FOR LEASE

7041 & 7043 S US Highway 1

Port St. Lucie, FL 34952

St Lucie Oaks



PROPERTY OVERVIEW

Newly constructed Class A commercial building. Tenant improvement allowance is negotiable.

Building #7041: 1st Floor - Suite 101: 2,242 SF - raw space, build-to-suit

Building #7043:

2nd Floor - Suite 200: 1,460 SF - 2 offices, open office, break-room, conference room, reception area and lobby

2nd Floor - Suite 202: 1,298 SF - Needs build-out

2nd Floor - Suite 203: 1,254 SF - Unique loft style: 4 offices plus break-room

LOCATION OVERVIEW

Sits at the lighted intersection of US Hwy 1 & Brazilian Circle, slightly north of E. Prima Vista Boulevard.

OFFERING SUMMARY

Building Size: 13,894 SF

Utilities: Public Water & Sewer, FPL, AT&T and Comcast

Zoning: Commercial General, Unincorporated St Lucie County

LEASE RATE

\$15.00/SF NNN + CAM

■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd Stuart, FL 34994 772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.











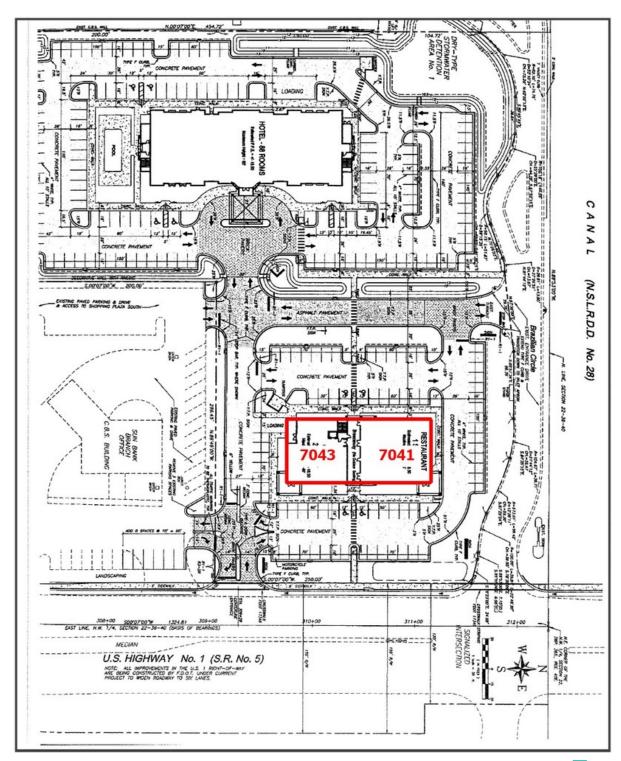


■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial



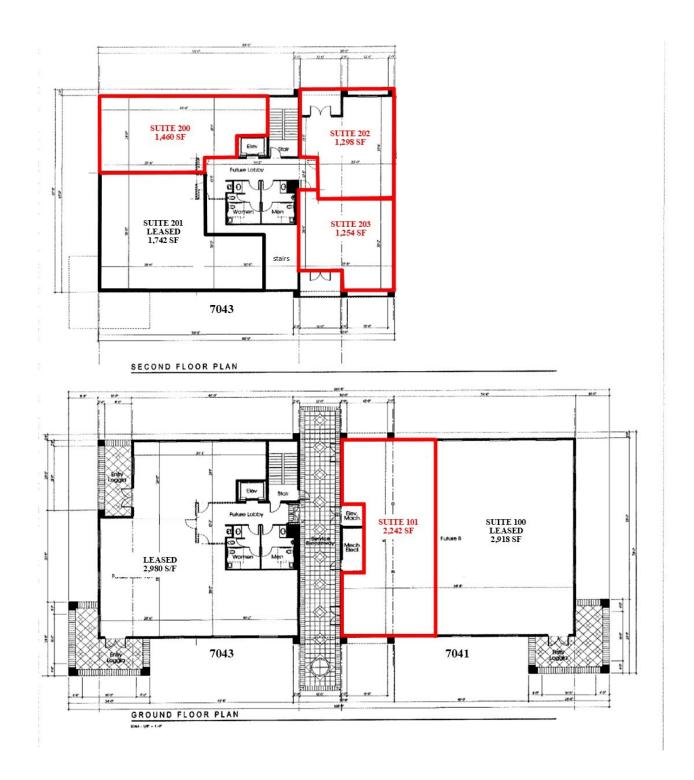


■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial



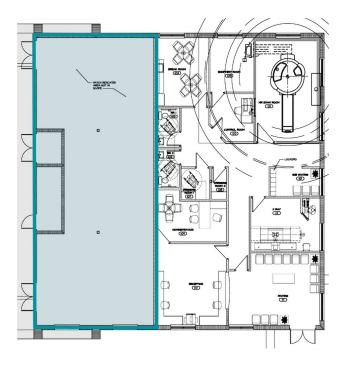


■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial





7041 - 101 Office Building \$15.00 SF/yr NNN 2,242 SF Negotiable

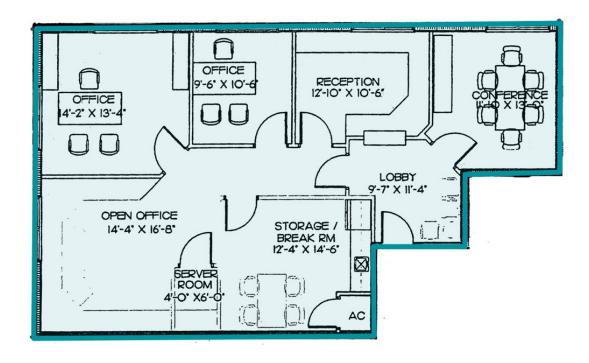
Raw Space - Build-To-Suit

■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial





7043 - 200 Office Building \$15.00 SF/yr NNN 1,460 SF Negotiable

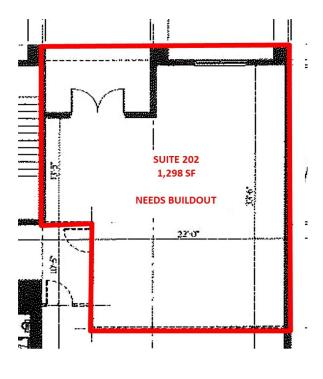
Two offices, open office, break-room, conference room, reception area and lobby.

■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial





7043 - 202 Office Building \$15.00 SF/yr NNN 1,298 SF Negotiable

Needs Build-out

■ Jeffrey D. Chamberlin

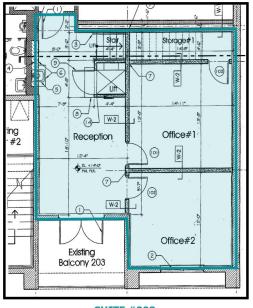
President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial

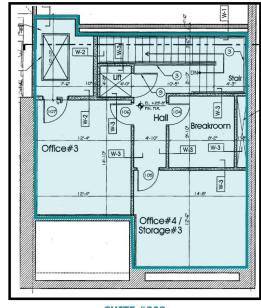


S

St Lucie Oaks



SUITE #203 MAIN (GROUND) FLOOR



SUITE #203 2ND FLOOR

7043 - 203 Office Building \$15.00 SF/yr NNN 1,254 SF Negotiable

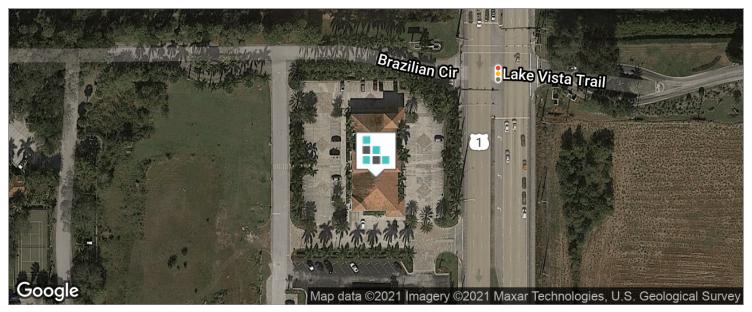
Unique loft style - 4 offices plus break room.

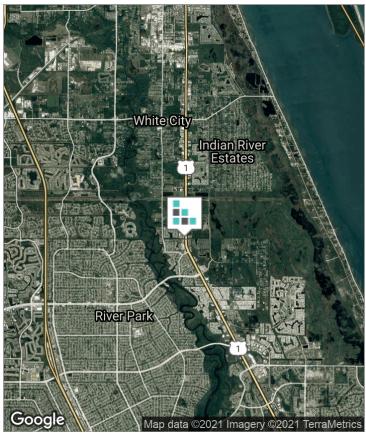
■ Jeffrey D. Chamberlin

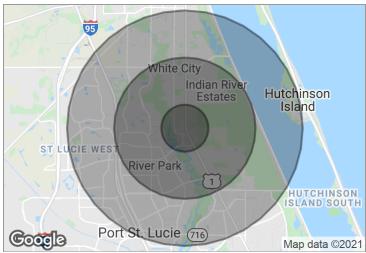
President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial









DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,348	43,932	106,589
Total Households	1,503	17,606	42,715
Average HH Income	\$53,629	\$54,889	\$55,302
Average Age	51.0	45.5	44.7

Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd Stuart, FL 34994 772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR 772.220.4096 x101 chamberlin@slccommercial.com

SLC Commercial

