

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

UNIVERSITY CENTRE

9701 Belvedere Road, Royal Palm Beach, FL

READY FOR TI BUILDOUT



NEW “CLASS A” MEDICAL SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Robert Nucherenno
DIRECTOR
RN@katzretail.com
(716) 867-5222

Property Overview

HIGHLIGHTS

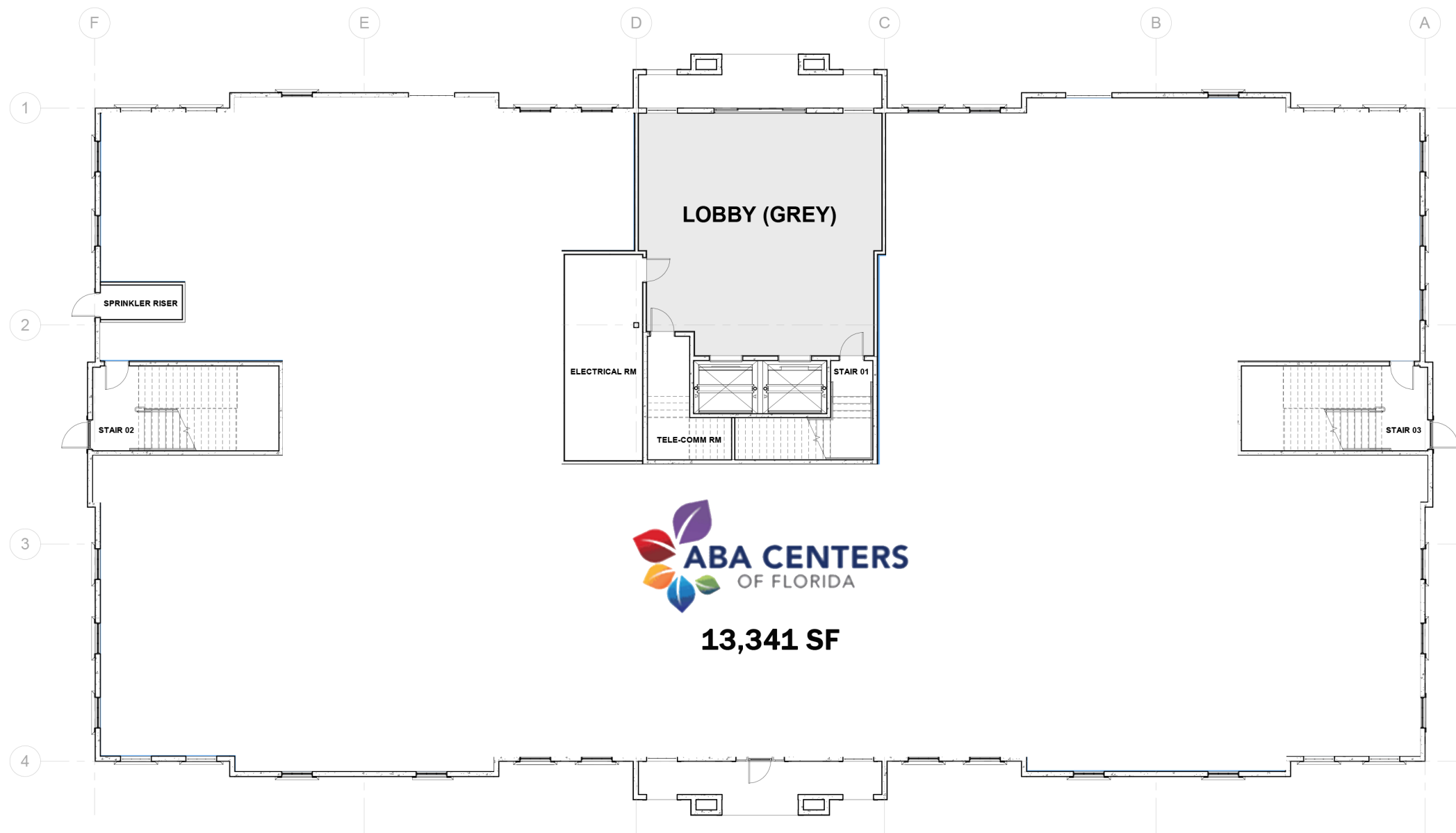
- Close proximity to the airport and Wellington Mall
- Servicing a trade area of 250,000 people
- Wellington Regional Medical Center is 3.1 miles from subject site and HCA Florida Palms West Hospital is 4.3 miles away
- Cross access from N State Road 7
- Main entrance on Belvedere Road – 19,700 cars 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 – 60,000 SF school of healthcare programs



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,962	71,139	188,272
HOUSEHOLDS	1,589	26,372	69,315
EMPLOYEES	4,124	58,471	154,316
AVERAGE HH INCOME	\$132,762	\$110,757	\$105,576
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,156	82,658	262,493
HOUSEHOLDS	7,105	30,572	97,653
EMPLOYEES	16,364	67,761	215,026
AVERAGE HH INCOME	\$114,801	\$110,437	\$100,395



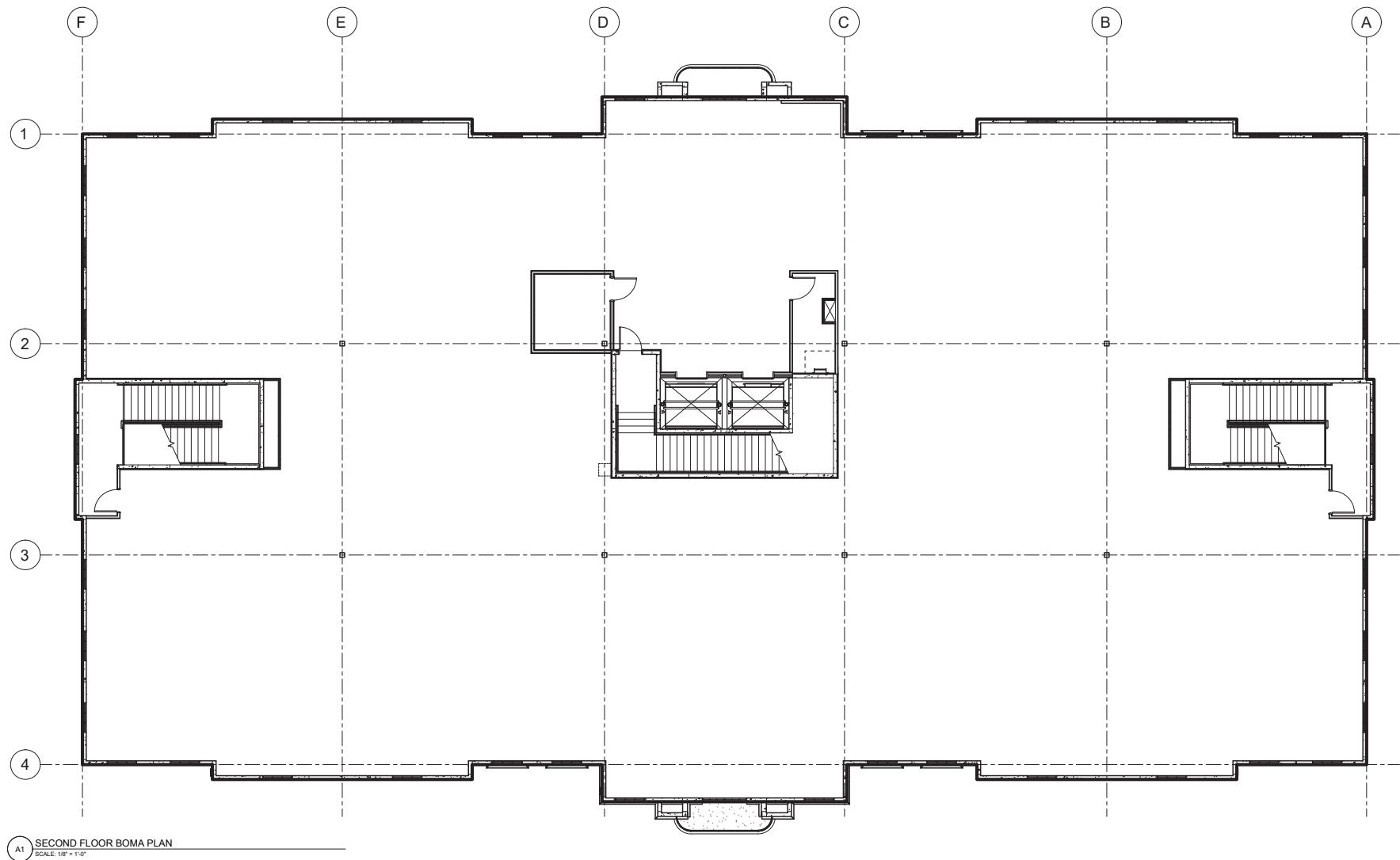




SECOND FLOOR

13,588 SF USEABLE

15,142 SF RENTABLE



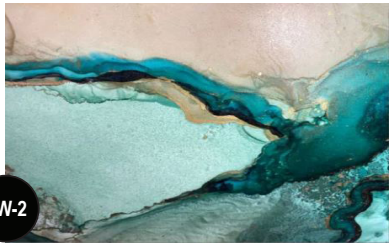
first floor

LOBBY



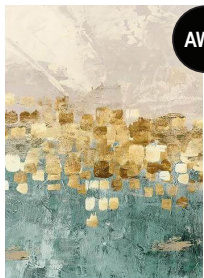
AW-1

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

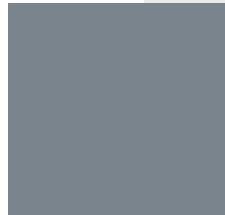
PNT-1

PAINT
FIELD PAINT
SHERWIN WILLIAMS
SW 7007
CEILING BRIGHT WHITE



PNT-2

PAINT
ACCENT PAINT
SHERWIN WILLIAMS
SW 6249
STORM CLOUD



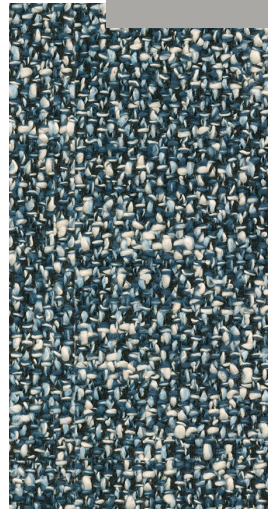
CT-1

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



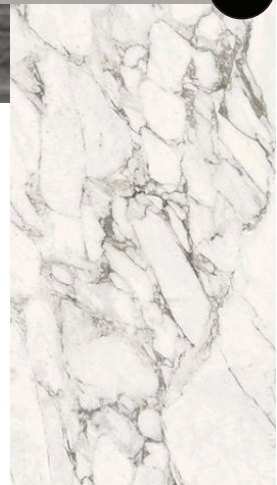
WD-1

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





Contact Broker

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