

**welltower**

MEDICAL OFFICE SPACE

**NORTHWEST MEDICAL PARK**  
2960

**FOR LEASE**

Click or Scan Below



*For Information:*

**WELLTOWER LEASING**

833.275.9355

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

**Northwest Medical Park**

2960 N STATE ROAD 7 | MARGATE, FL

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

# EXECUTIVE SUMMARY

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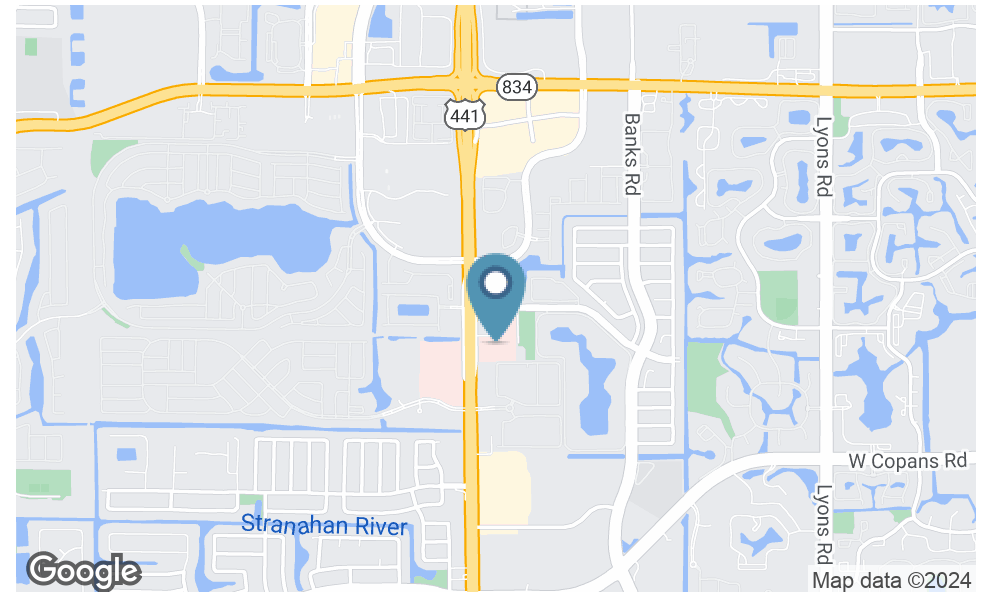


## Location Description

Located directly off of N State Road 7 (US 441)

## Property Highlights

- On-campus medical office suites adjacent to the main entrance of the hospital.
- Opportunity for a full-floor single-tenant user.
- Monument and building signage available.
- Synergistic tenant mix offers referral opportunities within the building community.
- Competitive lease rates and tenant improvement allowances.



# FLOOR PLANS

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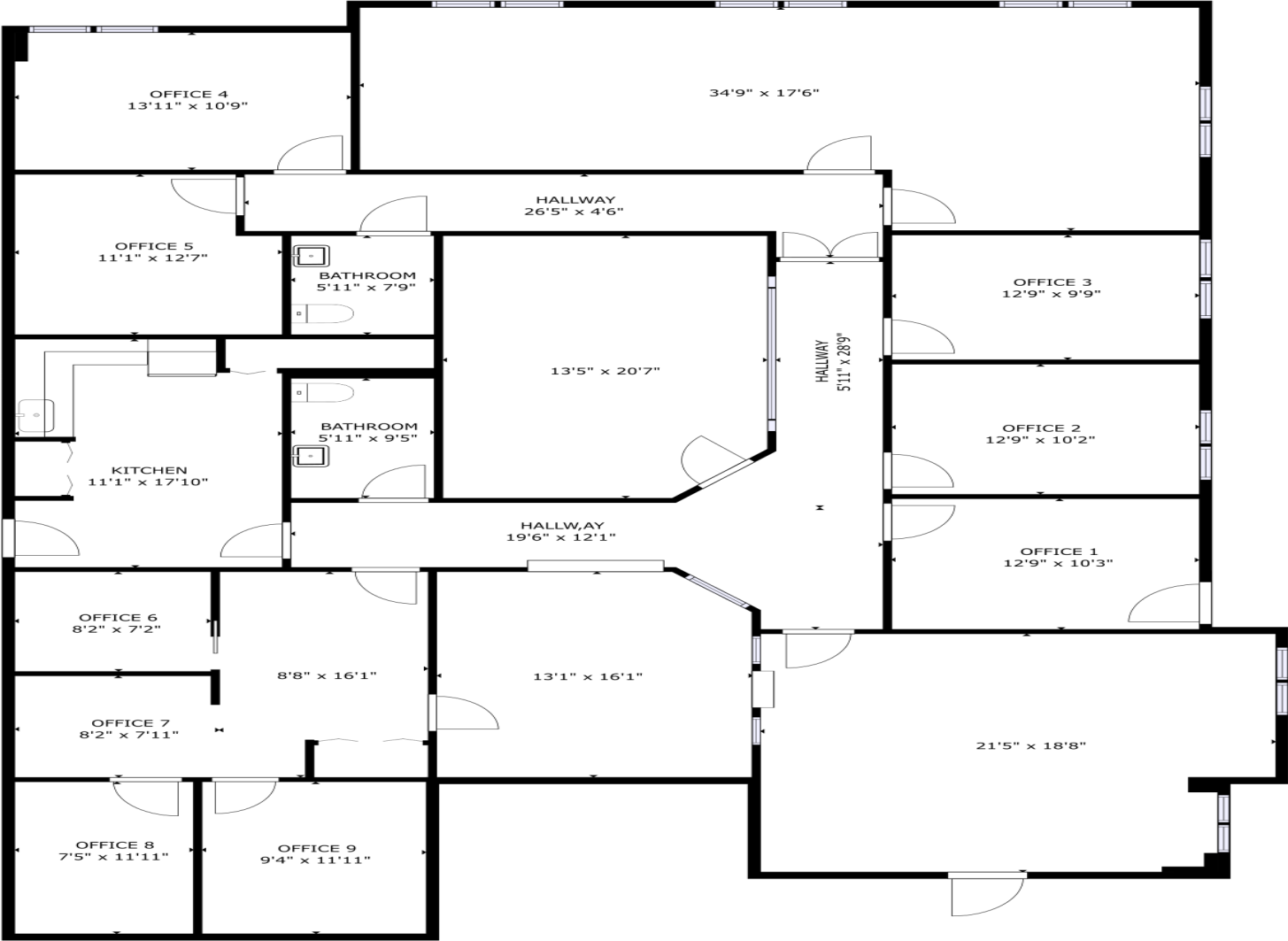
101

3,294 RSF

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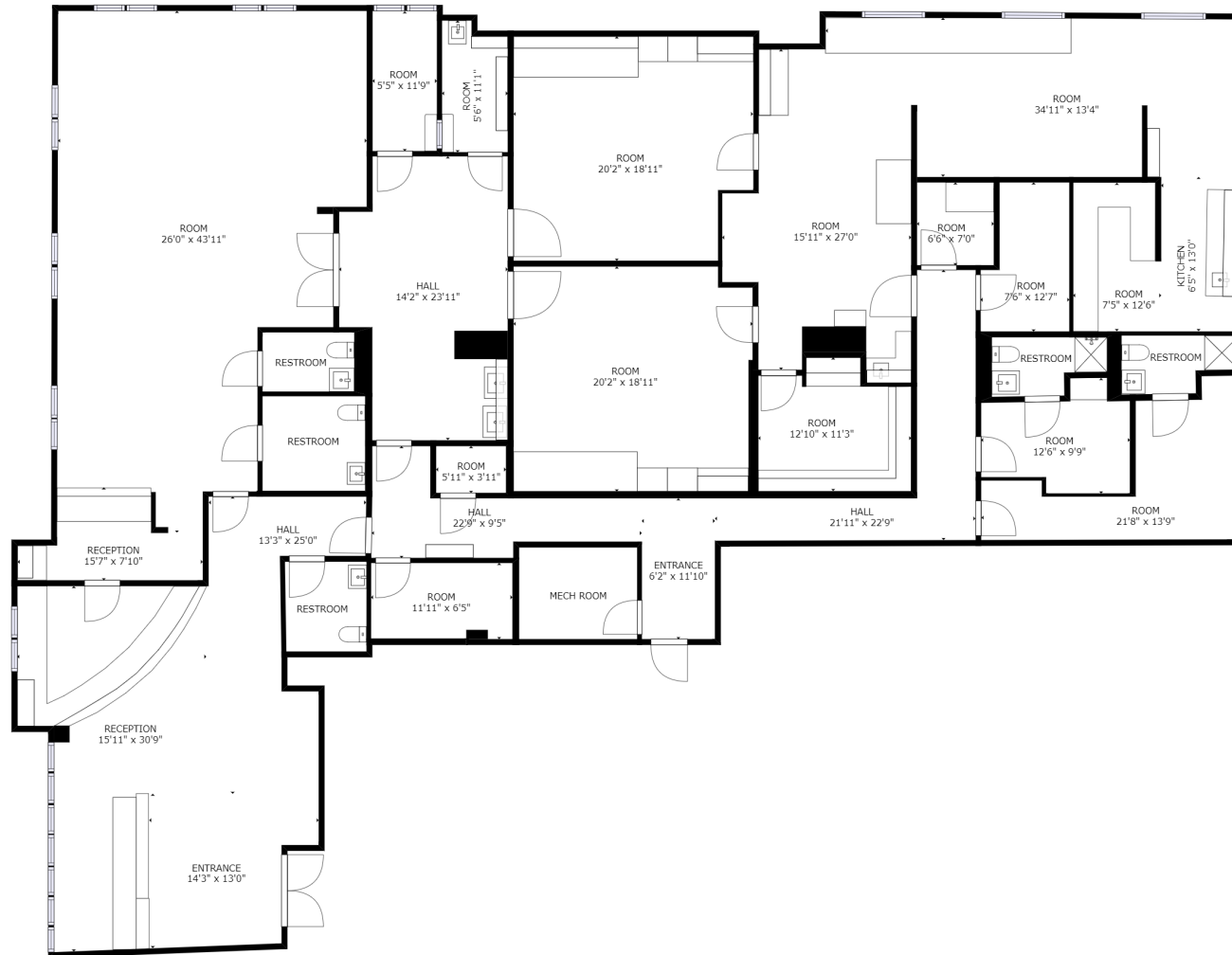
# FLOOR PLANS

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# FLOOR PLANS

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200

6,244 RSF

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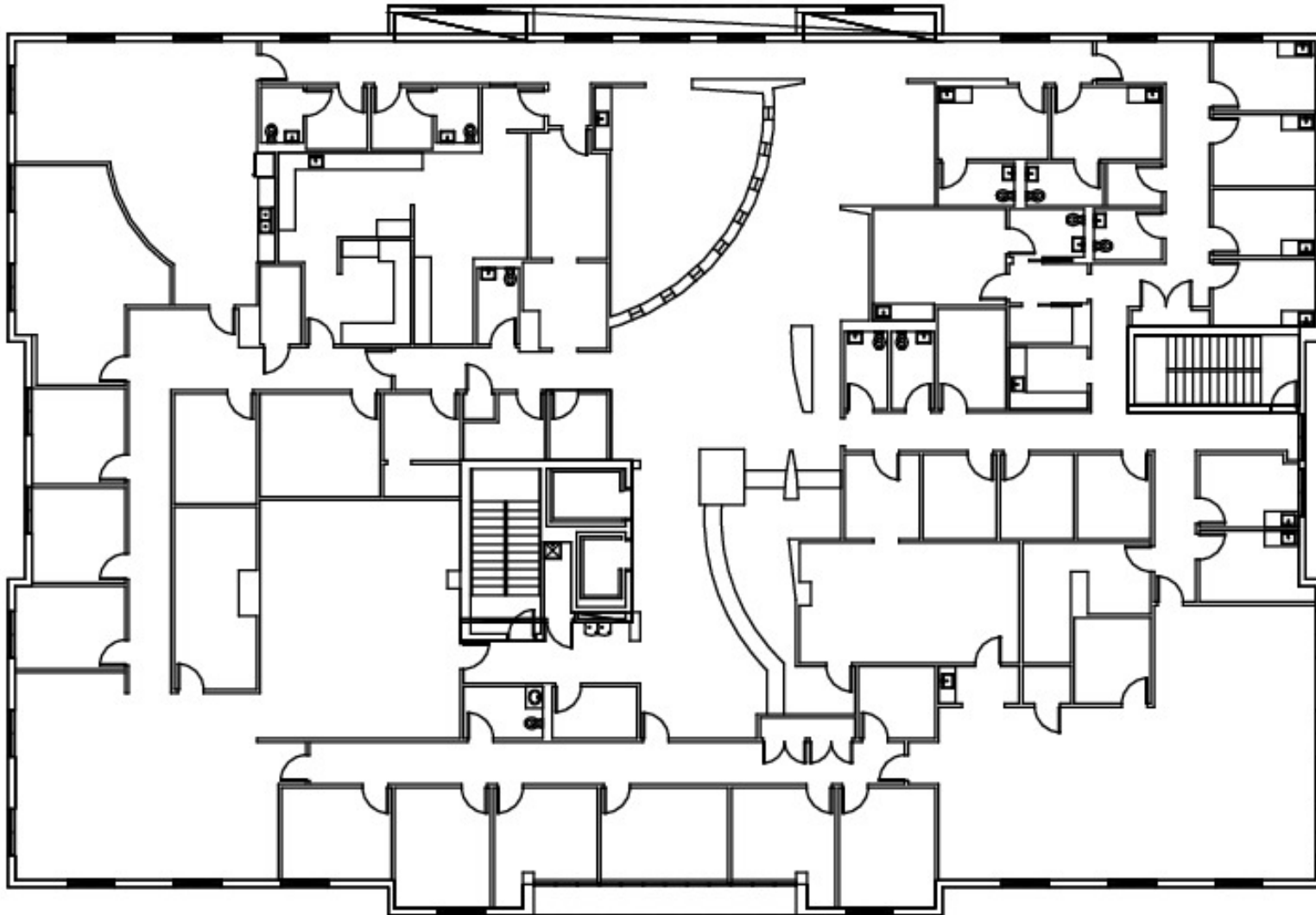
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# FLOOR PLANS

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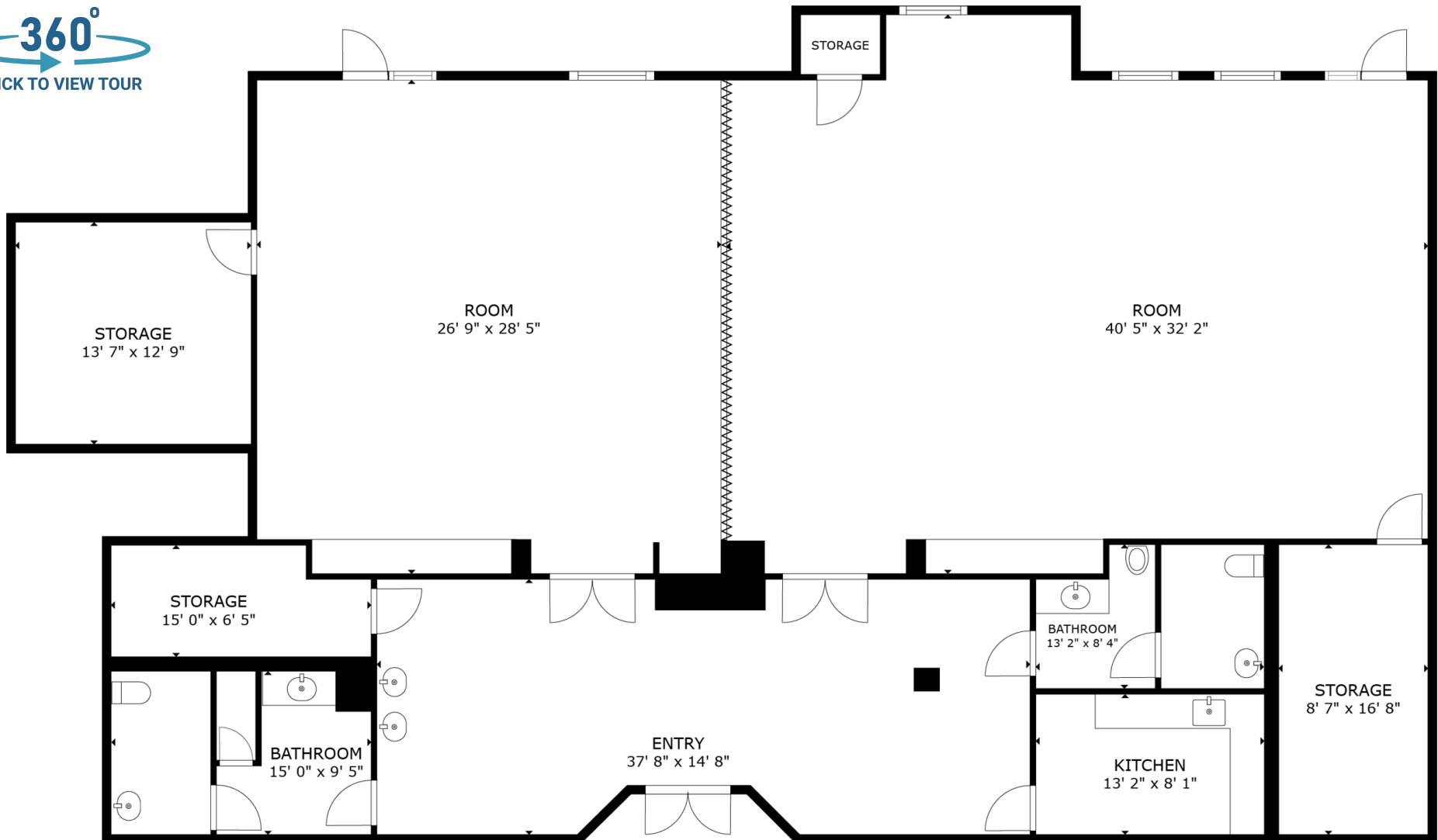
300

15,600 RSF

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# FLOOR PLANS

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104

Floor Plan Information

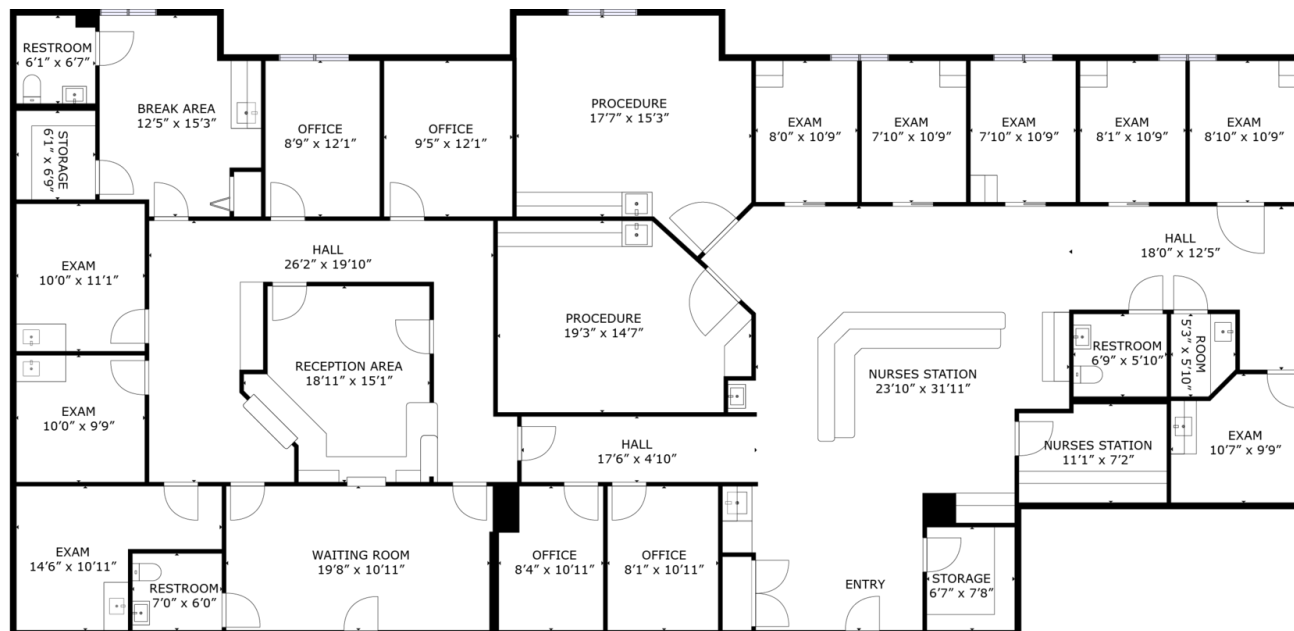
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# FLOOR PLANS

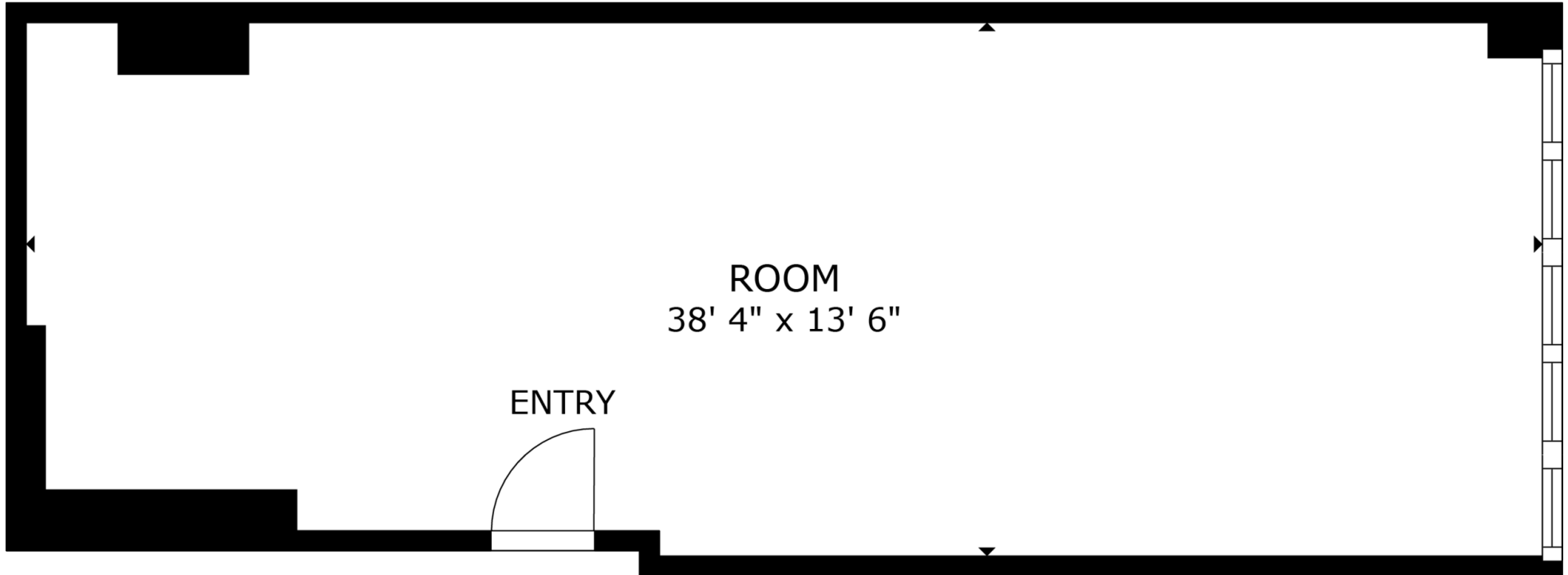
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# FLOOR PLANS

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FLOOR PLAN

202

Floor Plan Information

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# DEMOGRAPHICS MAP & REPORT



Population	1 Mile	2 Miles	3 Miles
Total Population	17,432	64,926	140,919
Average Age	39.1	42.6	41.4
Average Age (Male)	37.9	41.4	39.9
Average Age (Female)	40.7	44.1	43.0

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,411	27,446	56,483
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,757	\$64,329	\$64,043
Average House Value	\$261,135	\$238,061	\$243,059

\* Demographic data derived from 2020 ACS - US Census

