

# 7,128 SF Office Building

4460 Medical Center Way, West Palm Beach, FL 33407

**NAI**Southcoast



*Presented by*

Stuart Duffin, P.A, SIOR, CCIM

Partner | Broker Associate

+1 772 579 0370

[sduffin@naisouthcoast.com](mailto:sduffin@naisouthcoast.com)

[www.naisouthcoast.com](http://www.naisouthcoast.com)

JJ Sanguily

Sales Associate

+1 772 834 3519

[jj@naisouthcoast.com](mailto:jj@naisouthcoast.com)

[www.naisouthcoast.com](http://www.naisouthcoast.com)

FOR SALE:

**2,500,000**

# 7,128 SF Office Building

4460 Medical Center Way, West Palm Beach, FL 33407



## Property Features

Price:	\$2,500,000
Building Class:	B
Year Built:	1995
Parking:	27 Spaces
Land Size:	0.64 Acres
SF:	7,128 SF
Zoning:	CPD

## Property Highlights

- Convenient location, less than a half mile from Interstate 95
- Well situated between two major Hospital Systems
- Turn key office build out ready for occupancy

# 7,128 SF Office Building

4460 Medical Center Way, West Palm Beach, FL 33407



# 7,128 SF Office Building

4460 Medical Center Way, West Palm Beach, FL 33407

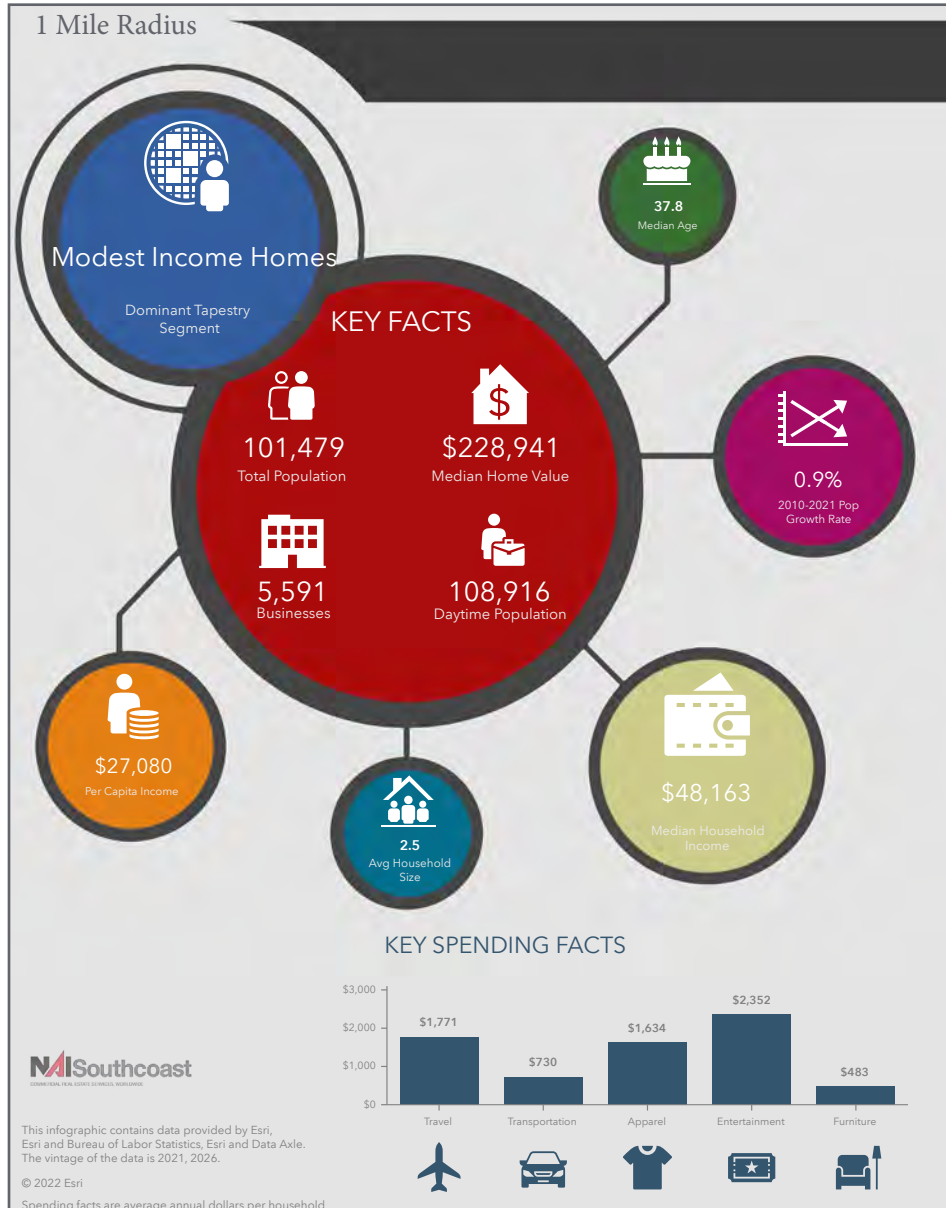
# Floor Plan



# 7,128 SF Office Building

4460 Medical Center Way, West Palm Beach, FL 33407

## 2021 Demographics



### Population

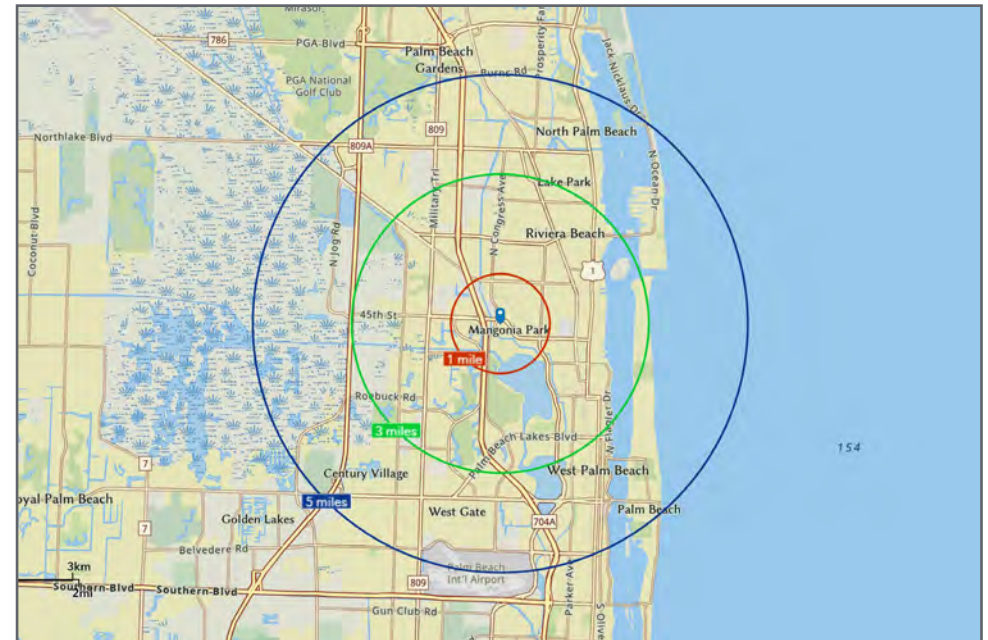
- 1 Mile: 8,178
- 3 Mile: 101,479
- 5 Mile: 207,095

### Average Household Income

- 1 Mile: \$62,413
- 3 Mile: \$67,690
- 5 Mile: \$79,981

### Median Age

- 1 Mile: 34.7
- 3 Mile: 37.8
- 5 Mile: 41.2



# County Overview:

## Palm Beach County

Palm Beach County is the northern county of the tri-county area in South Florida, alongside Broward and Miami-Dade. Palm Beach has historically catered to a large proportion of retirees, and while this is still the case, the county has also made great strides to bolster its economic output with a large presence in biotechnology and healthcare companies. According to the U.S. Census report, the county's population grew by 11.4% since 2010, arriving at a total population of 1.54M residents and is projected to grow to 1.55M by 2025. Palm Beach County has been a telecommunications and IT center since IBM arrived to the county nearly 50 years ago. Employment drivers like FAU's 30,000 students and 1,500 faculty members serve to fuel further growth in the IT sector going into the future. Florida's population exploded last year as people moved to the state in droves, fleeing high taxes and strict regulation in search of a higher quality of life. South Florida is one of the leading areas attracting businesses from California and New York.



LISTING AGENTS



Stuart Duffin, P.A, SIOR, CCIM

Partner | Broker Associate  
+1 772 579 0370  
sduffin@naisouthcoast.com  
www.naisouthcoast.com



JJ Sanguily

Sales Associate  
+1 772 834 3519  
jj@naisouthcoast.com  
www.naisouthcoast.com



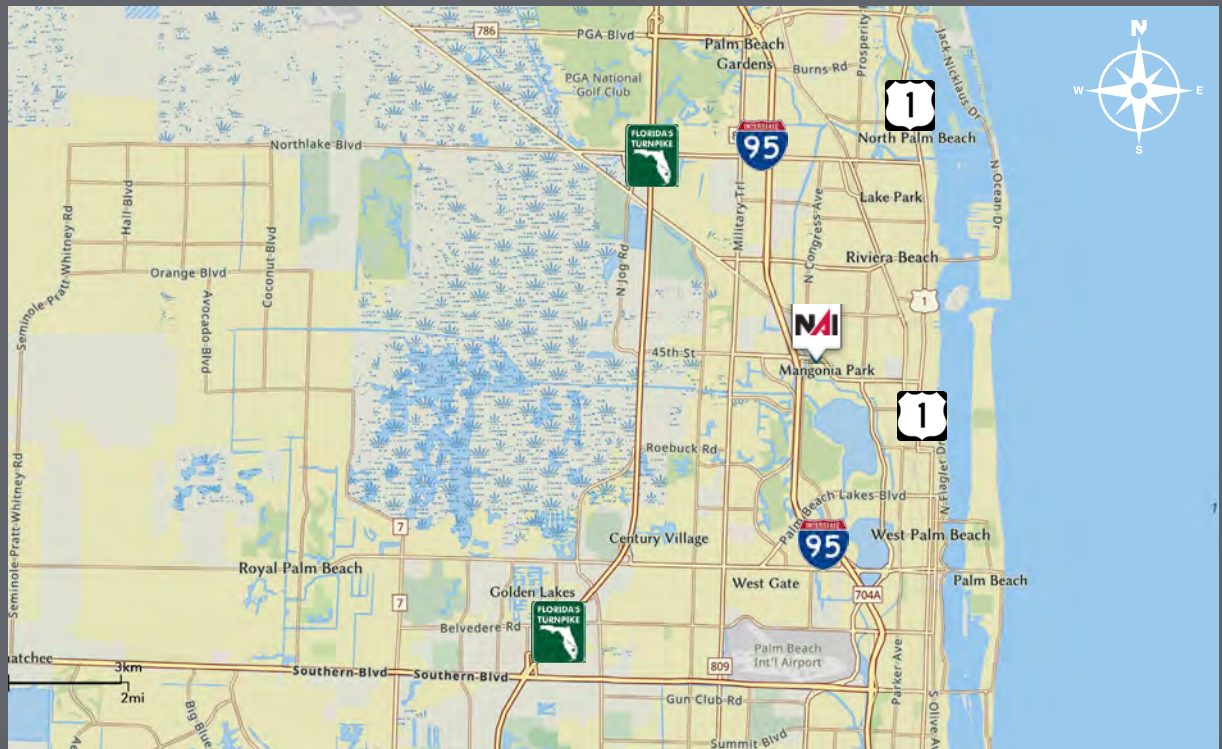
# 7,128 SF Office Building

4460 Medical Center Way, West Palm Beach, FL 33407

FOR SALE:

## \$2,500,000

Destination	Distance	Time
I-95	0.5 Miles	2 Minutes
Florida Turnpike	5.2 Miles	12 Minutes
US-1	2.1 Miles	6 Minutes



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.