

**welltower**

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



*For Information:*

**WELLTOWER LEASING**

833.275.9355

[leasing@welltower.com](mailto:leasing@welltower.com)

**Bethesda Health City**

10301 HAGEN RANCH ROAD | BOYNTON BEACH, FL

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)



# EXECUTIVE SUMMARY

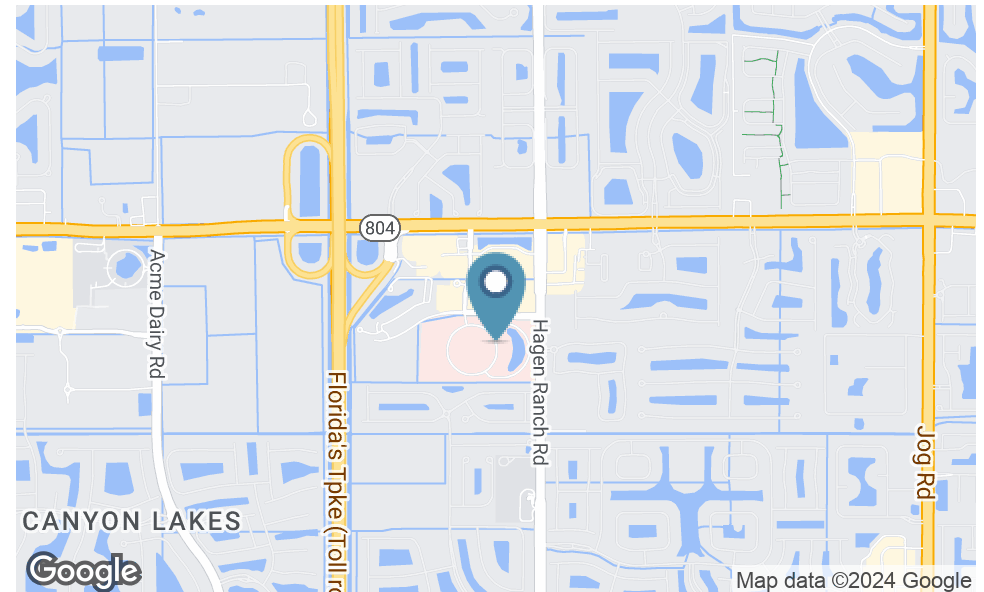


## Location Description

Conveniently located off of Florida's Turnpike and minutes from Bethesda Hospital West.

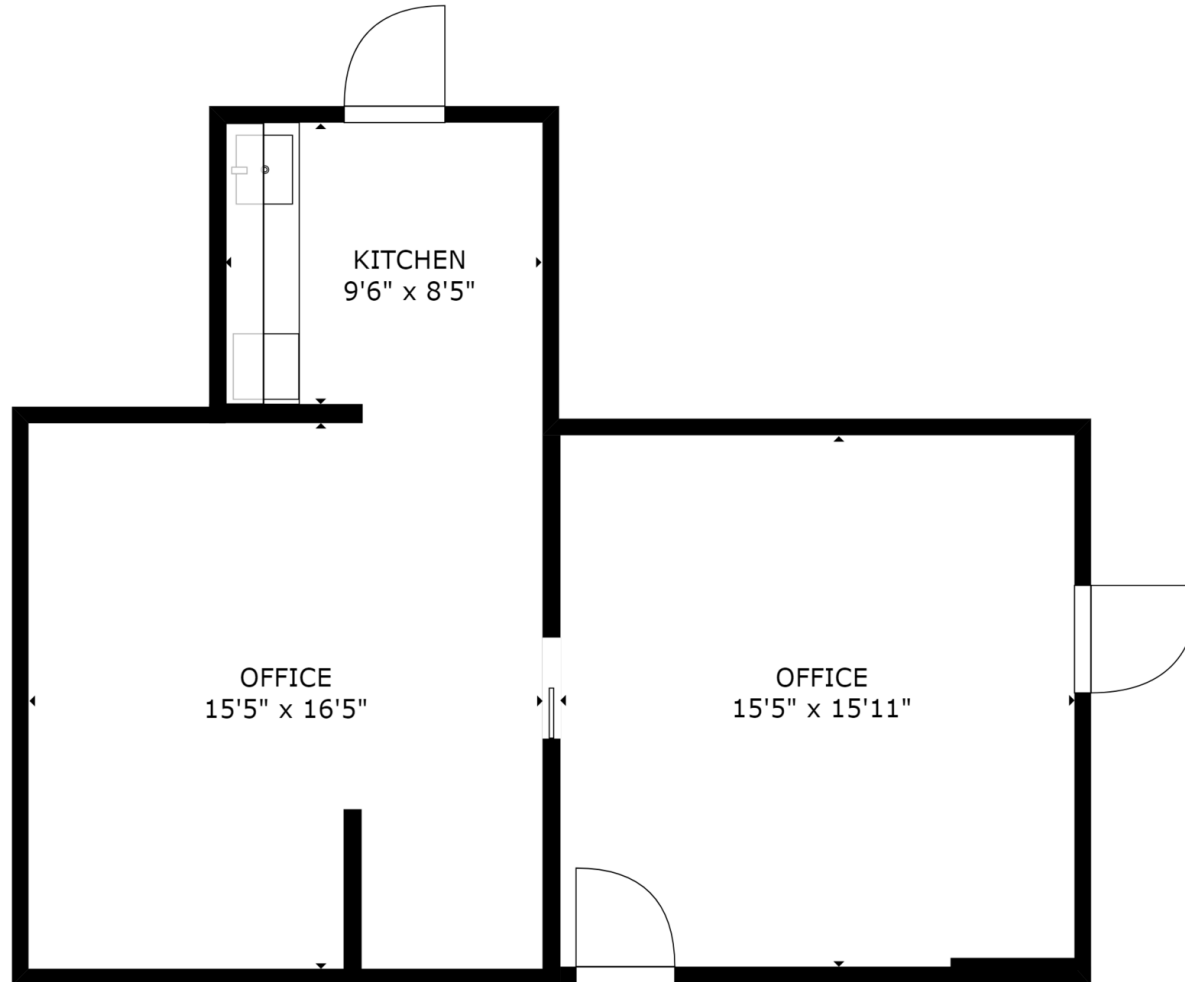
## Property Highlights

- Premier medical campus anchored by Ambulatory Surgery Center
- Recently renovated
- 62.8% health system & affiliate occupancy
- Occupied by a wide variety of health specialties



# FLOOR PLANS

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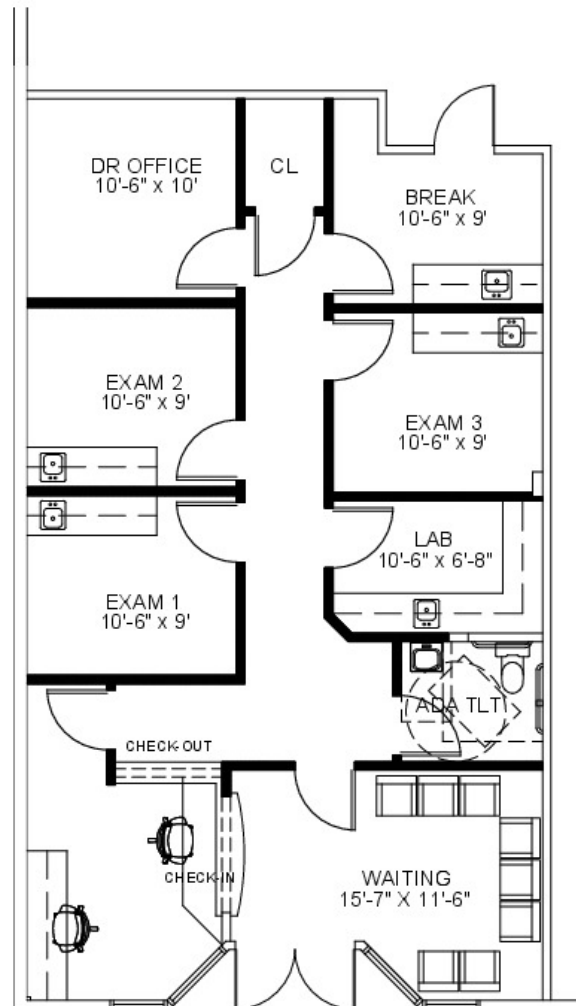
C100

739 RSF

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# FLOOR PLANS

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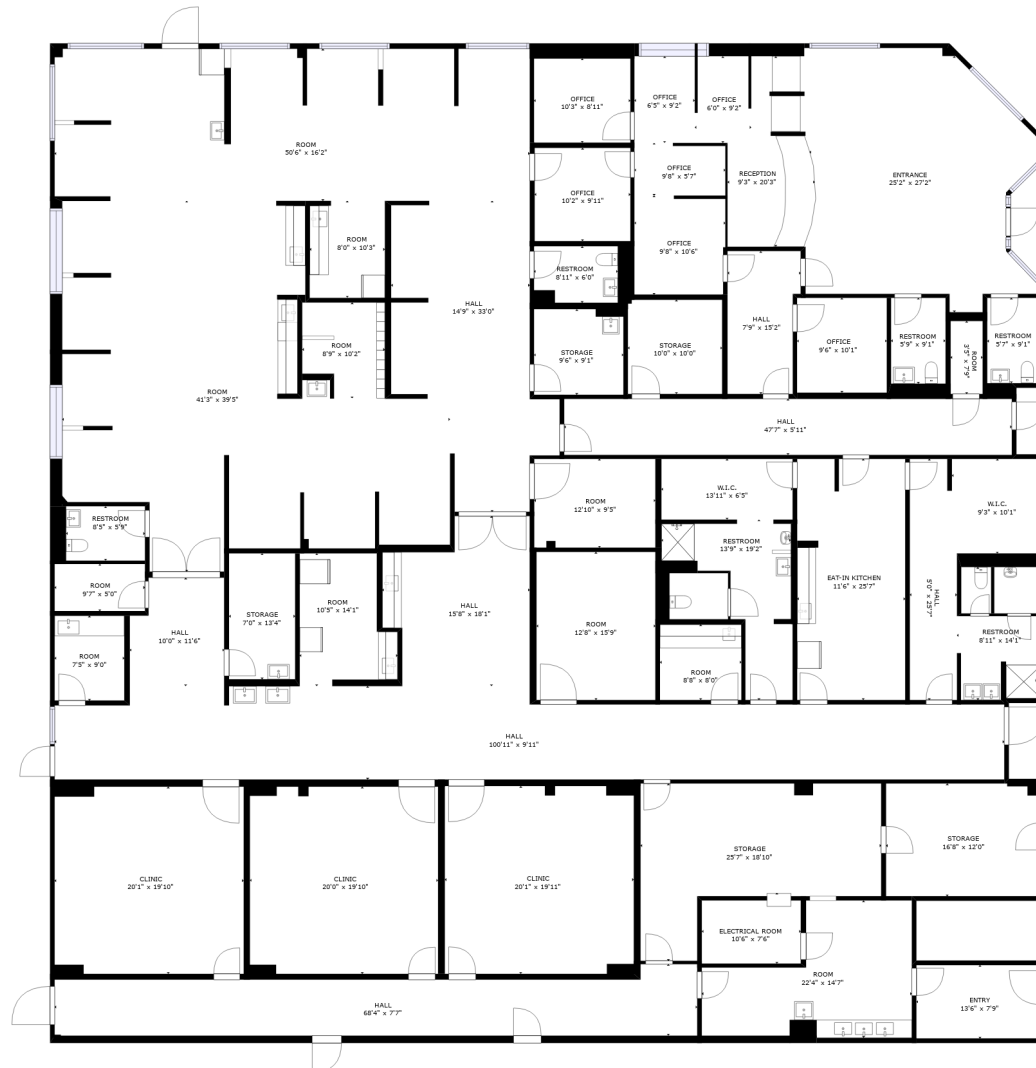
C180

1,393 RSF

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# FLOOR PLANS

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D520

12,274 RSF

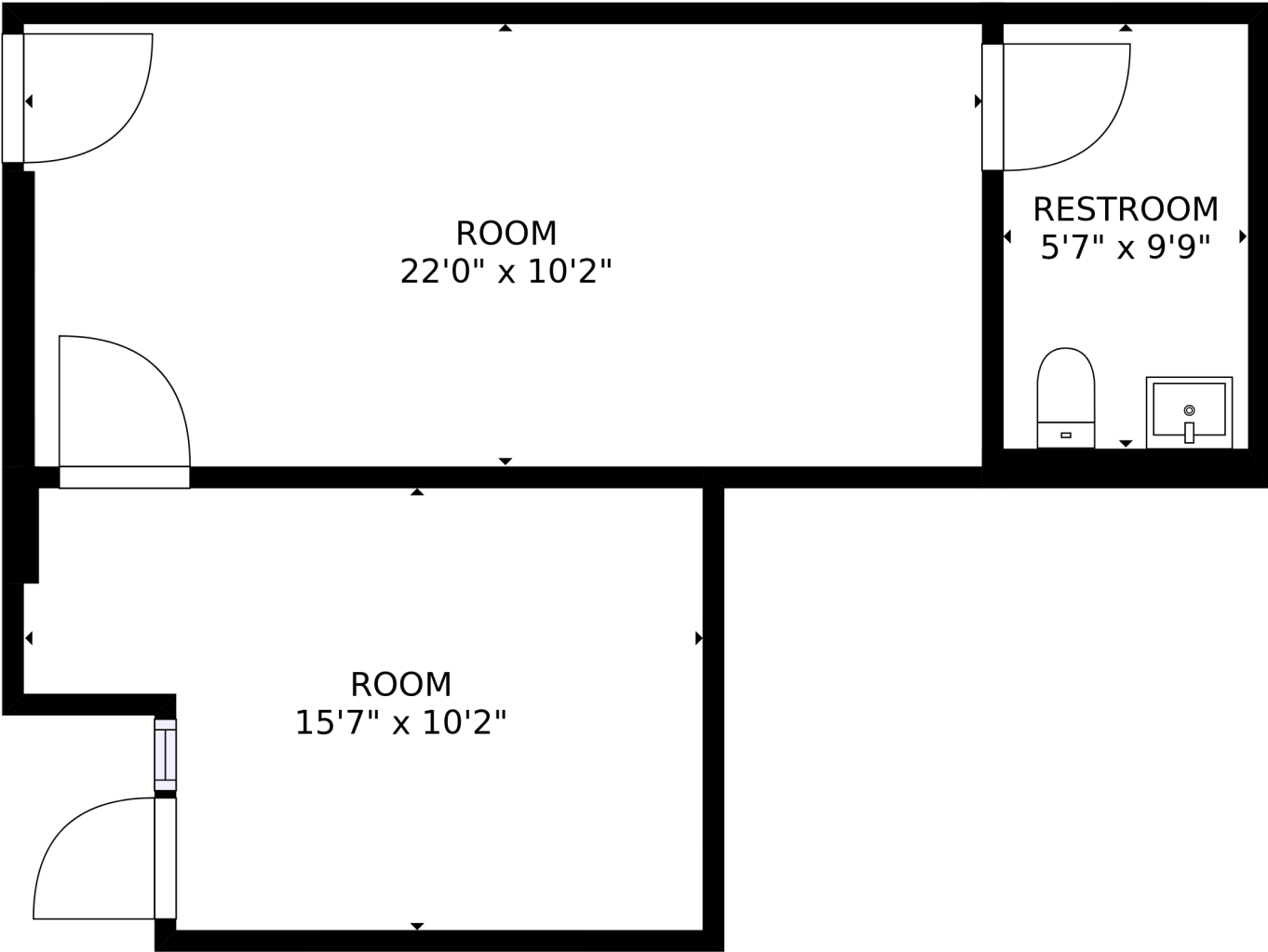
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# FLOOR PLANS

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D710

582 RSF

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# DEMOGRAPHICS MAP & REPORT

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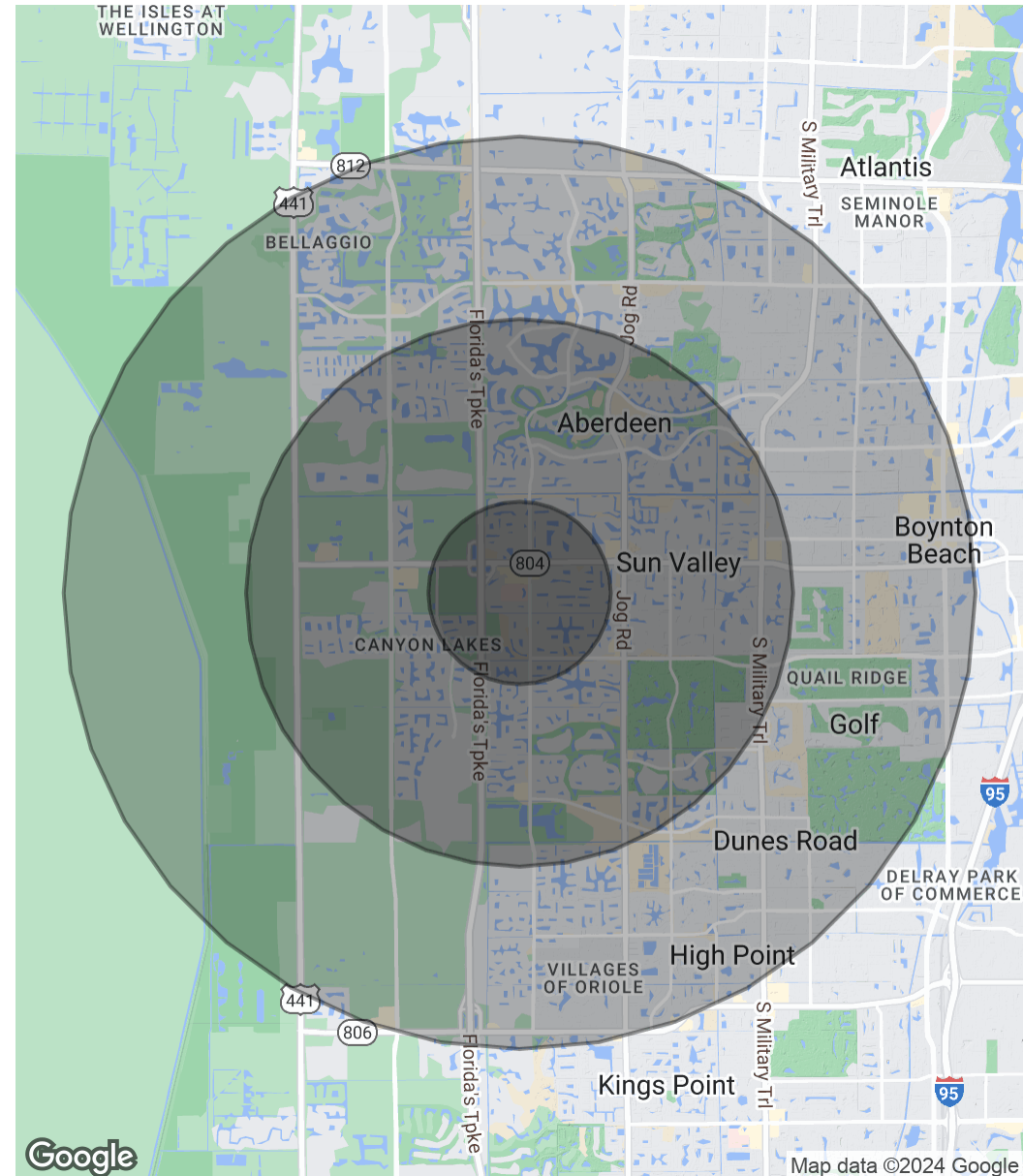
## Population

	1 Mile	3 Miles	5 Miles
Total Population	7,100	62,902	173,685
Average Age	58.6	57.5	53.3
Average Age (Male)	58.0	57.2	52.8
Average Age (Female)	58.3	57.7	53.7

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,384	29,007	76,406
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$77,567	\$76,862	\$76,755
Average House Value	\$313,108	\$330,704	\$319,358

\* Demographic data derived from 2020 ACS - US Census



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