



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALBERT BROWN
AGENT
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ALBERT@ALBERTBROWNRE.COM



FOR LEASE

Morningside Professional Plaza

1800-1900 SE PORT ST LUCIE BLVD, PORT SAINT LUCIE, FL 34952



OFFERING SUMMARY

Available SF: 645 - 2,688 SF

Lease Rate: \$15.50 SF/yr (Gross; MG)

Lot Size: 3.27 Acres

Year Built: 1988

Building Size: 47,800

Renovated: 2002

AVAILABILITY

SPACES	LEASE RATE	SIZE (SF)
1810 Port Saint Lucie Blvd.	\$15.50 SF/yr	1,150 SF
1818 Port Saint Lucie Blvd.	\$15.50 SF/yr	2,000 SF
1820 Port Saint Lucie Blvd.	\$15.50 SF/yr	645 SF
1826 Port Saint Lucie Blvd	\$15.50 SF/yr	2,688 SF
1832-38 Port Saint Lucie Blvd.	\$15.50 SF/yr	1,870 SF
1850 Port Saint Lucie Blvd.	\$15.50 SF/yr	1,772 SF
1854 Port Saint Lucie Blvd.	\$15.50 SF/yr	1,860 SF
1858 Port Saint Lucie Blvd.	\$15.50 SF/yr	1,350 SF
1860 Port Saint Lucie Blvd.	\$15.50 SF/yr	1,175 SF
1862 Port Saint Lucie Blvd.	\$15.50 SF/yr	2,640 SF

EXECUTIVE SUMMARY

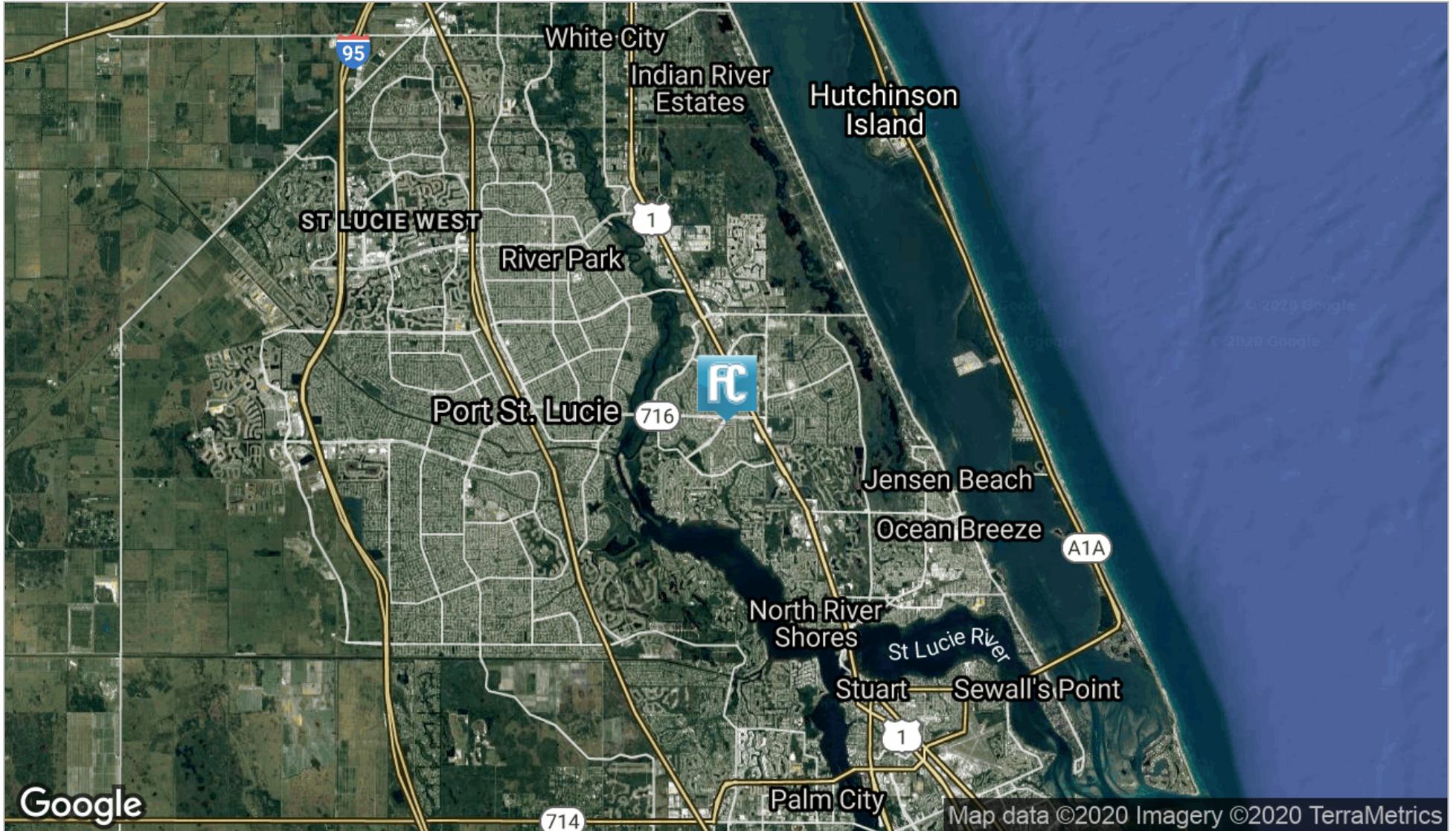
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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net



LOCATION MAP

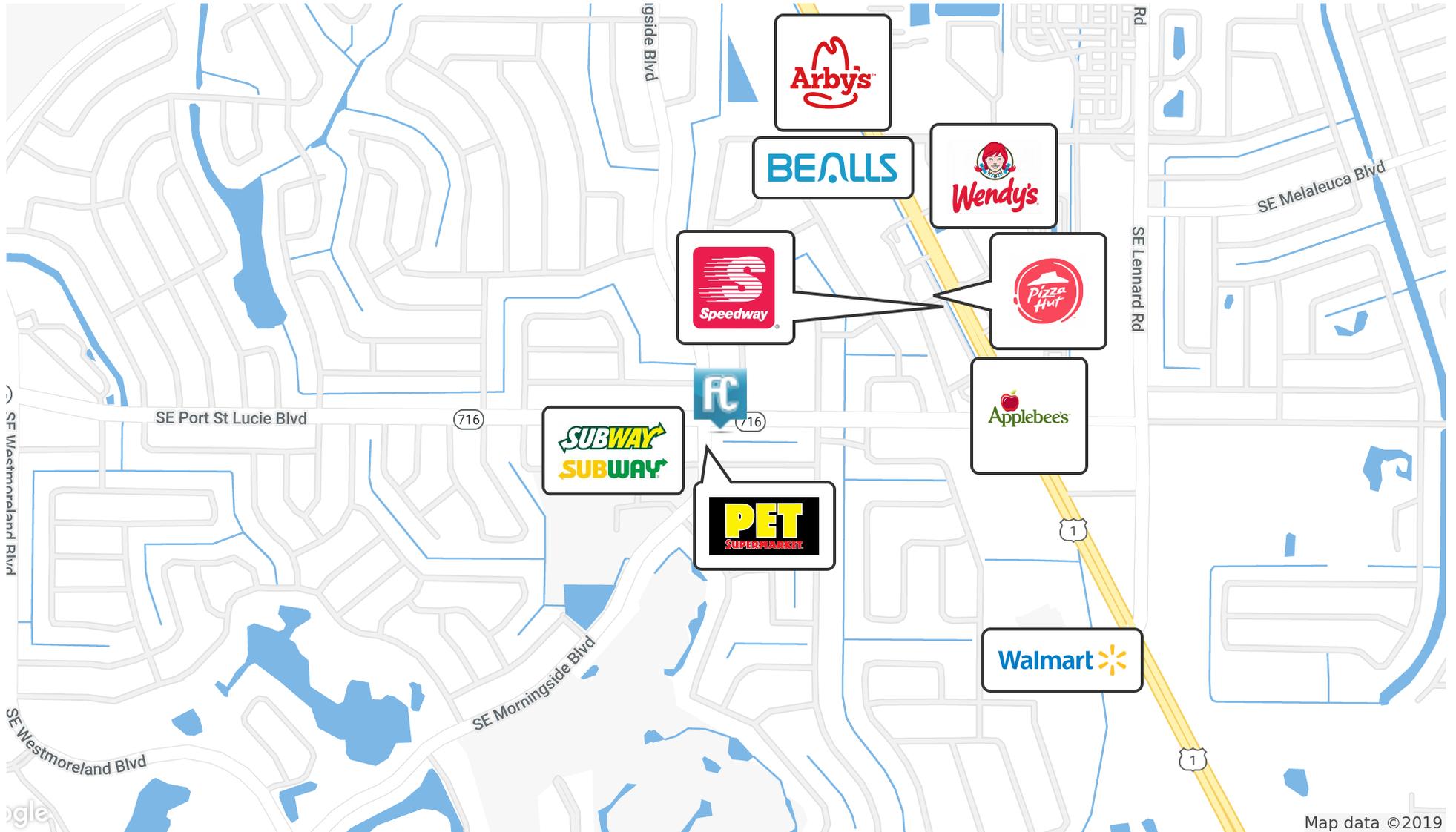
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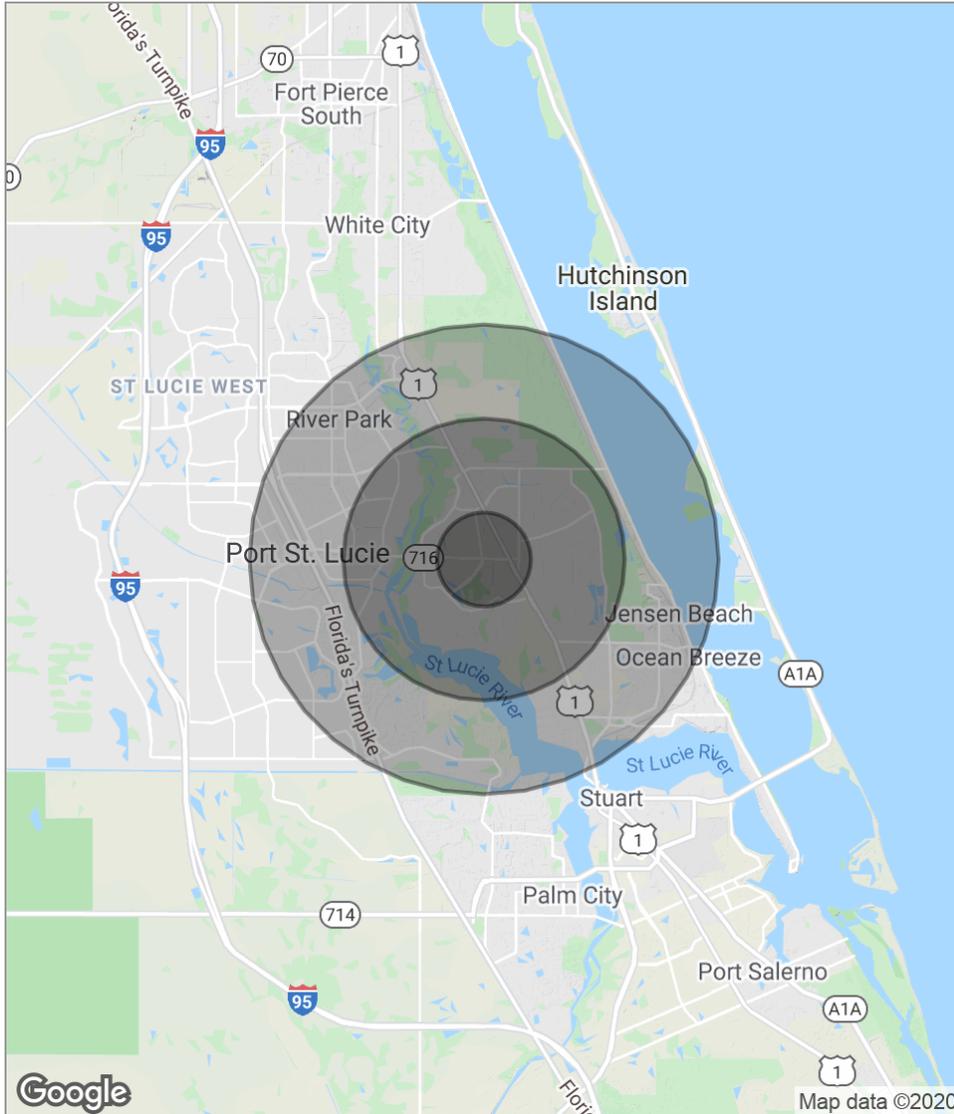
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,026	41,639	104,218
Median age	41.1	45.2	45.0
Median age (Male)	40.9	44.4	43.9
Median age (Female)	41.3	46.1	46.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,422	17,189	42,160
# of persons per HH	2.5	2.4	2.5
Average HH income	\$53,124	\$58,341	\$60,170
Average house value	\$294,376	\$243,678	\$236,235

* Demographic data derived from 2010 US Census