

**NEW OWNERSHIP  
RENOVATIONS UNDERWAY**



**FOR LEASE**

# JFK Medical Plaza

*4801 S. Congress Avenue • Lake Worth • Florida*

Partnership. Performance.



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## JFK MEDICAL PLAZA

JFK Medical Plaza is a 4-story, multi-tenant, medical office building totaling 35,653 rentable square feet. The property is located in the Lake Worth Submarket just north of JFK Medical Center. This site offers excellent frontage and access to Congress Avenue and is less than 1-mile from Interstate 95.

Floor to ceiling windows offer an abundance of natural light and views of John Prince Golf Learning Center provide a lovely greenscape.

Parking is abundant and readily accessible for your clients.



## NEW OWNERSHIP AND RENOVATIONS UNDERWAY

JFK Medical Plaza recently changed ownership and they have begun capital improvements to the building.



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YOUNG**

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Palm Beach County  
Park Airport (LNA)

John  
Prince  
Golf Learning  
Center

South Congress Avenue

JFK  
MEDICAL  
CENTER

Prince Drive



## LOCATION HIGHLIGHTS

- Frontage on Congress Avenue (37,000 AADT)
- 1-mile west of I-95 (241,000 AADT)
- Views of John Prince Golf Learning Center
- Excellent parking ratio 5.19/1,000 SF

## DEMOGRAPHICS (3-MILE RADIUS):



Population - ±346,000



College Educated - 51%



Average Income - \$66,500

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## AVAILABLE SPACE

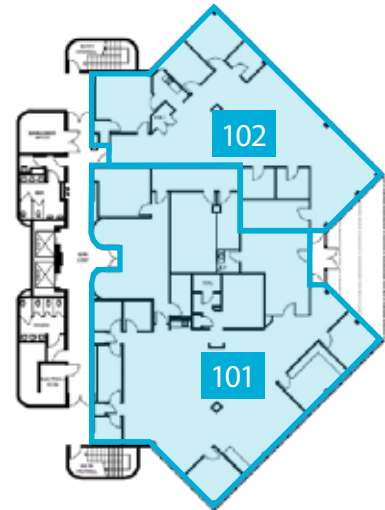
Entire first floor available for ±8,200 SF.

Entire third floor available for ±9,111 SF.

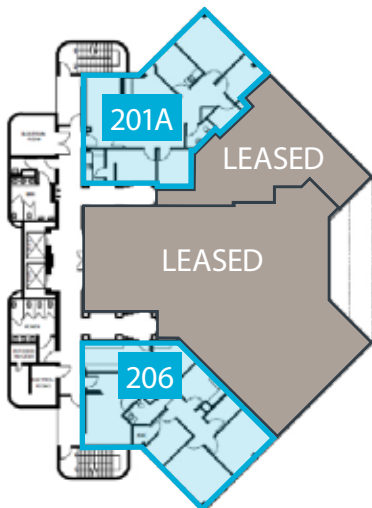
Suite	SF	Floorplan Link	Rate/SF NNN	OPEX/SF
101	5,357	<a href="#">Floorplan</a>	\$20.00	\$9.37
102	2,863	<a href="#">Floorplan</a>	\$20.00	\$9.37
201A	1,797	<a href="#">Floorplan</a>	\$20.00	\$9.37
206	1,863	<a href="#">Floorplan</a>	\$20.00	\$9.37
301	2,102	<a href="#">Floorplan</a>	\$20.00	\$9.37
303	2,229	<a href="#">Floorplan</a>	\$20.00	\$9.37
304	1,661	<a href="#">Floorplan</a>	\$20.00	\$9.37
305*	3,119	<a href="#">Floorplan</a>	\$20.00	\$9.37

\*shell condition

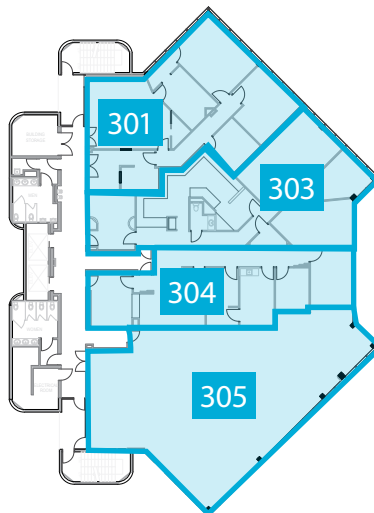
## FIRST FLOOR



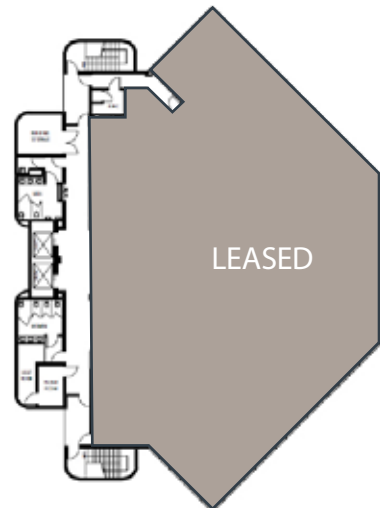
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR



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