

# FOR LEASE

1000 SE Monterey Commons Blvd

Stuart, FL 34996

## Class "A" Office Space



### LOCATION OVERVIEW

Located on Monterey Road in the heart of Stuart with easy access to Hutchinson Island, Sewall's Point, Jensen Beach, Palm City, Hobe Sound, and Jupiter Island. Monterey Commons is located adjacent to Martin County Airport and Martin County administration building, with close proximity to Martin Memorial Hospital and the Martin County Courthouse. Located within 10 minutes of I-95 and Florida's Turnpike. Each suite appeals to professionals with impressive trim detailing throughout the space, ample parking areas, and covered parking available.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 106 - Corsair	\$18.00 SF/yr	766 SF
Suite 104- Corsair	\$18.00 SF/yr	588 - 1,354 SF
Suite 204- Corsair	\$18.00 SF/yr	842 SF

**LEASE RATE** \$18.00 SF/YR NNN

[View Property Video](#)

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### OFFERING SUMMARY

Building Size:	30,051 SF
Available Size:	3,136 SF
Zoning:	CPUD - Commercial Planned Unit. Business and Professional uses.
Utilities:	All three buildings offer high speed internet (AT&T or Comcast, Direct TV and ITS Fiber Optics). Each tenant's suite is separately metered.
Maintenance:	Janitorial for interior - tenant responsibility

### PROPERTY OVERVIEW

Monterey Commons Corporate Center consists of three classic Mediterranean style office buildings situated in a campus-like setting nestled amongst rows of royal palm trees and oak trees, creating a warm working environment. Monterey Commons is located in the heart of Stuart's business corridor in Martin County featuring an impressive tenant roster of professional firms including Northern Trust Bank, Merrill Lynch, Wilmington Trust, Gunster law firm, Charles Schwab, The Business Development Board of Martin County, Economic Council of Martin County, Hill Barth & King, The Keane Law Firm, Mrachek Fitzgerald Rose Konopka Thomas and Weiss, P.A., Wright Ponsoldt Lozeau Trial Attorneys, Martin Memorial Hospital offices and Viesel Fuels main offices.

All buildings were constructed with attention to detail using the finest materials, quality workmanship, and structural integrity. Aesthetically pleasing in every way from the landscaped walkways covered in multi-toned brick pavers, inviting foyers and lobbies dressed in travertine marble, interior stairwells accompanied by beautiful iron balusters and light oak finished handrails. Ample windows in most of the suites provide natural light. The Gunster Building was built in 1995 and has beautiful architecture accented with exterior arched walkways, centered classic clay tiled cupola, and quality custom interior finishes. The Corsair Building was built in 1999 and consists of two buildings joined by an artistic canopy covered entrance. The Rubicon was constructed in 2005 and consists of two buildings with covered canopied entrances and impact glass windows. The owner and management is located on site. Pride of ownership is apparent in the attention to maintenance and the overall condition of the buildings and landscaping.

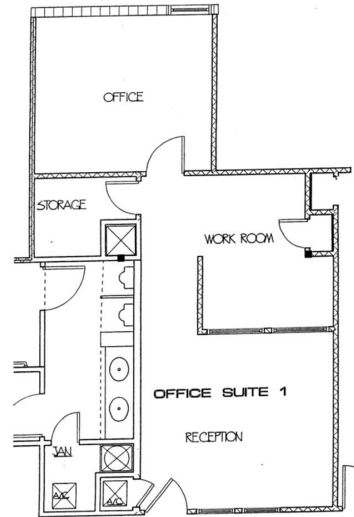
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### SPACE SUMMARY

SPACE	Suite 104- Corsair
SPACE USE	Executive Suites
LEASE RATE	\$18.00 SF/Yr NNN
CAM	\$6.71/SF
SIZE (SF)	588 - 1,354 SF
TERM	Negotiable

### COMMENTS

One office with a reception/seating area. Can be combined with Suite 106 for 1,354 sf total.

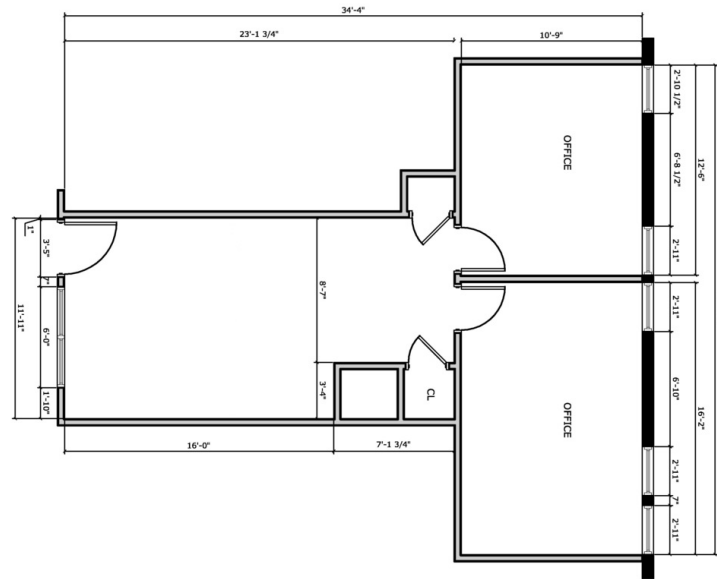
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### SPACE SUMMARY

SPACE	Suite 106 - Corsair
SPACE USE	Office
LEASE RATE	\$18.00 SF/Yr NNN
CAM	\$6.71/SF
SIZE (SF)	766 SF
TERM	3-5 Years

### COMMENTS

Reception and two private offices on the first floor of the Corsair building.

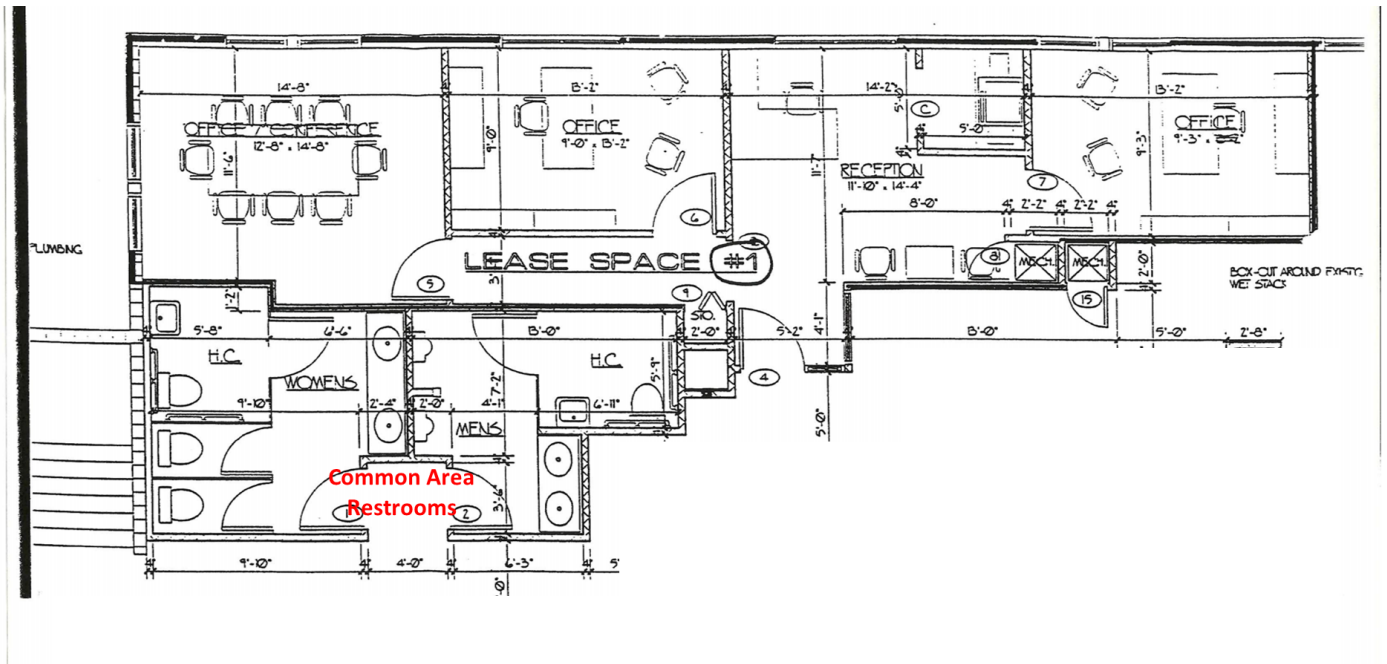
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## Class "A" Office Space



### SPACE SUMMARY

SPACE	Suite 204- Corsair
SPACE USE	-
LEASE RATE	\$18.00 SF/Yr
LEASE TYPE	\$6.71/ SF NNN
SIZE (SF)	842 SF
TERM	Negotiable

### COMMENTS

Reception area with two offices and a conference room.

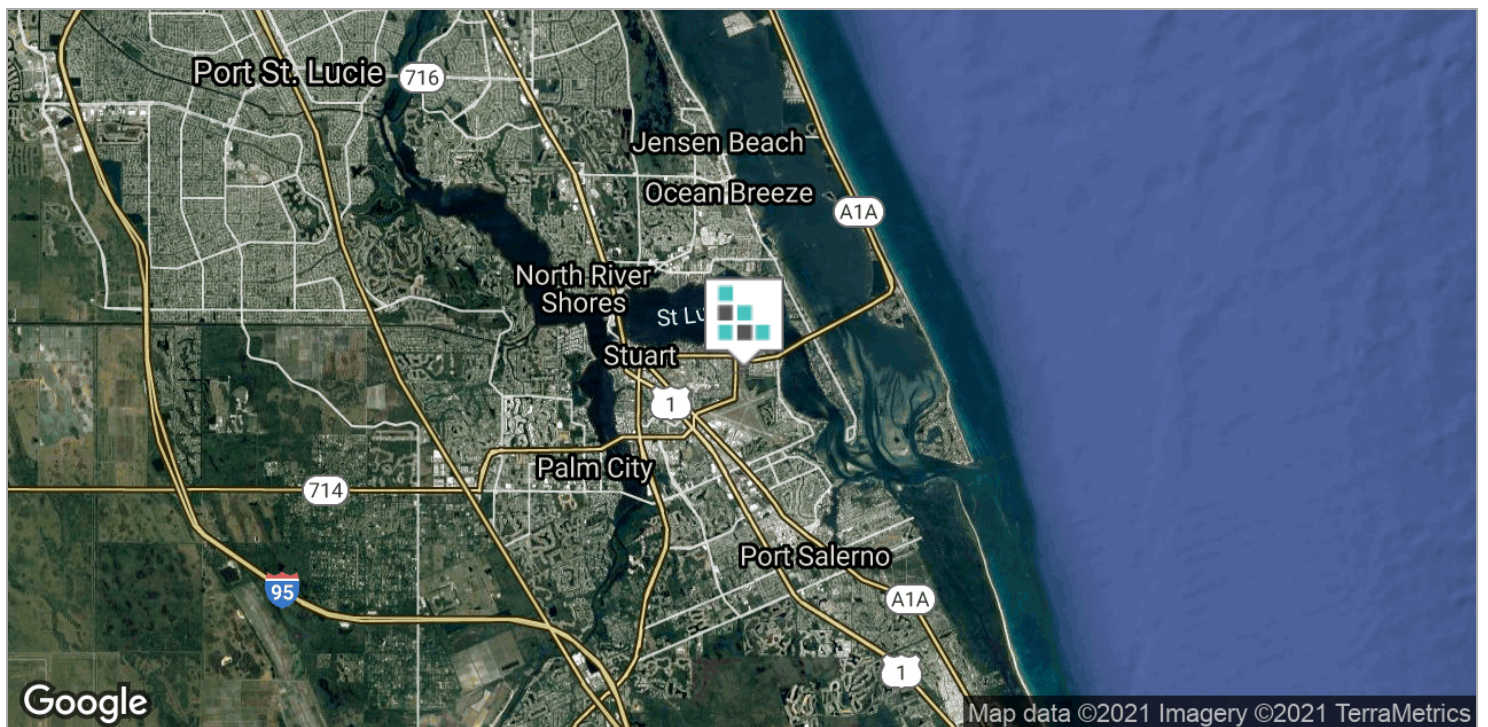
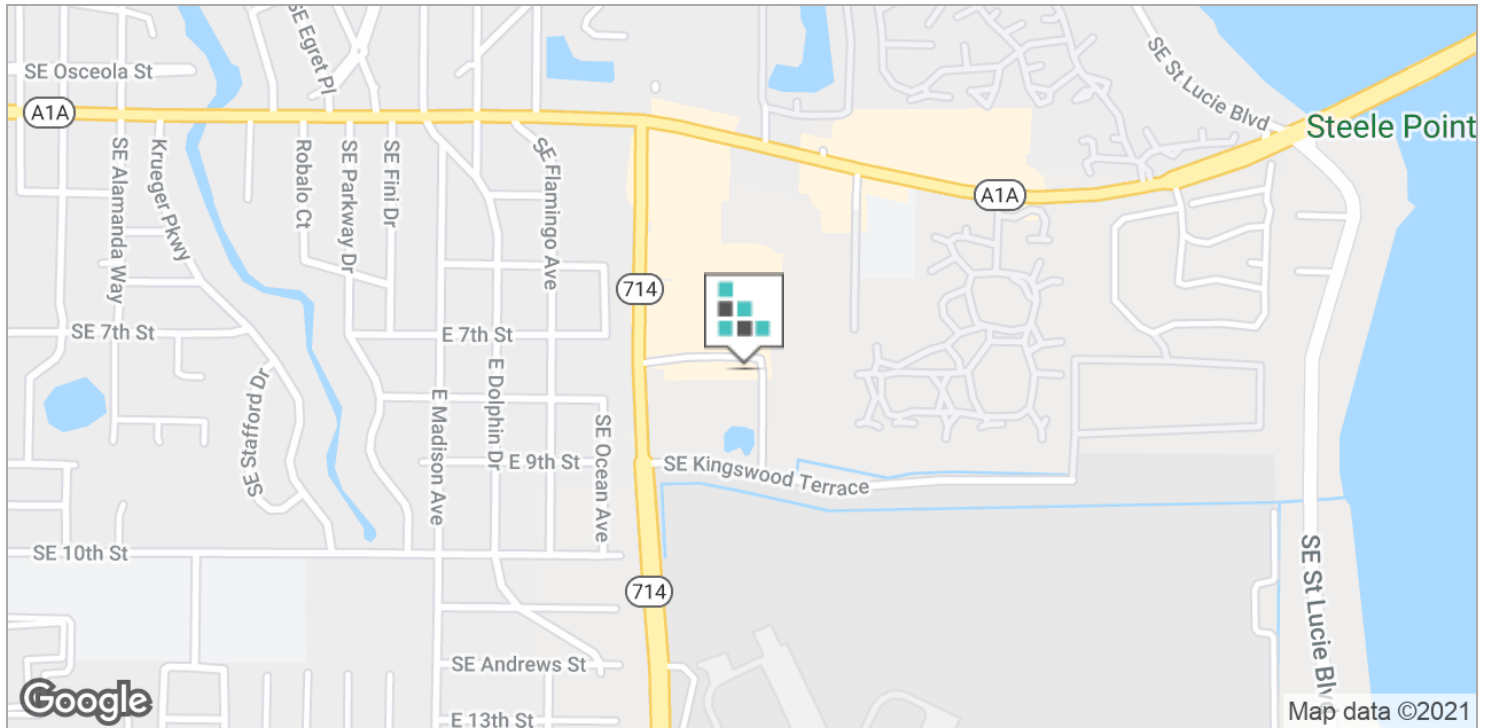
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