



\$1

- Active
- 40975.00 sq ft

## 1301 CONGRESS AVENUE, BOYNTON BEACH, FL, 33426

<https://comwire.com>

Fully built-out medical office in the prestigious Guardians Credit Union Building at 1301 N Congress Ave, Boynton Beach. +/-2,394 SF suite with 3 private exam rooms, reception/waiting area, break room, and ADA access. Exclusive-use subleases available-no co-working. Ideal for physicians, specialists, or wellness professionals. Includes receptionist, utilities, and janitorial. Minimum 36-month term with 3% annual

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## Basics

**Listing updated:** February 04, 2026 at 10:33 am **Days on Comwire:** 228  
**Year built:** 1986 **Status:** Active  
**Listing Office Id:** pb802465 **Date added:** October 27, 2025 at 7:06 pm  
**Building size (SF):** 40975.00 sq ft **Lot size:** 0.25 sq ft  
**For Sale:** No **For Lease:** Yes  
**Listing Office Name:** Douglas Elliman

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## Building Details

**Type:** Special Use **Building Type:** Medical, Office Space  
**Stories:** 4.0 **Heating:** Central Individual  
**Floor covering:** Vinyl Floor **Roof:** Slate  
**Real Estate Taxes:** \$171,779 **Tax Year:** 2024  
**Cooling:** Central Building **Docs Available:** None  
**Info Available:** None

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## Additional Info

**Listing Agent Phone:** (305) 322-0474 **Listing Office:** Douglas Elliman  
**MLS Source:** Realtor Association of the Palm Beaches (RAPB)

