

FOR LEASE - ±15,142 SF OFFICE/MEDICAL SPACE

UNIVERSITY CENTRE

9701 BELVEDERE ROAD, ROYAL PALM BEACH, FL



RARE ±3.0 ACRES / STRONG CORRIDOR IN ROYAL PALM BEACH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

HIGHLIGHTS

- Close proximity to the airport and Wellington Mall
- Servicing a trade area of 250,000 people
- Wellington Regional Medical Center is 3.1 miles from subject site and HCA Florida Palms West Hospital is 4.3 miles away
- Cross access from N State Road 7
- Main entrance on Belvedere Road - 19,700 cars per day
- Expanding market with over 150 medical offices in close proximity
- Class-A office space building
- 24/7 access
- Adjacent to South University School - 60,00 SF school of all healthcare programs



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,969	71,094	188,013
HOUSEHOLDS	1,591	26,358	69,217
DAYTIME EMPLOYEES	4,122	58,327	153,702
AVERAGE HH INCOME	\$114,919	\$95,403	\$92,766
	5 Minutes	10 Minutes	15 Minutes
POPULATION	20,159	82,586	261,963
HOUSEHOLDS	7,103	30,547	97,468
DAYTIME EMPLOYEES	16,327	67,557	214,115
AVERAGE HH INCOME	\$99,585	\$95,660	\$88,531

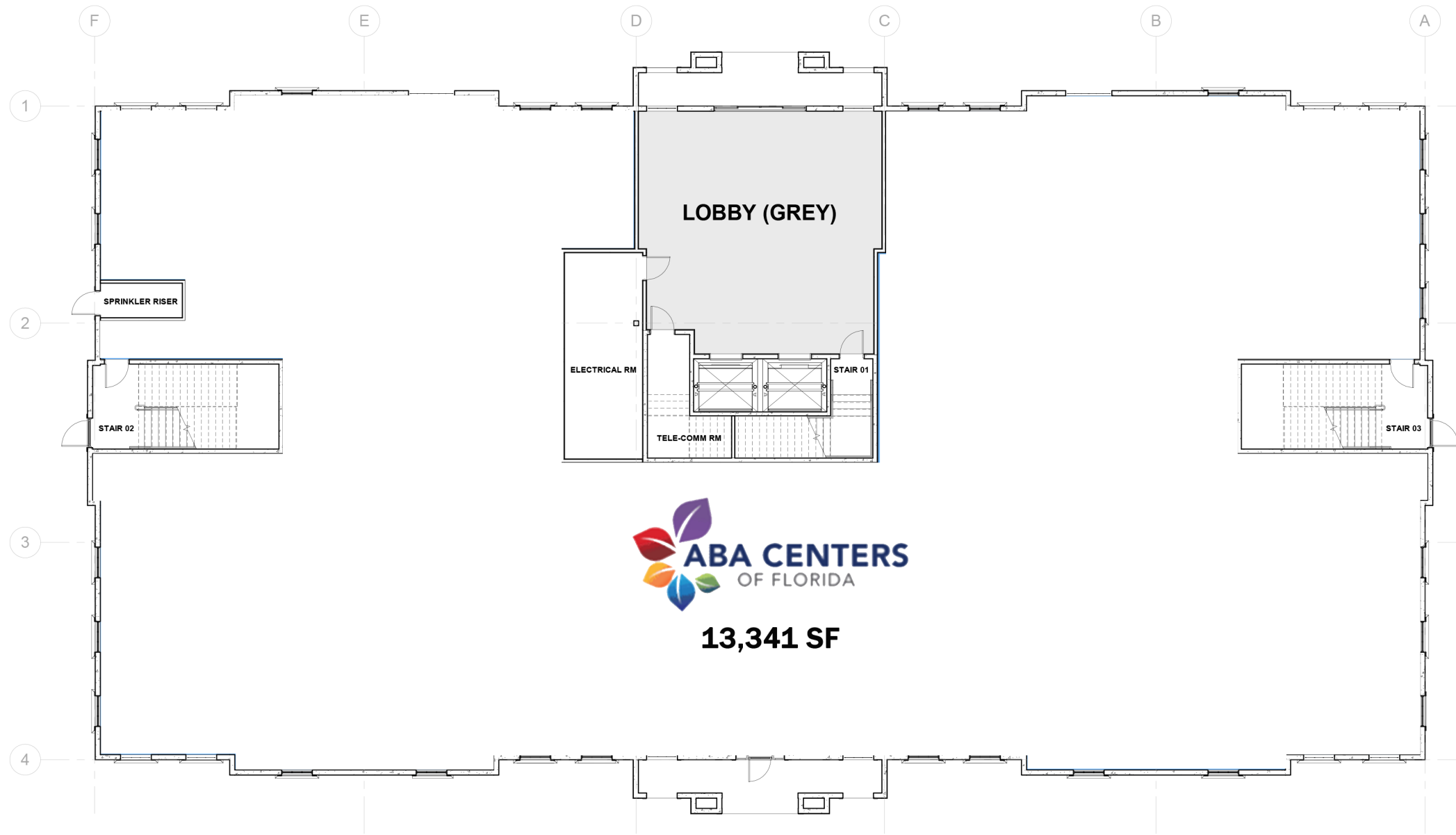


UNIVERSITY CENTRE | EXECUTIVE SUMMARY



UNIVERSITY CENTRE | RENDERINGS

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

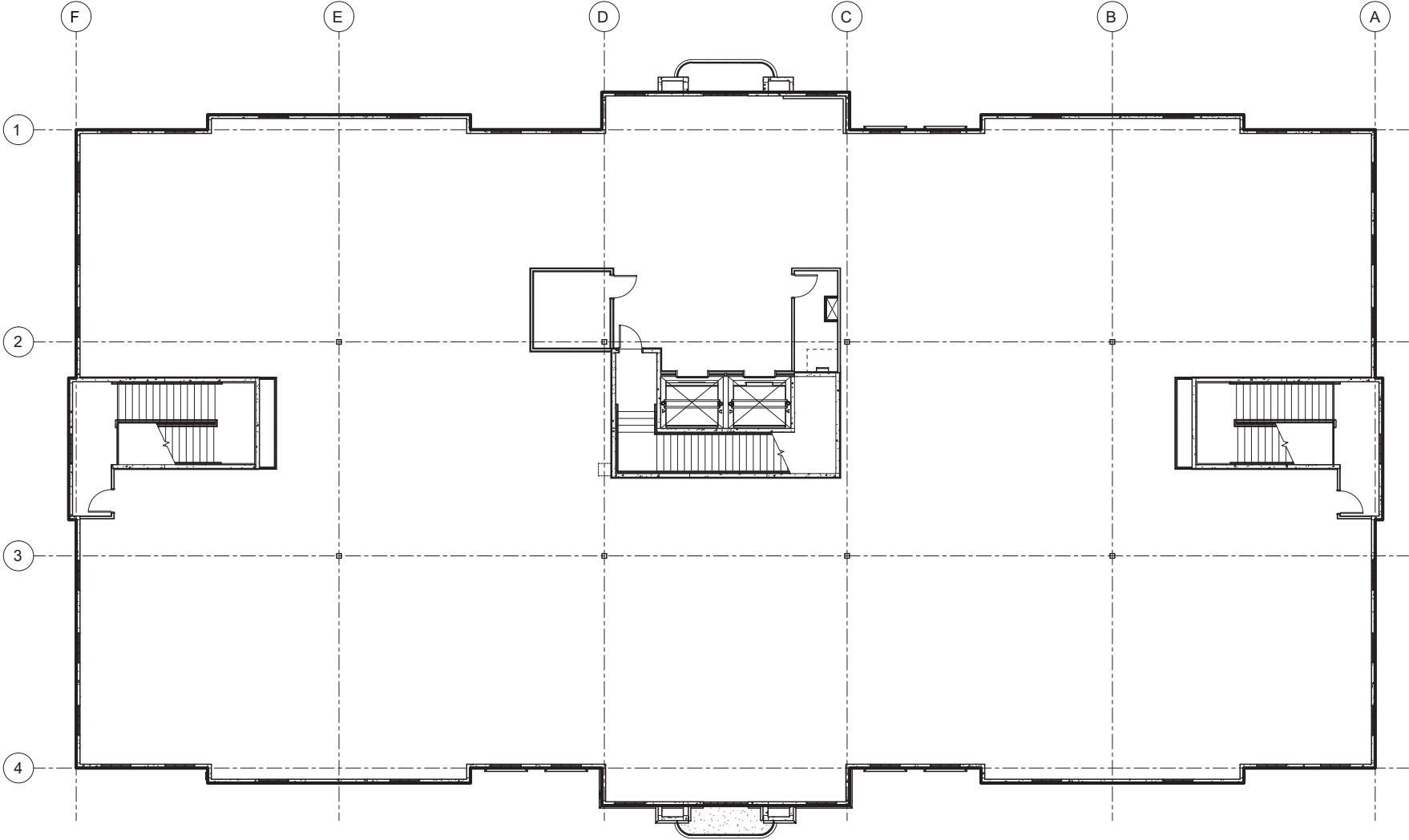


UNIVERSITY CENTRE | FLOOR PLAN - 1ST FLOOR

SECOND FLOOR

13,588 SF USEABLE

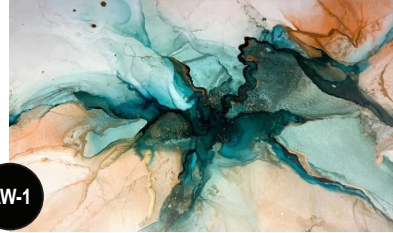
15,142 SF RENTABLE



A1 SECOND FLOOR BOMA PLAN
SCALE: 1/8" = 1'-0"

first floor

LOBBY



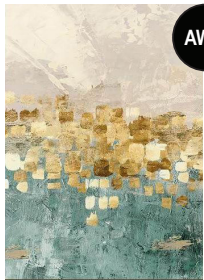
AW-1

ARTWORK
CANVAS
GAMMA MADE
"GREEN, ORANGE, AND GOLD ABSTRACT FLUID ART"



AW-2

ARTWORK
CANVAS
GAMMA MADE
"GREEN, PINK, AND GOLD FLUID ABSTRACT ART"



AW-3

ARTWORK
CANVAS
GAMMA MADE
"MINIMALISTIC ABSTRACT
DANCING STARS" - STYLE A

ARTWORK
CANVAS
GAMMA MADE
"MINIMALISTIC ABSTRACT
DANCING STARS" - STYLE B



AW-4

PNT-1

PAINT
FIELD PAINT
SHERWIN WILLIAMS
SW 7007
CEILING BRIGHT WHITE



PNT-2

PAINT
ACCENT PAINT
SHERWIN WILLIAMS
SW 6249
STORM CLOUD



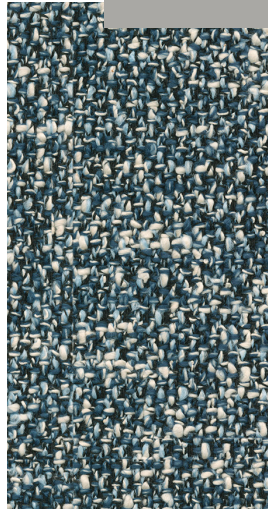
CT-1

FLOOR
CERAMIC TILE
DAL TILE
AMBASSADOR
JET SETTER DUSK



WALL BASE
RESILIENT BASE
TARKETT
JOHNSONITE TRADITIONAL
SILVER GREY

RB-1



CO-1

UPHOLSTERY
TEXTILE
BERNHARDT DESIGN
MIRAGE
3529-044 INDIGO



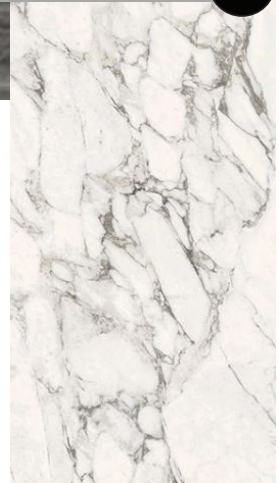
WD-1

WALL/CEILING PANEL
STAINED WOOD
-
-
-



LAM-1

DOOR
LAMINATE
MASONITE
CENDURA SERIES
PORTICO TEAK



CT-2

WALL/FLOOR
CERAMIC TILE
DAL TILE
ELEMENTAL SELCTION
GYPSUM CALACATTA

UNIVERSITY CENTRE | LOBBY FINISH BOARD



UNIVERSITY CENTRE | ELEVATOR RENDERING

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UNIVERSITY CENTRE | MARKET AERIAL

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