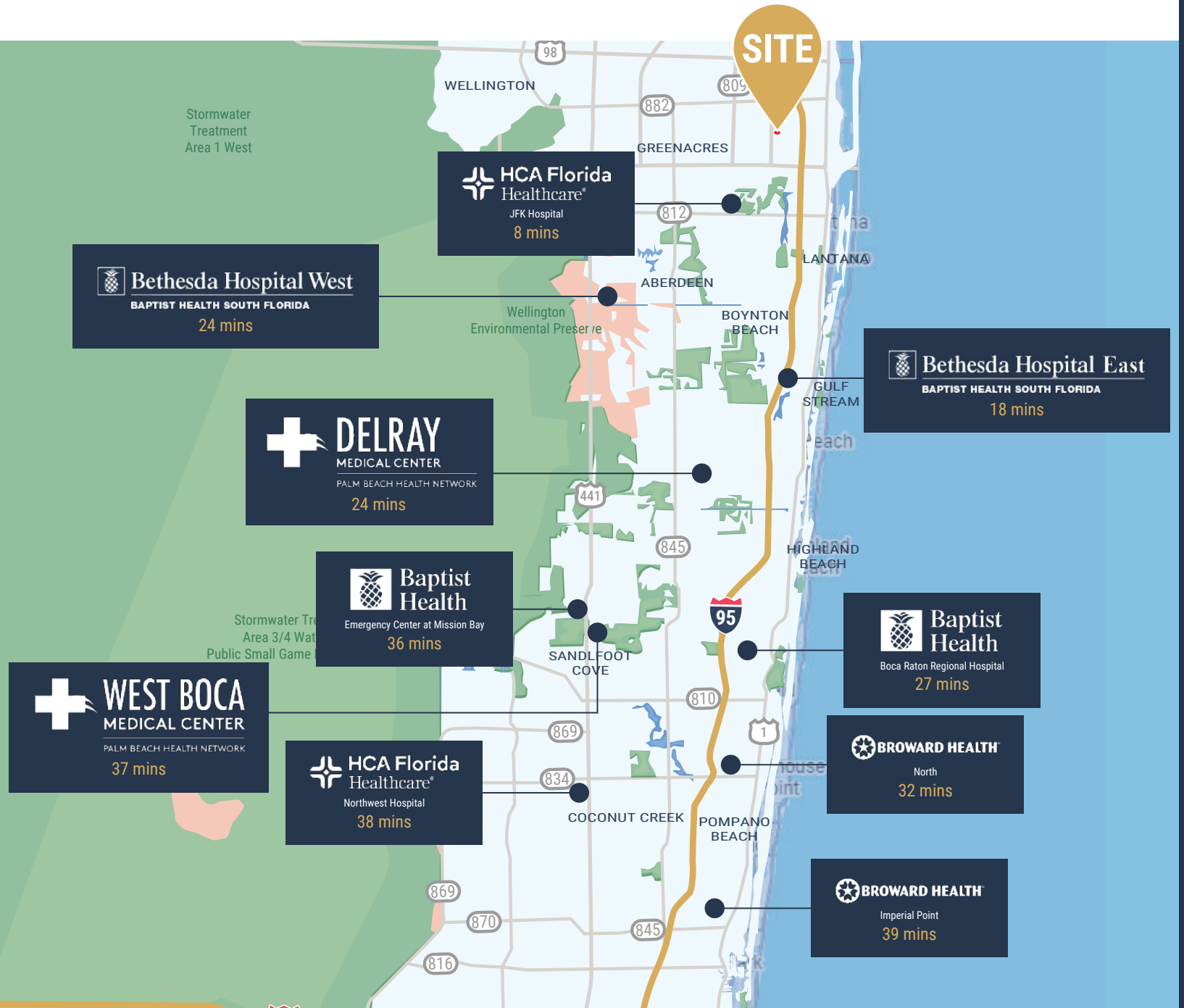
CLICK OR SCAN

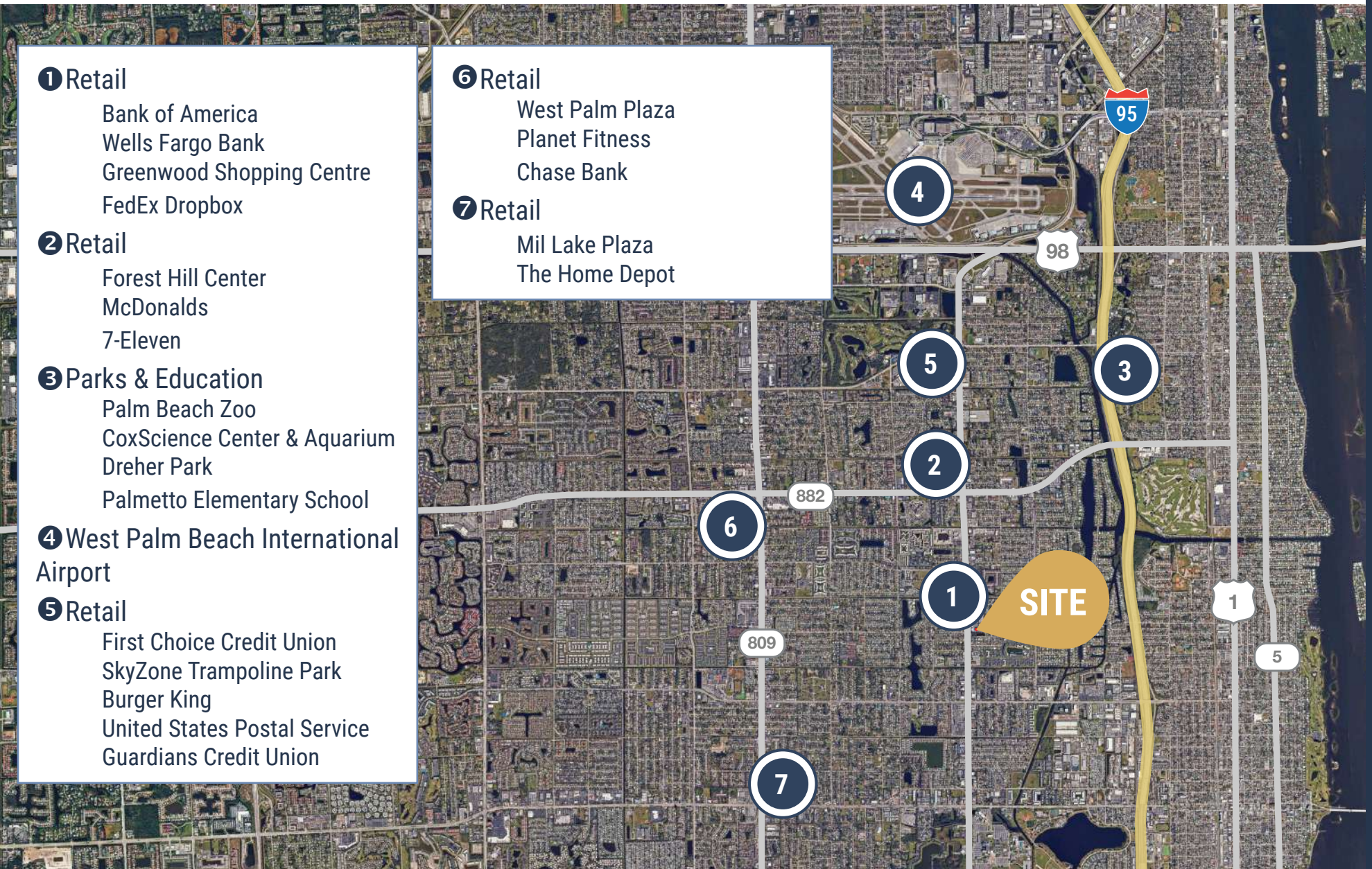




LOCAL HOSPITAL DISTANCE MAP

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OWNED & OPERATED BY

**Well
tower**