

Delray Medical Pavilion

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

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DELRAY MEDICAL PAVILION

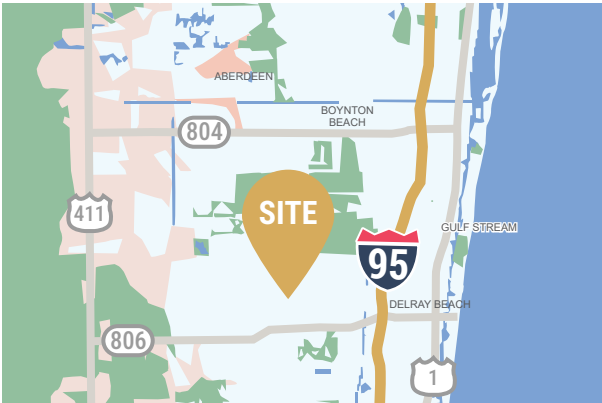
Positioned along South Military Trail in central Palm Beach County, Delray Medical Pavilion is a well-established medical office building within minutes of Delray Medical Center — a 536-bed acute care hospital and one of the region's leading healthcare anchors. This strategic location creates opportunities 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 proximity to hospital services and a robust physician network. With covered below-grade parking, recent ownership investment, and a renovated two-story footprint, Delray Medical Pavilion offers an ideal setting for healthcare providers establishing or expanding a practice. Limited new construction and continued migration toward community-based care make this an exceptional long-term opportunity in Palm Beach County's healthcare corridor.



PROMINENT LOCATION & ACCESSIBILITY

- Prominent location along South Military Trail
- Access to I-95 and Florida's Turnpike via Lake Ida Road and West Atlantic Avenue
- Minutes from Delray Medical Center, with eight regional hospitals reachable within a 30-minute drive



IDEAL MARKET & SITE LOCATION

- Centrally located among Delray Medical Center, Bethesda Hospital East, Bethesda Hospital West, Boca Raton Regional Hospital (Baptist Health), and HCA Florida JFK Medical Center
- Affluent, aging market positioned for sustained outpatient and specialty-care demand
- Conveniently serves 387,424 residents within a 15-minute drive
- Limited new MOB construction in the submarket over the past 10+ years: driving heightened demand for renovated, well-located medical office space



BUILDING HIGHLIGHTS

- Two-story, 37,440 SF medical office building
- Covered parking.
- Two hydraulic passenger elevators
- Steel frame construction with glass curtain wall exterior

Estimate 15 Min Drive

POPULATION ESTIMATES

387,424

>17 57,976

18-44 106,917

AVERAGE HOUSEHOLD INCOME

\$122,365.26

45-64 96,224

65+ 126,307

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 18.4%

EMPLOYER BASED 40.9%

GOVERNMENT 24.4%

MULTIPLE 6.4%

SELF PAY 9.9%

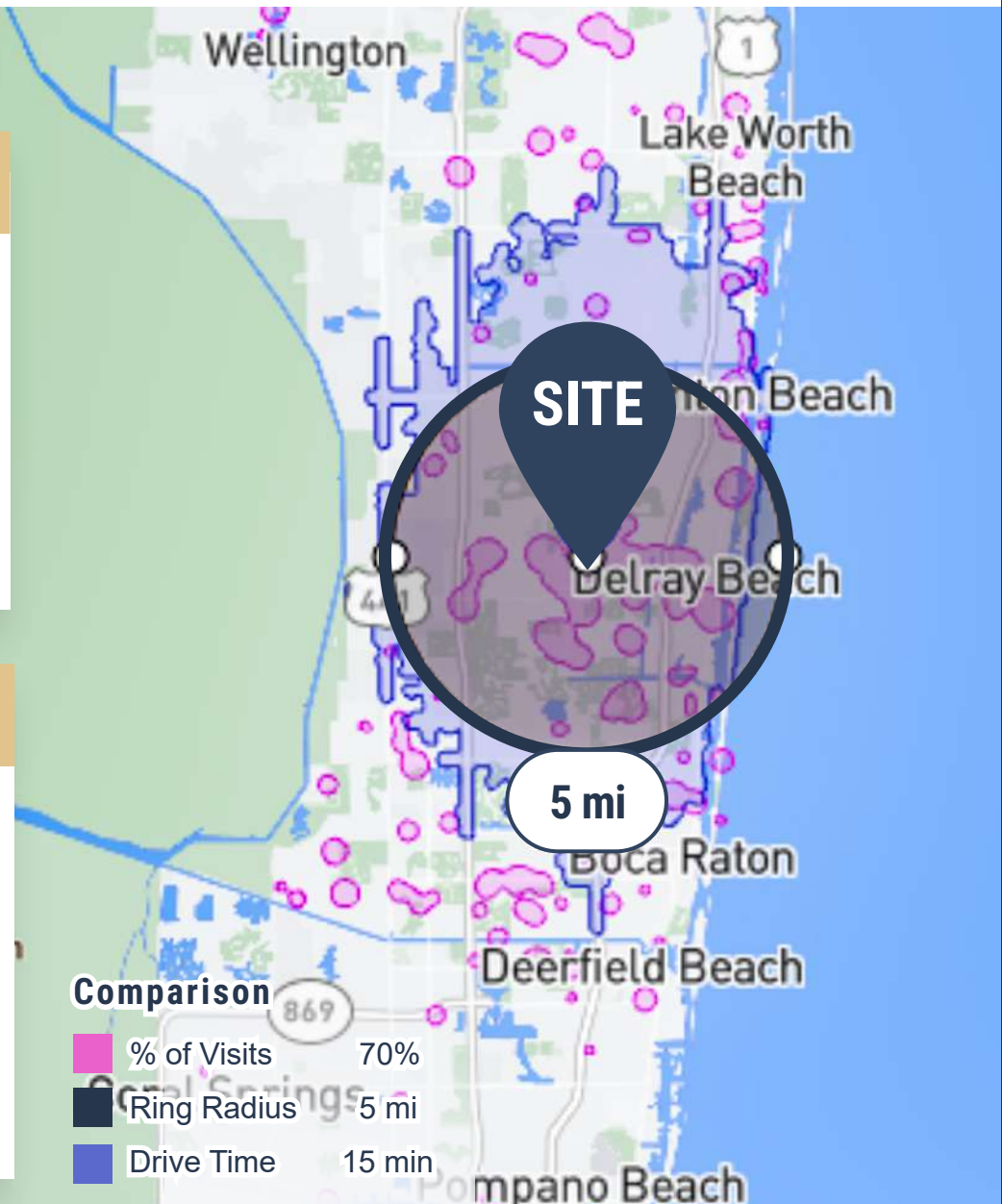
Data Source:  **Placer.ai**

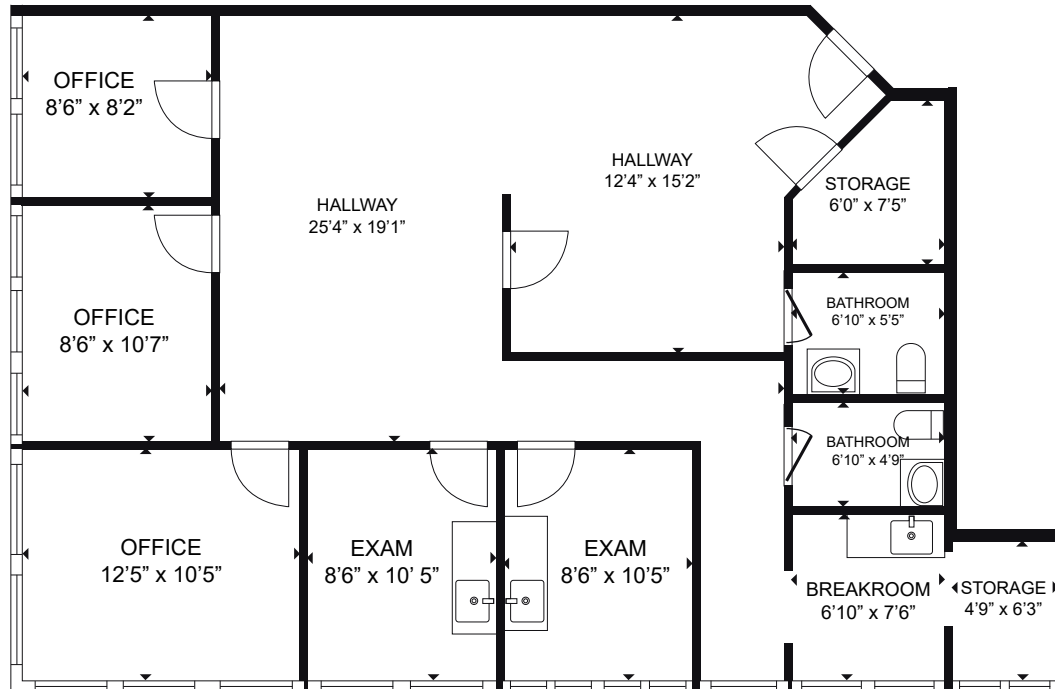
Comparison

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

SITE

5 mi



**AVAILABLE SUITE**

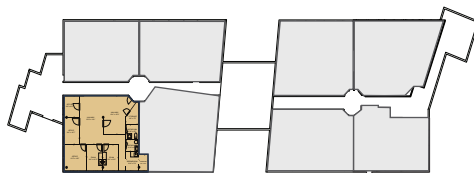
Suite 104 - 1,776 RSF

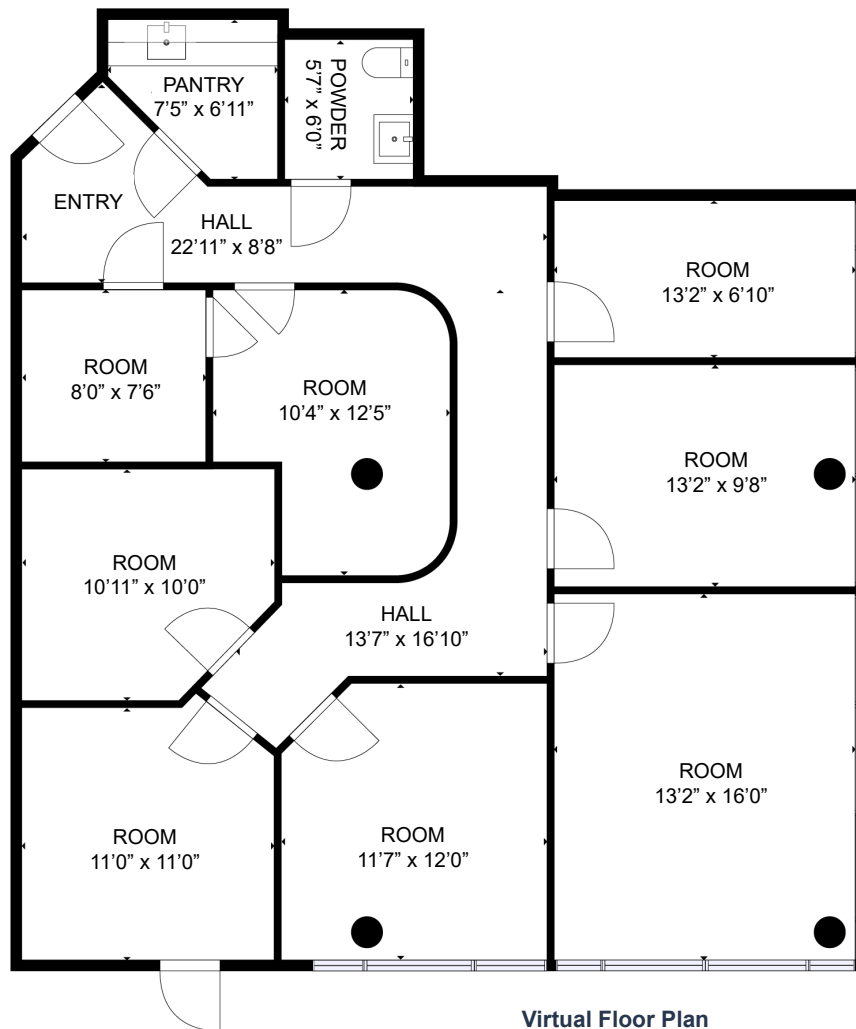
SUITE DESCRIPTION

2 Exam Rooms,
3 Private Offices, 2 Restrooms,
Breakroom, 2 Storage Rooms,
Waiting Room, and Reception/
Admin

Virtual Floor Plan

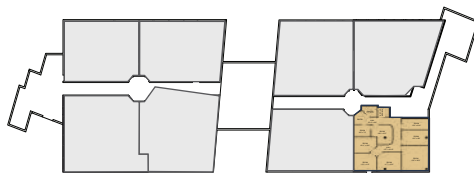
CLICK OR SCAN





Virtual Floor Plan

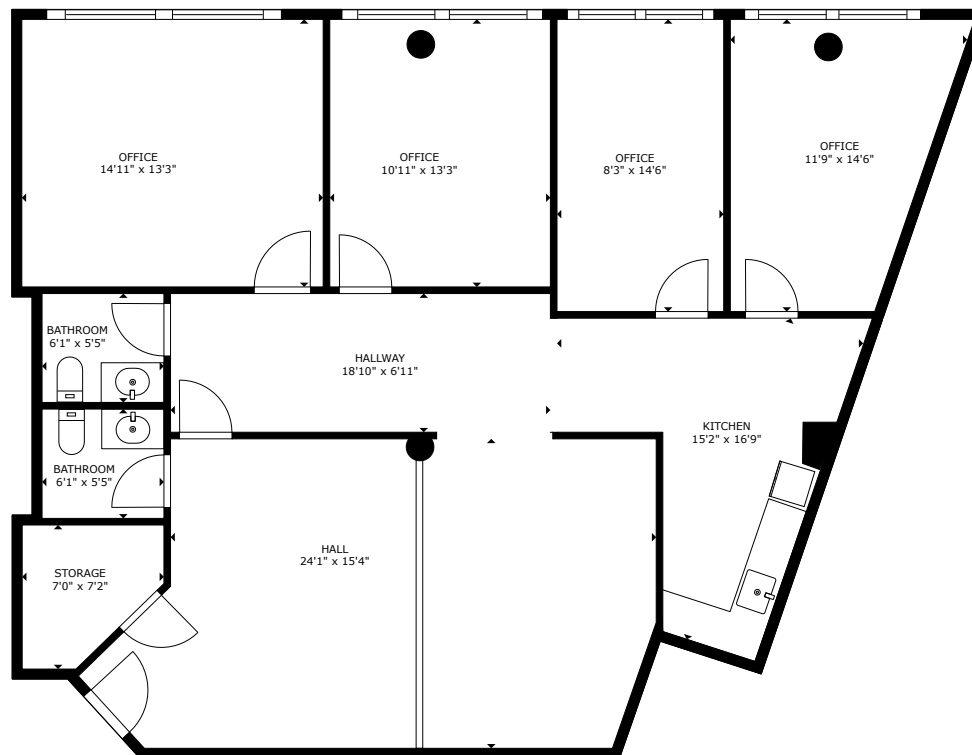
CLICK OR SCAN

**AVAILABLE SUITE**

Suite 108 - 1,651 RSF

SUITE DESCRIPTION

3 Exam Rooms,
3 Private Offices, 2 Restrooms,
2 Storage Rooms,
Waiting Room, and Reception/
Admin



AVAILABLE SUITE

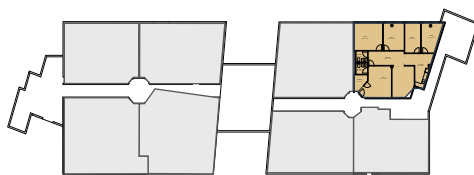
Suite 112 - 1,959 RSF

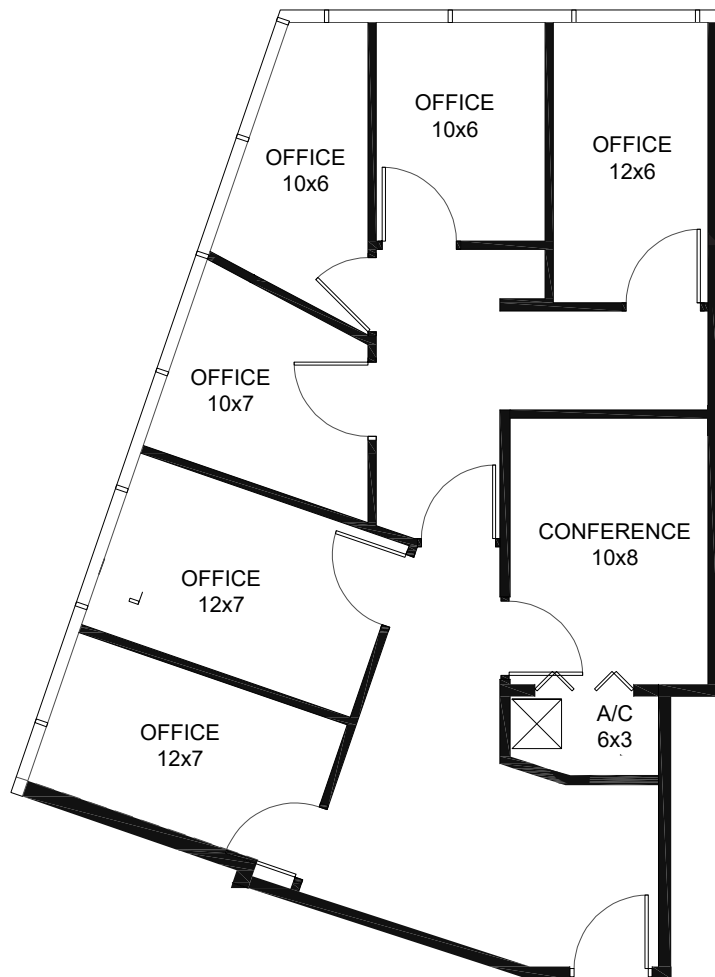
SUITE DESCRIPTION

4 Private Offices, 2 Restrooms,
and a Bullpen

Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

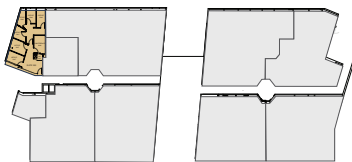
Suite 200 - 1,085 RSF
(Contiguous with Suites 201 & 202
up to 5,266 RSF)

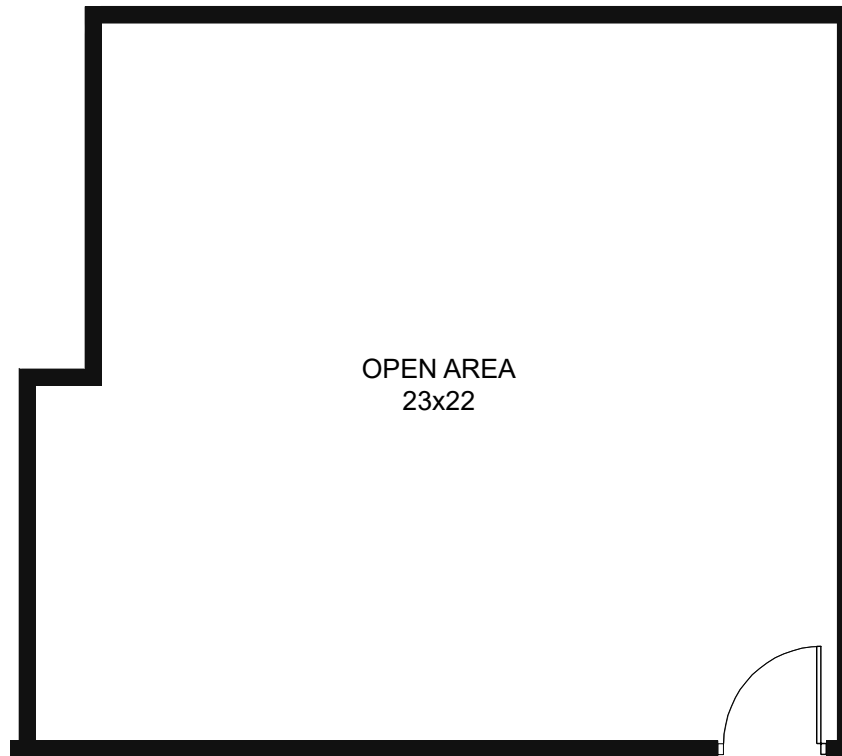
SUITE DESCRIPTION

6 Private Offices,
Conference Room and Lobby

Virtual Floor Plan

CLICK OR SCAN



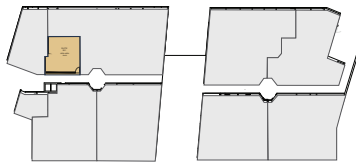


AVAILABLE SUITE

Suite 201 - 712 RSF
(Contiguous with Suites 200 & 202
up to 5,266 RSF)

SUITE DESCRIPTION

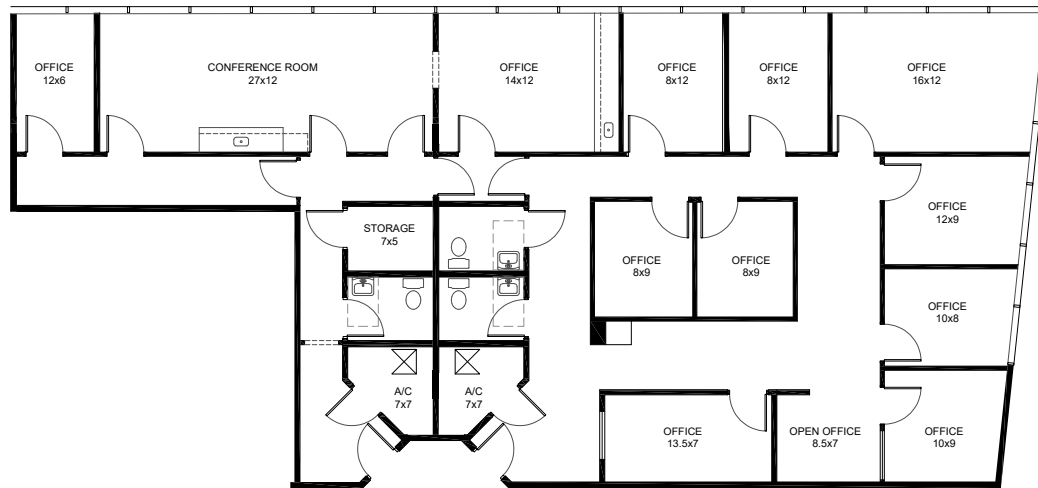
Shell condition. Ready for
tenant's customization.



Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

Suite 202 - 3,469 RSF
(Contiguous with Suites 200 & 201
up to 5,266 RSF)

SUITE DESCRIPTION

11 Private Offices,
Large Conference Room,
3 Restrooms, and Storage

Virtual Floor Plan

CLICK OR SCAN



**AVAILABLE SUITE**

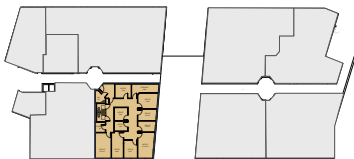
Suite 203 - 2,541 RSF

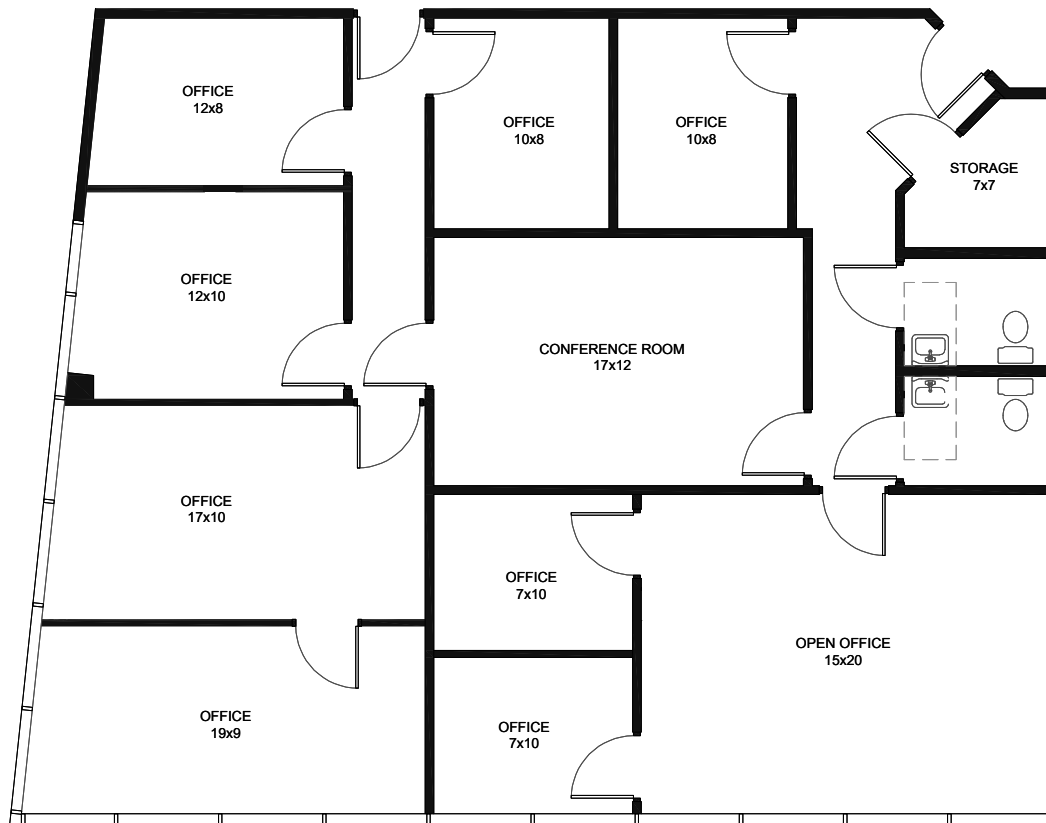
SUITE DESCRIPTION

10 Private Offices, 2 Storage Rooms, 2 Restrooms, and Lobby

Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

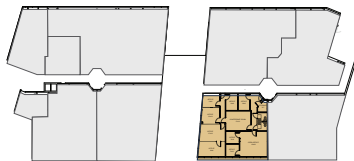
Suite 206 - 2,424 RSF

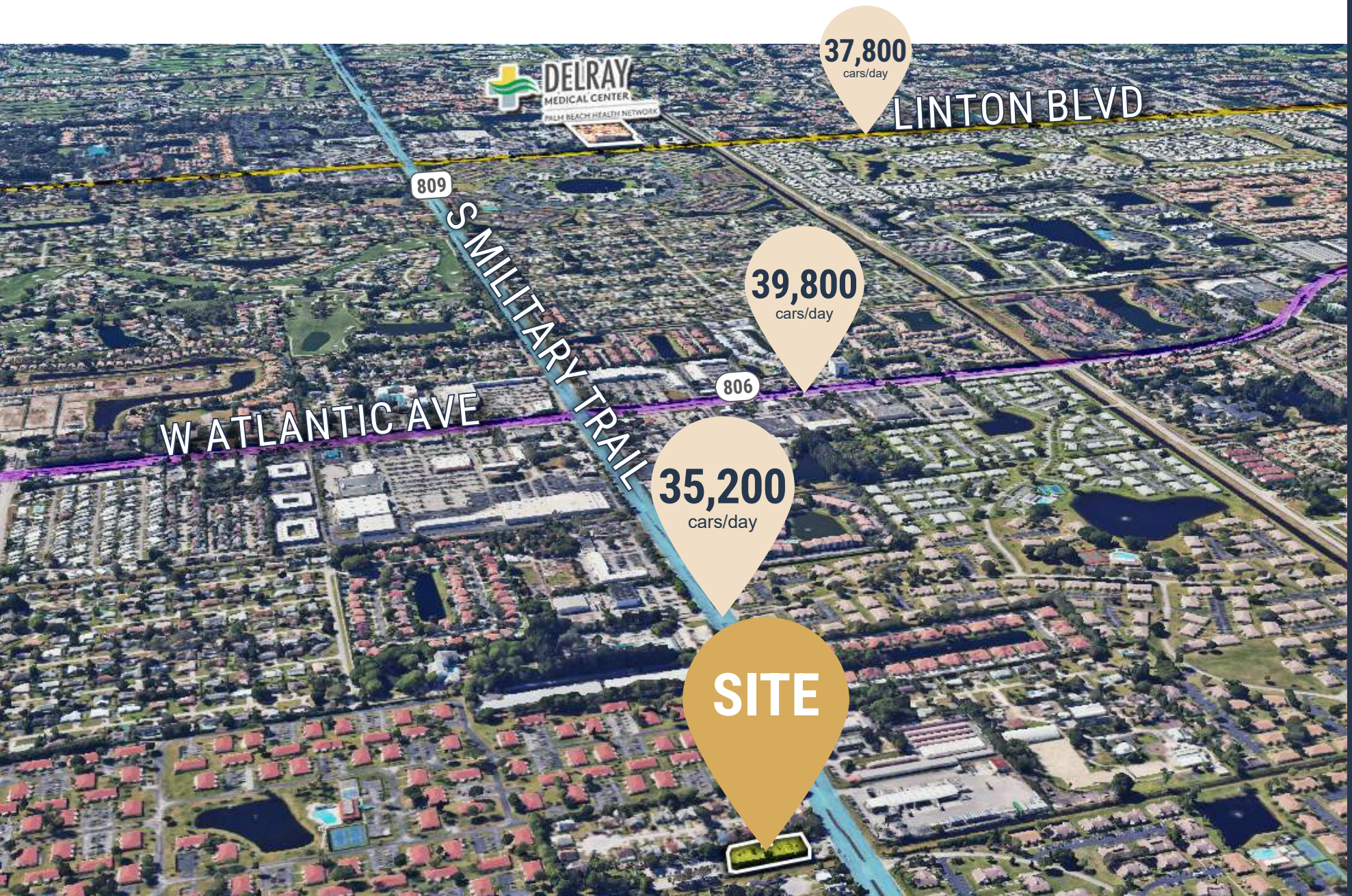
SUITE DESCRIPTION

8 Private Offices, Open Office Area, Conference Room, 2 Restrooms, and Storage

Virtual Floor Plan

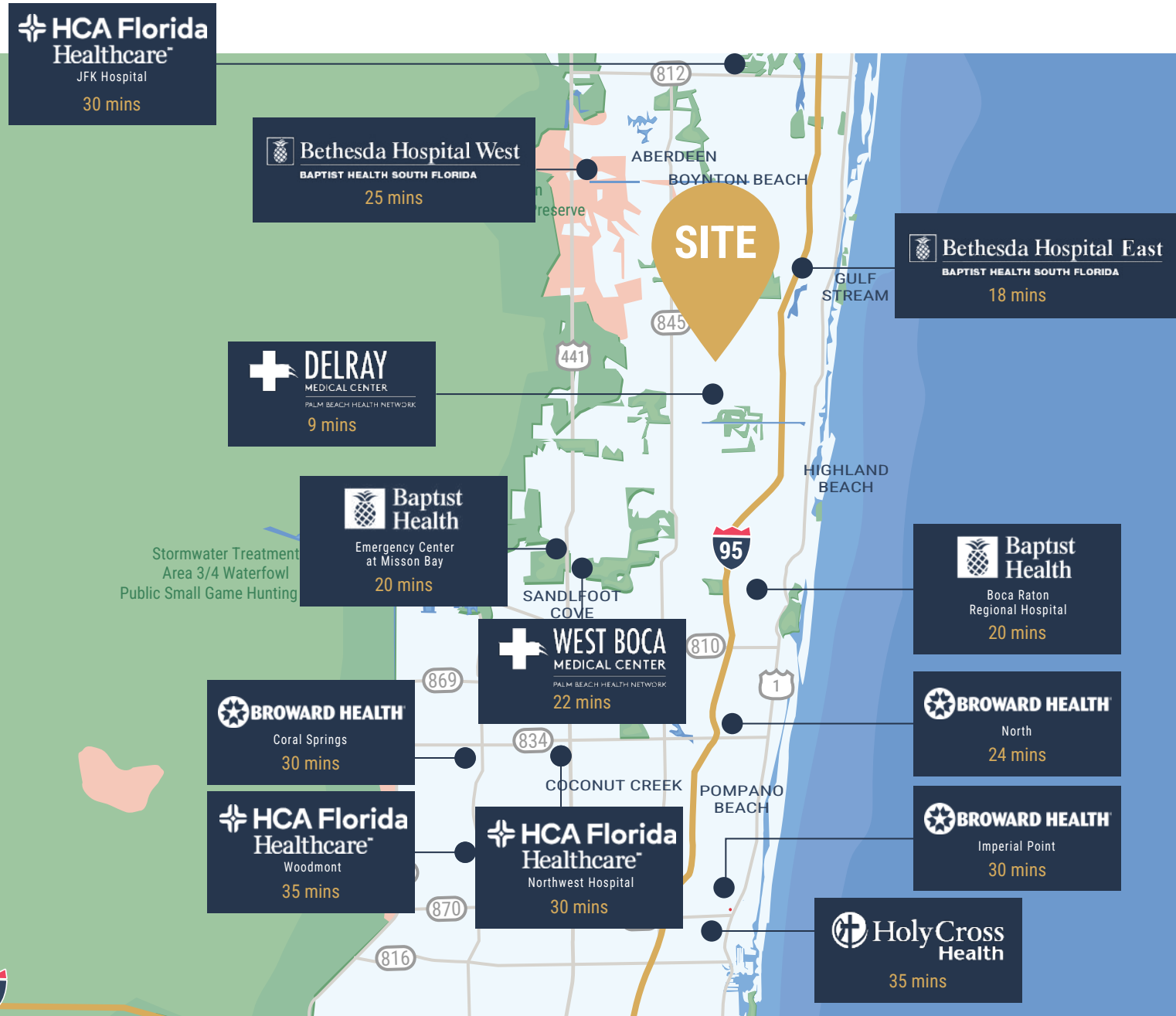
CLICK OR SCAN





LOCAL HOSPITAL DISTANCE MAP

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- ❶ Hunters Run Country Club
 - ❷ The Club at Quail Ridge
 - ❸ Pulmosa School of the Arts
 - ❹ Retail
 - Walmart
 - Publix Super Market
 - ❺ Retail
 - Target
 - Best Buy
 - PNC Bank
 - Michaels
 - Total Wine and More
 - ❻ Boynton Beach Mall
 - ❼ Country Clubs
 - Indian Spring Country Club
 - Westchester Country Club
 - ❽ Morikami Museum
 - ❾ Town Centre Mall at Boca Raton
 - ❿ Mizner Park



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