

MEDICAL REAL ESTATE EXPERTS

Brand New Medical Office



COMING TO MARKET

FOR LEASE

998 N Federal Hwy, Pompano Beach, FL 33062
5,530 SF OF FIRST-GENERATION MEDICAL OFFICE SPACE.
RARE OPPORTUNITY FOR IMMEDIATE OCCUPANCY.



Unit Description



X-Ray Room



5 Restrooms



2 Dental
Operatories



5 Plumbed
Exam Rooms



6 Admin
Offices



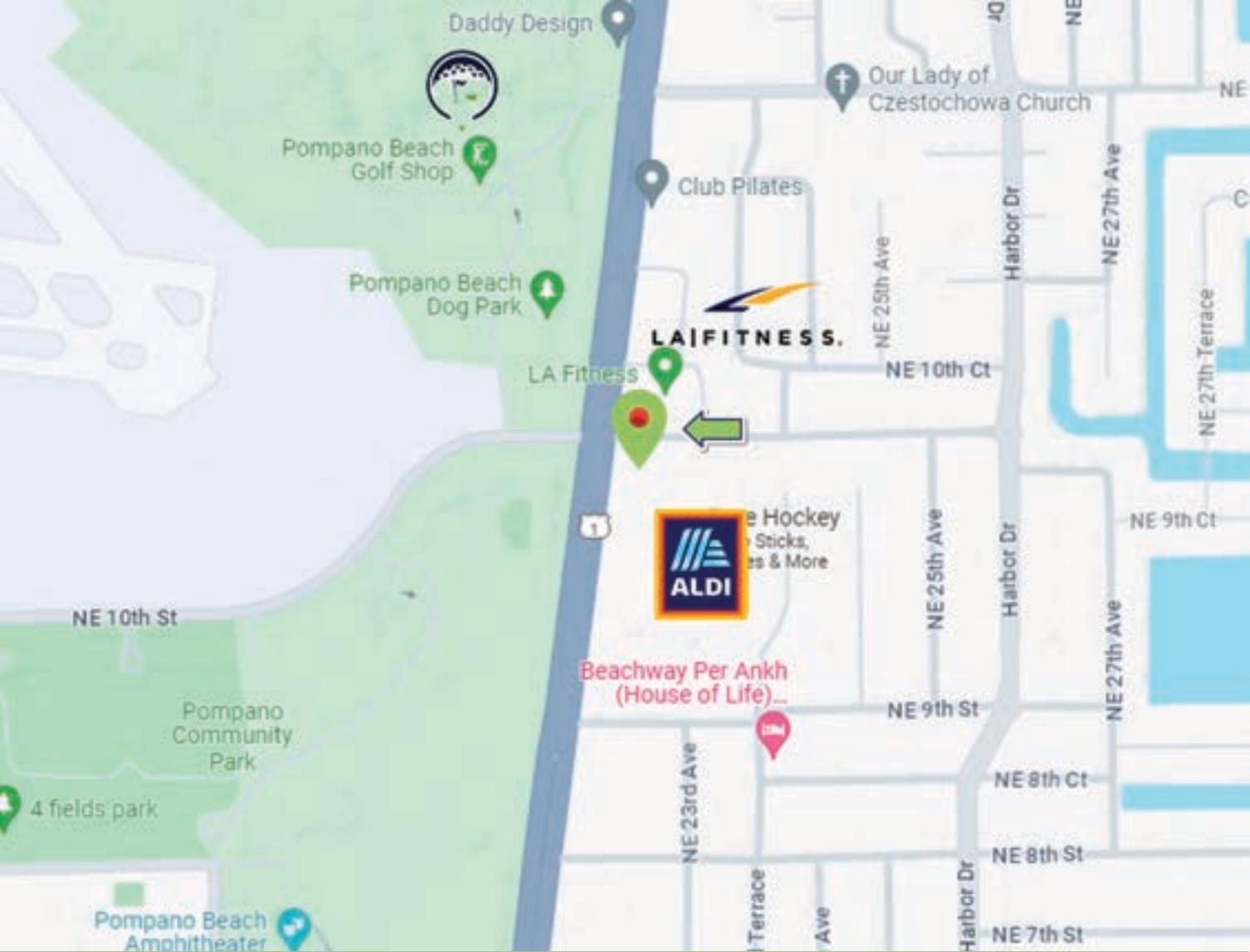
Building
Signage



LUKE NILL
561.806.4040
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ANDREW CAPPELLER
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N FEDERAL HIGHWAY: 50,500 AVERAGE DAILY TRIPS



POPULATION

1 MILE- **15,697**

3 MILE- **99,141**

5 MILE- **232,457**



INCOME

1 MILE- **\$59,575**

3 MILE- **\$60,020**

5 MILE- **\$57,732**



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Nearby Hospital Locations

Establish your medical practice in Pompano Beach, Florida, conveniently located within 5 miles of three major hospitals. This strategic location ensures high visibility and easy access, allowing for efficient patient referrals and collaboration, providing your patients with exceptional care just minutes from your office.

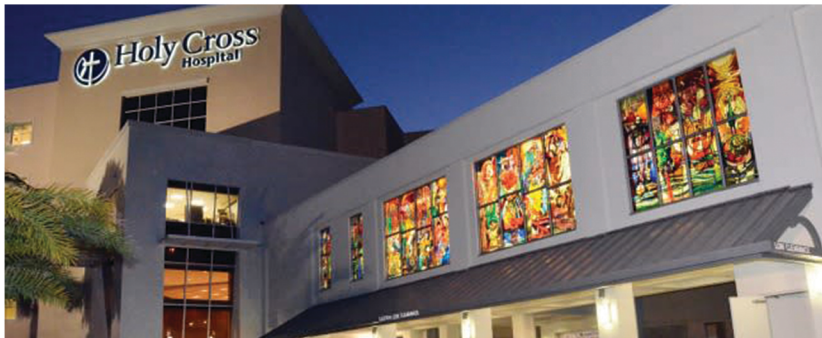
Benefits

Strategic Location

Take advantage of being near four hospitals that collectively handle tens of thousands of emergency visits and serve hundreds of thousands of patients each year. This proximity offers a vast network for patient referrals and opportunities for interdisciplinary cooperation.

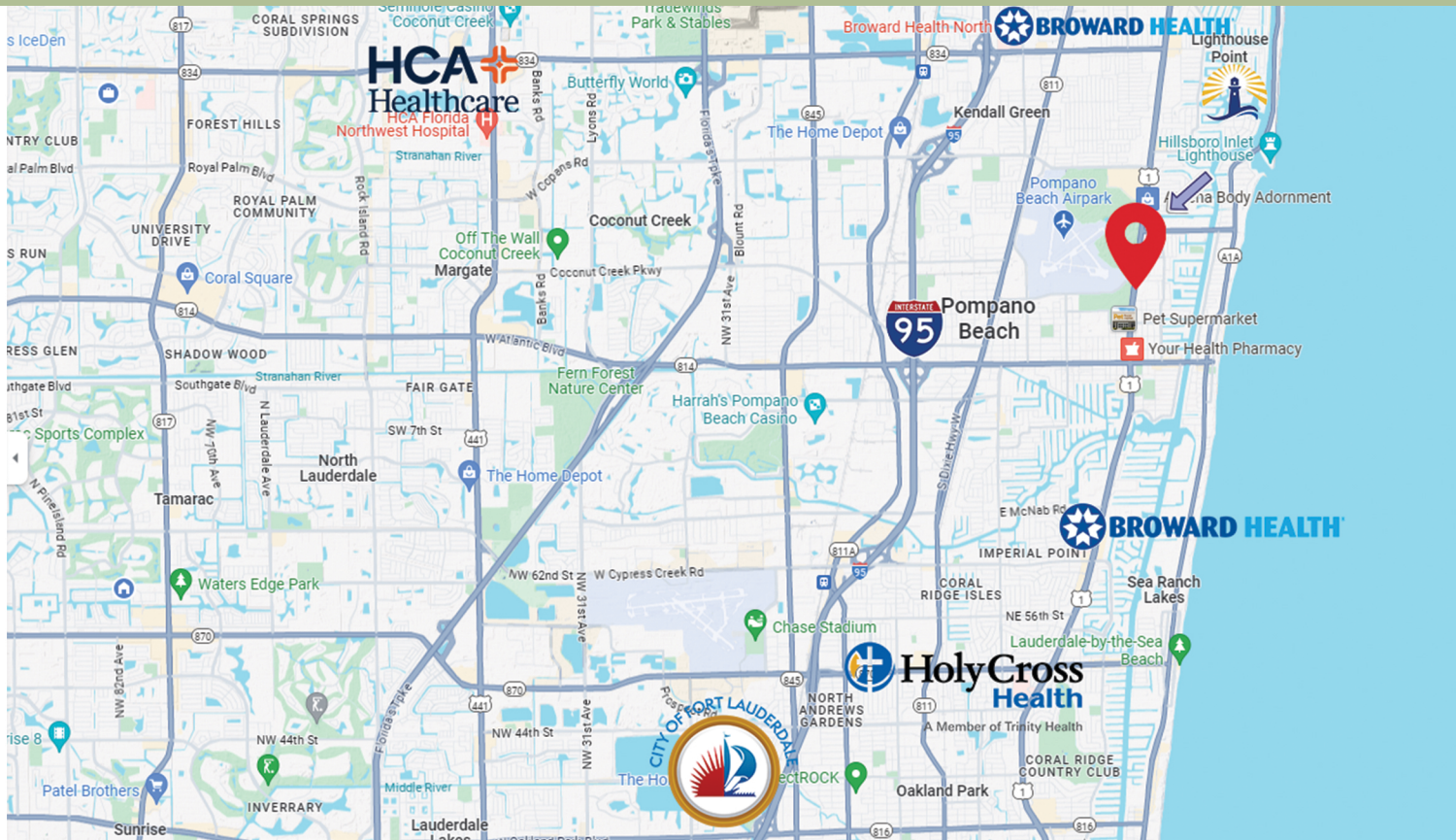
Surge in Patient Flow:

Set in a bustling medical hub, your practice will benefit from significant exposure to potential patients and healthcare professionals, optimizing your practice's presence in a key health district.



Robust Referral Network:

Discover our prime medical office in Pompano, Florida, with essential facilities and proximity to multiple hospitals, perfect for enhancing your practice's visibility and collaboration opportunities.



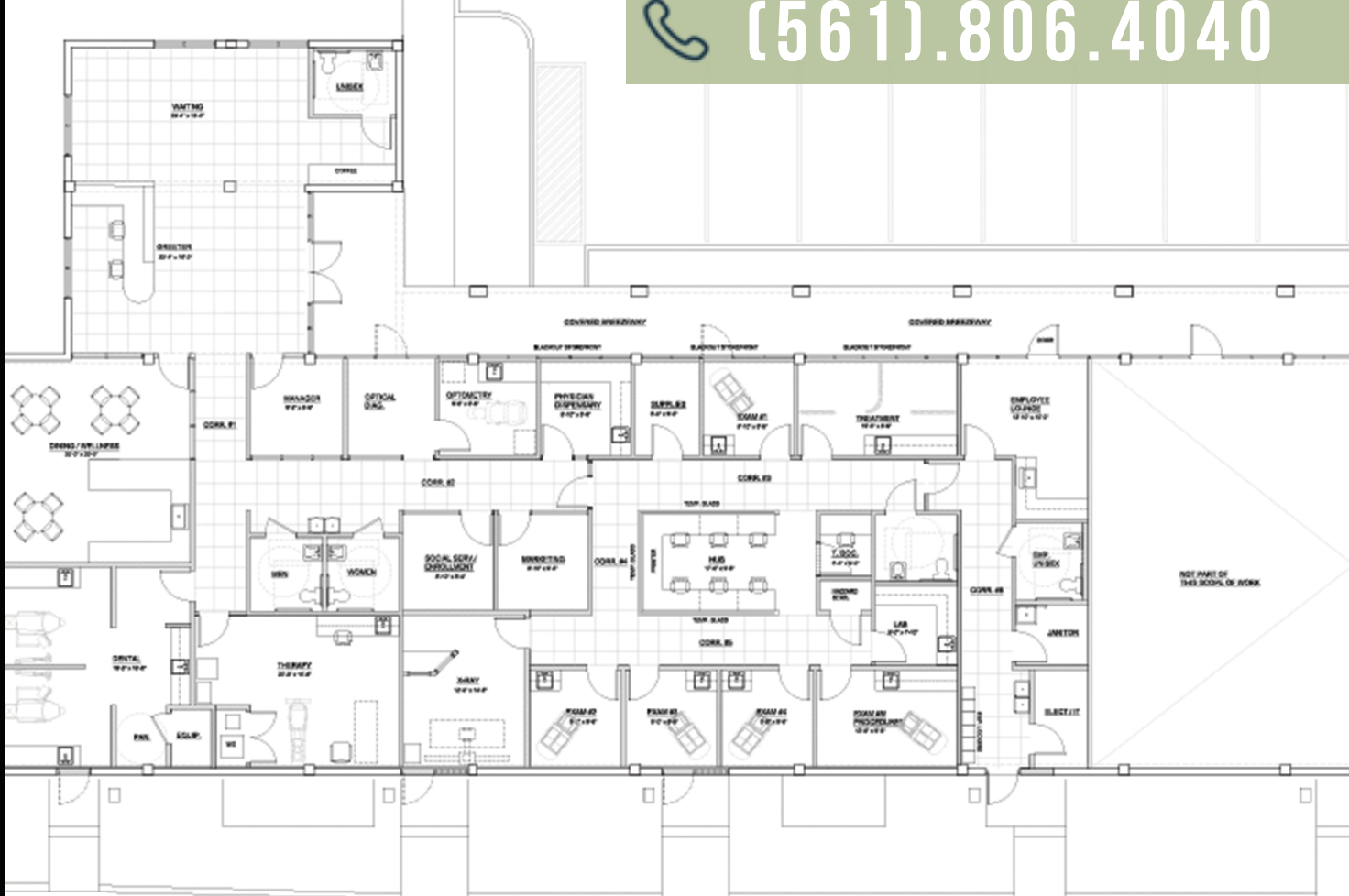
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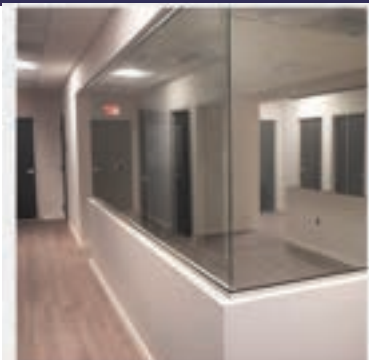




(561).806.4040



PREMIUM LOCATION **Medical Office**



Included

- 2 Dental Operatories
- 5 Restrooms
- 6 Admin Offices
- Area 5,530 Sq Ft
- Xray Room
- 5 Plumbed Exam Room

Discover this prime medical office in Pompano Beach, Florida, with essential facilities and proximity to multiple hospitals, perfect for enhancing your practice's visibility and collaboration opportunities.

ABOUT PROPERTY

Discover the ideal medical office space in Pompano Beach, FL. This property is strategically situated between two of Broward Health's major Hospital campuses, boasting retail exposure on the hard corner of Federal Hwy and NE 10th Street with 50,500 vehicles passing per day. The space is fully built out for an open array of medical users offering plumbed exam rooms, dental operatories, x-ray room, patient and staff restrooms, a centralized nurse station and much more. Patients will have a first-class walk-up experience with parking directly in front of double door storefront access to your medical suite, directly under backlit building signage to increase the brand recognition of your practice. This is a rare opportunity to be the first to occupy brand new space while capitalizing on endless residual value. Reap the benefits and cut out the excessive buildout expenses and permit timelines associated with the new construction of your next medical office, it could be plug and play to expedite your expansion or relocation.



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