

4601 N. CONGRESS AVENUE WEST PALM BEACH • FL • 33407

LAST TWO SUITES AVAILABLE!



PROPERTY HIGHLIGHTS

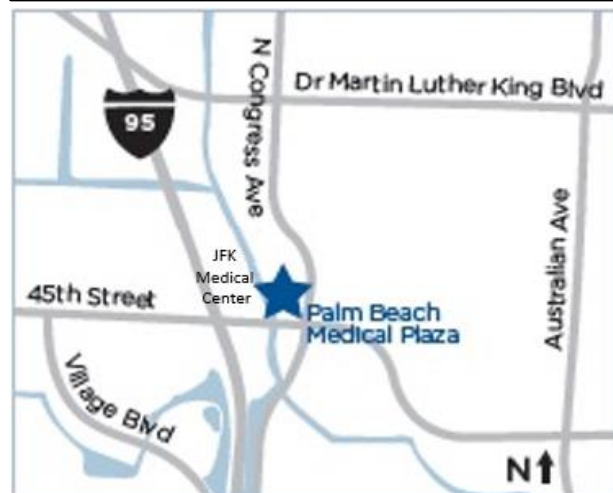
- Property under new ownership!
- Located on the JFK Medical Center North Campus
- Immediate access to I-95 via 45th Street
- Fully built out medical suites
- Suites available for immediate occupancy
- **ONLY TWO SUITES AVAILABLE!**

SPACE AVAILABILITY

- Suite 205 – $\pm 2,326$ RSF
- Suite 206 – $\pm 1,469$ RSF

Lease Rate:

- \$19.00 PSF NNN



Murray Brown
Broker Assoc.
561.776.9300

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ASSET
SPECIALISTS, INC.

ASSET SPECIALISTS, INC.

3710 Buckeye St.
Suite 100

Palm Beach Gardens, FL 33404



LOCATION INFORMATION

Direct Access from I-95 at 45th Street



The 4601 N. Congress Avenue building is located near the corner of 45th Street and Congress Avenue immediately East of I-95 in West Palm Beach, Florida. This property is in the heart of West Palm Beach on the JFK Medical Center North Campus and minutes away from a variety of shopping, banking, restaurants and lodging options.



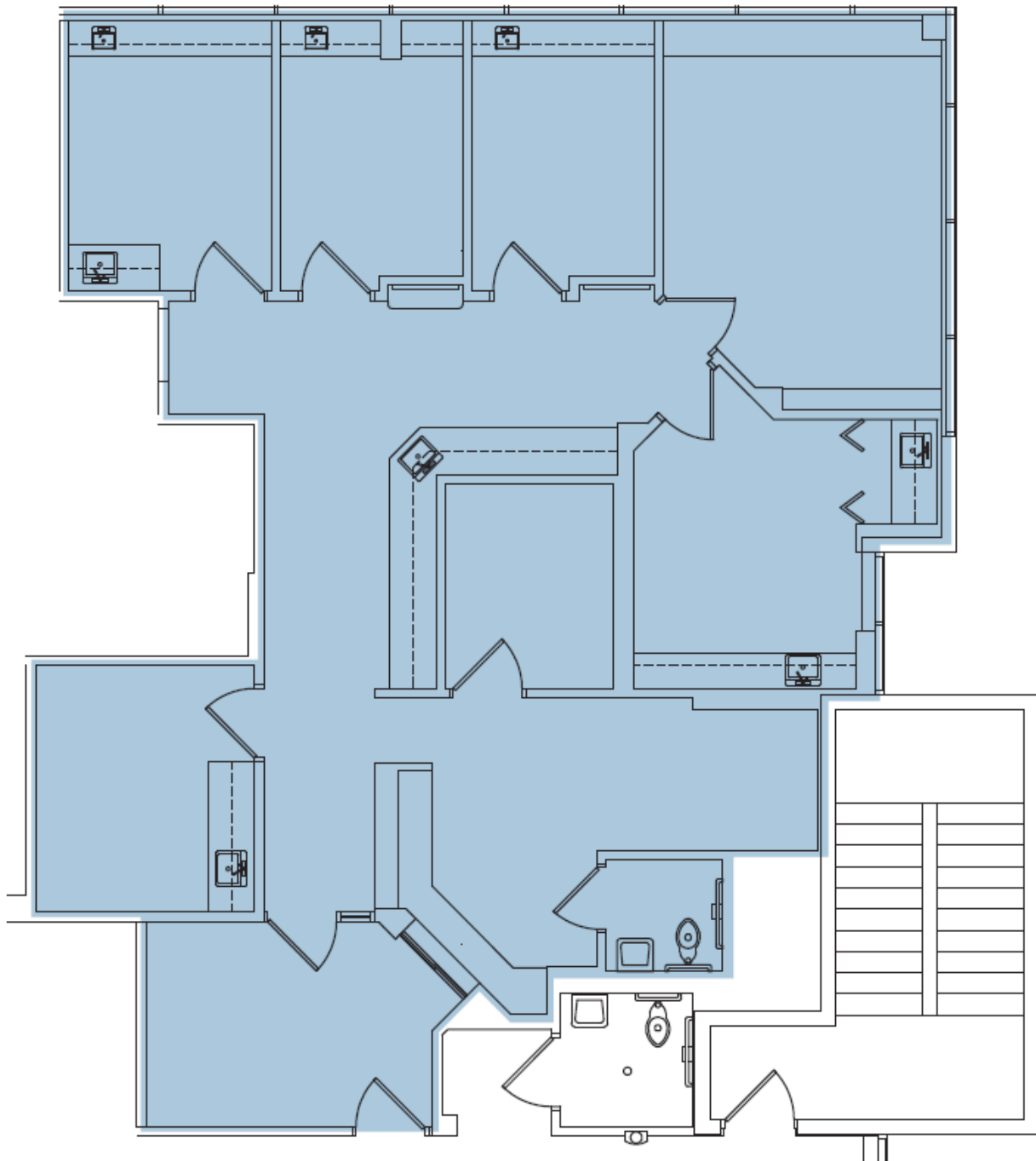
Destinations	Distance (Miles)	Travel Time
JFK Medical Center North	0.1	0 mins
Interstate 95	0.3	1 min
Florida's Turnpike	5.2	9 mins
Palm Beach International Airport	5.7	12 mins
Downtown West Palm Beach	6	12 mins

subject to errors, omissions, prior sale or lease, change in price and withdrawal



FLOOR PLAN

Suite 205 • 2,326 Rentable Square Feet

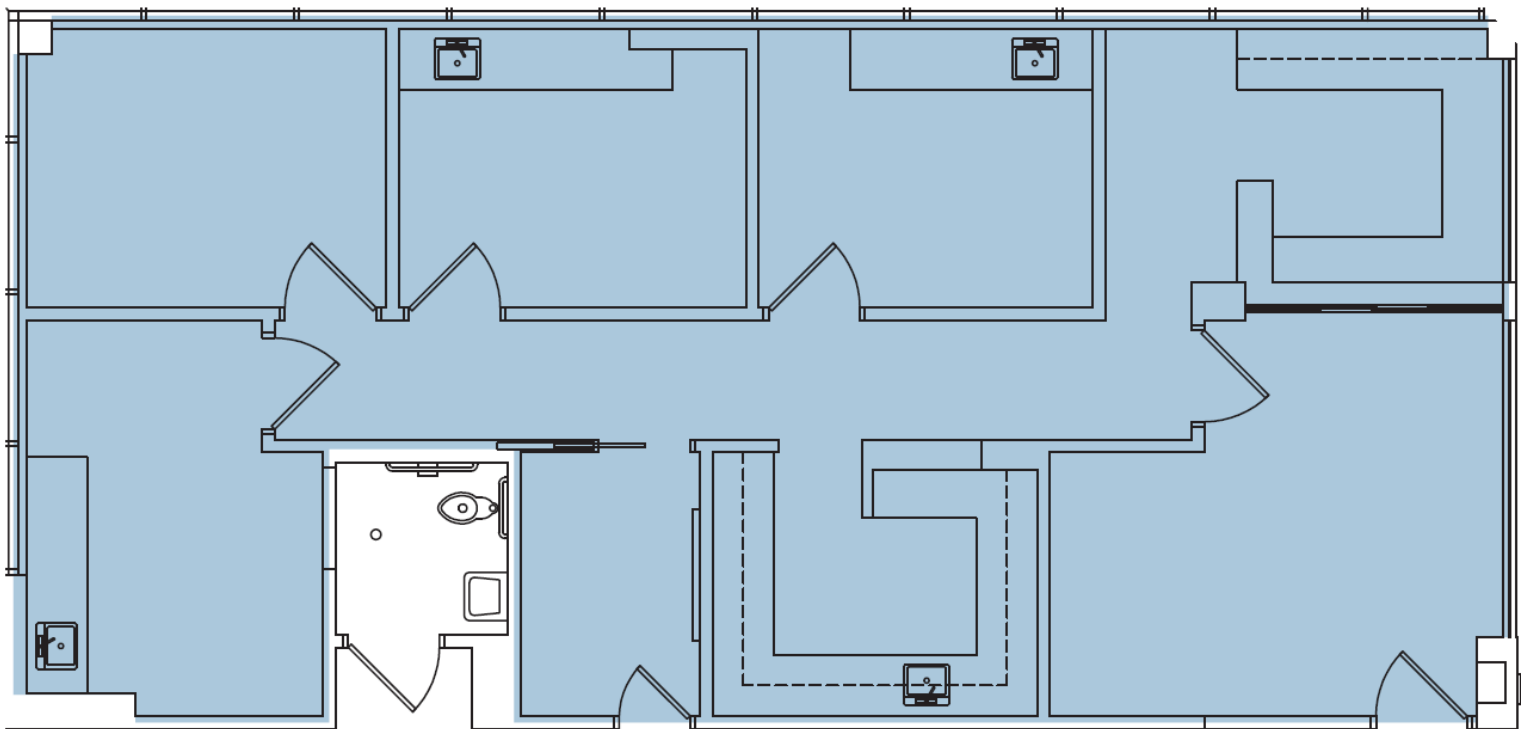


CORRIDOR



FLOOR PLAN

Suite 206 • 1,469 Rentable Square Feet



CORRIDOR

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RIGHT PEOPLE TOGETHER
AT THE **RIGHT TIME.**

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