

# FULLY BUILT-OUT MEDICAL OFFICE CONDO

2,000SF BUILT OUT MEDICAL- FIRST FLOOR

FOR SALE: \$989,000 (AS-IS)

FOR LEASE: \$35.00 / SF (NNN)



## 601 N. CONGRESS AVE. S#404, DELRAY BEACH, FL

- 2,000 SF FIRST FLOOR MEDICAL/OFFICE CONDO
- FULLY BUILT OUT: 5 EXAM ROOMS WITH WATER, RECEPTION AREA, LARGE WAITING ROOM, 3 PRIVATE OFFICES, 2 HANDICAP BATHROOMS AND A BREAKROOM.
- HARD TO FIND, VACANT, ZONED MEDICAL
- LOCATED IN THE AWARD-WINNING CONGRESS COMMERCE CENTER, ON THE CORNER OF CONGRESS & LAKE IDA RD, IN DELRAY BEACH, FL
- 2004 TILT WALL CONSTRUCTION, IMPACT GLASS & FIRE SPRINKLERS

[www.congresscommercecenter.com](http://www.congresscommercecenter.com)

FOR MORE INFORMATION:

Katherin M. Khidirian  
Office: 561-279-9251  
Direct: 561-248-4179



601 N. Congress Ave. Suite 428  
Delray Beach, FL 33445

[info@homeandbusinesspartners.com](mailto:info@homeandbusinesspartners.com)  
[www.HBcommercialpartners.com](http://www.HBcommercialpartners.com)