

# FOR LEASE

10570 S US Highway 1

Port Saint Lucie, FL 34952

## 3 Story Landmark Office Building



### 3 STORY LANDMARK OFFICE BUILDING

#### PROPERTY OVERVIEW

Location, Location, Location! Best location along the US1 corridor in Port St Lucie, just 2.62 miles south of the Crosstown Parkway. The 3-story professional office building is a landmark property with marquee signage available. Only 2 private suites left!

#### LOCATION OVERVIEW

Northeast corner of S. US Highway 1 and SE Port St. Lucie Blvd.

#### OFFERING SUMMARY

Building Size:	21,899 SF
Available Size:	1,157 - 1,203 SF
Zoning:	General Commercial (CG) - St. Lucie County
Utilities:	Water/Trash - City of Port St Lucie

#### LEASE RATE

\$14.50-\$15.50 SF/YR NNN (CAM \$6.85)

[View Property Video 1](#) [Video 2](#)

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#### SLC Commercial

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## 3 Story Landmark Office Building

**LEASE RATE** \$14.50-\$15.50 SF/YR NNN

### Building Information

Building Size	21,899 SF
Tenancy	Multiple
Year Built	1989
Last Renovated	2016
Gross Leasable Area	20,958 SF
Condition	Good
Free Standing	Yes
Construction Description	Stucco over Concrete Block
Building Class	B
Number Of Floors	3

### Location Information

Street Address	10570 S US Highway 1
City, State, Zip	Port Saint Lucie, FL 34952
County/Township	Saint Lucie/37S
Cross Streets	S. US Highway 1 & SE Port St. Lucie Blvd.
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	Florida Turnpike

### Utilities & Amenities

Number Of Elevators	1
Central HVAC	Yes

### Parking & Transportation

Parking Type	Surface
Parking Description	Ample

### Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	1.78 Acres
APN#	3414-501-4713-300-0
Corner Property	Yes
Utilities	Water/Trash - Port St Lucie

### Zoning / Land Use Details

Zoning	General Commercial (CG) - St. Lucie County
Permitted Use	See Below

[Click Here For Permitted Uses](#)

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## 3 Story Landmark Office Building



### Suite 101

\$15.50 SF/yr

NNN

1,157 SF

Negotiable

Ground floor office with a reception/ work area, nice finishes with an open bullpen at the rear of the suite with lots of windows and plenty of cabinet storage space, plus a kitchenette. Private but easily accessible, and serviced by common area restrooms.

### Suite 202

\$14.50 SF/yr

NNN

1,203 SF

Negotiable

5 private offices, storage and small open work area. Private but easily accessible and serviced by common area restrooms.

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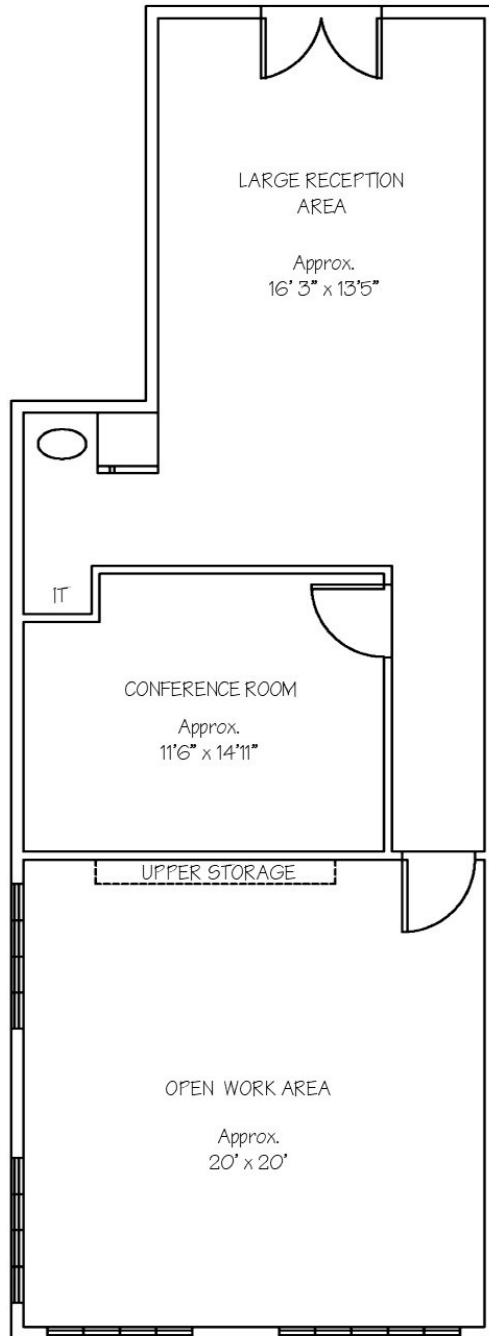


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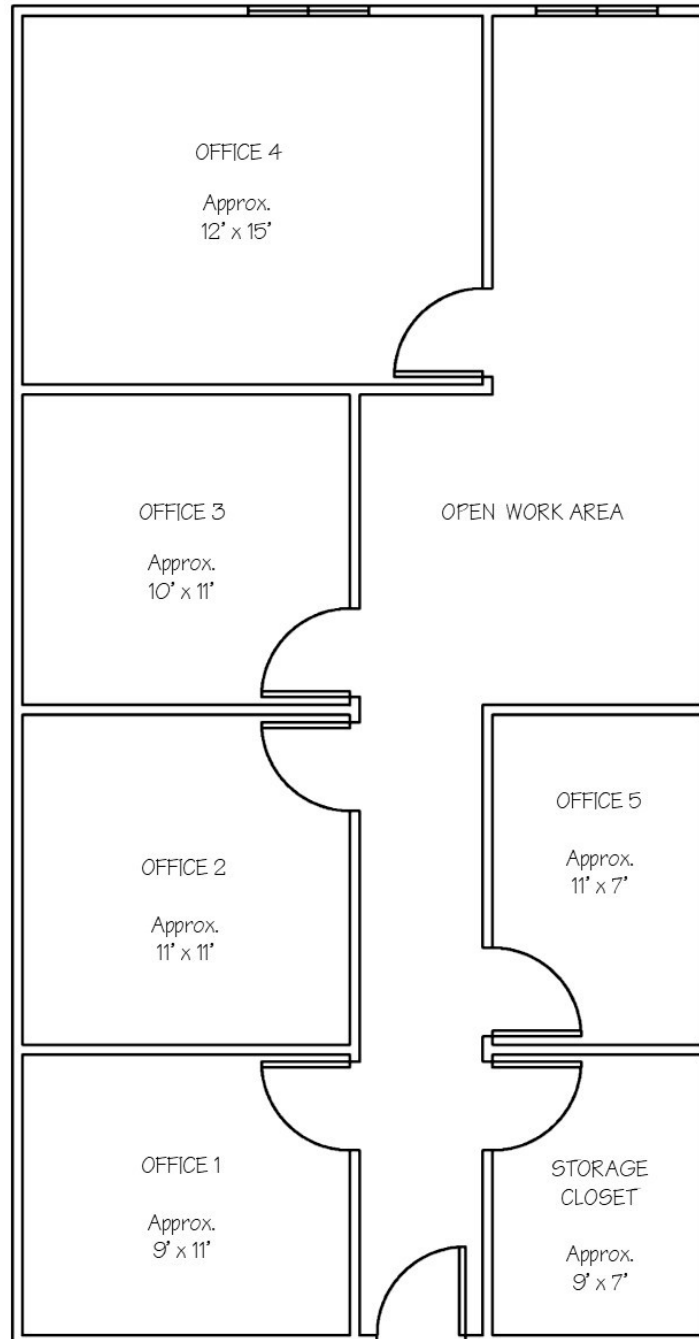
1st FLOOR PLAN: **Suite 101**

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## 3 Story Landmark Office Building



**2nd FLOOR PLAN : Suite 202**

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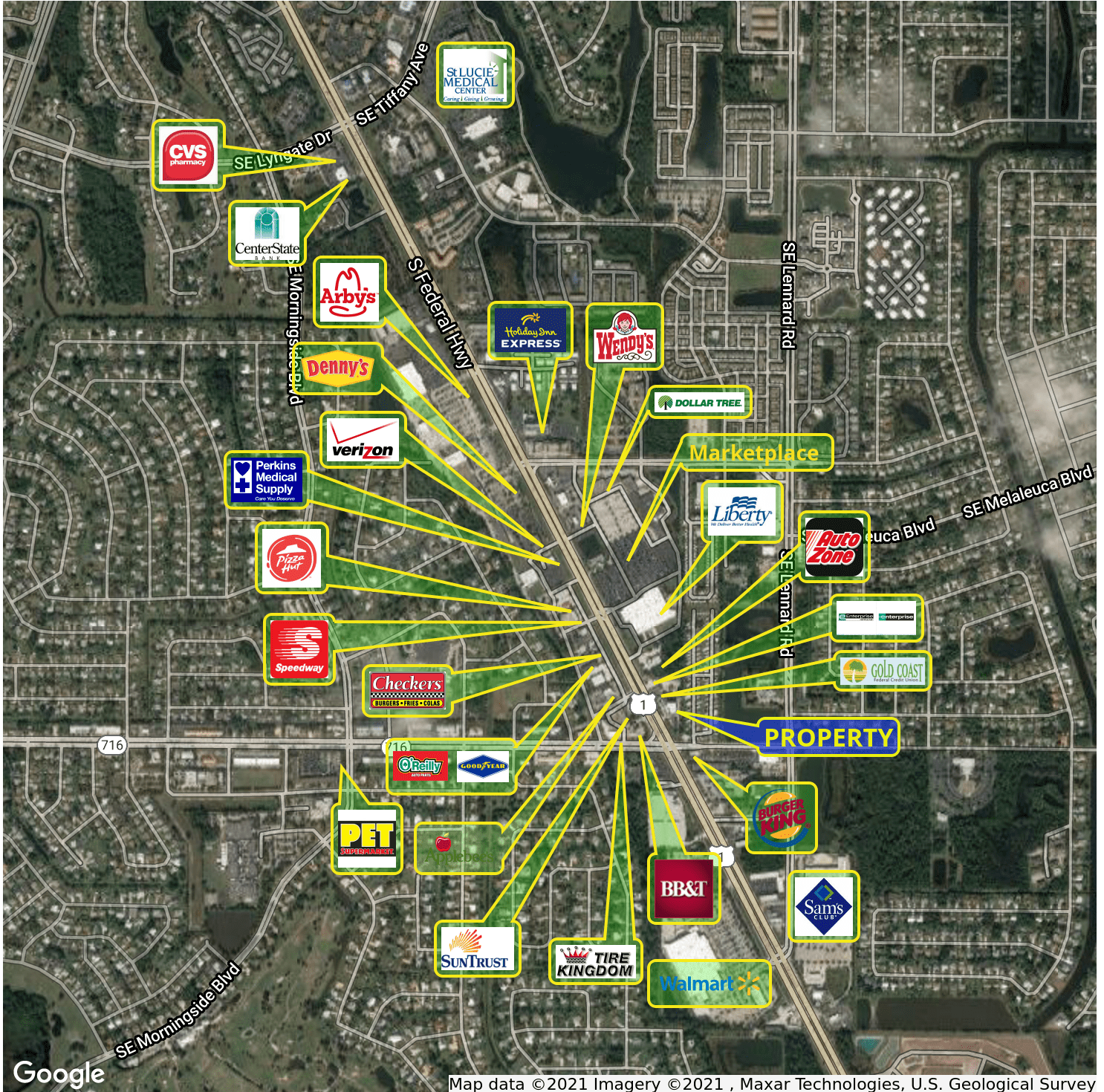


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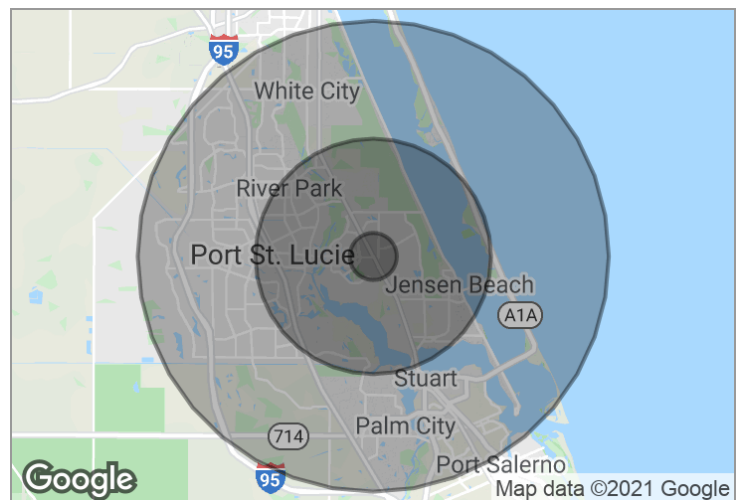
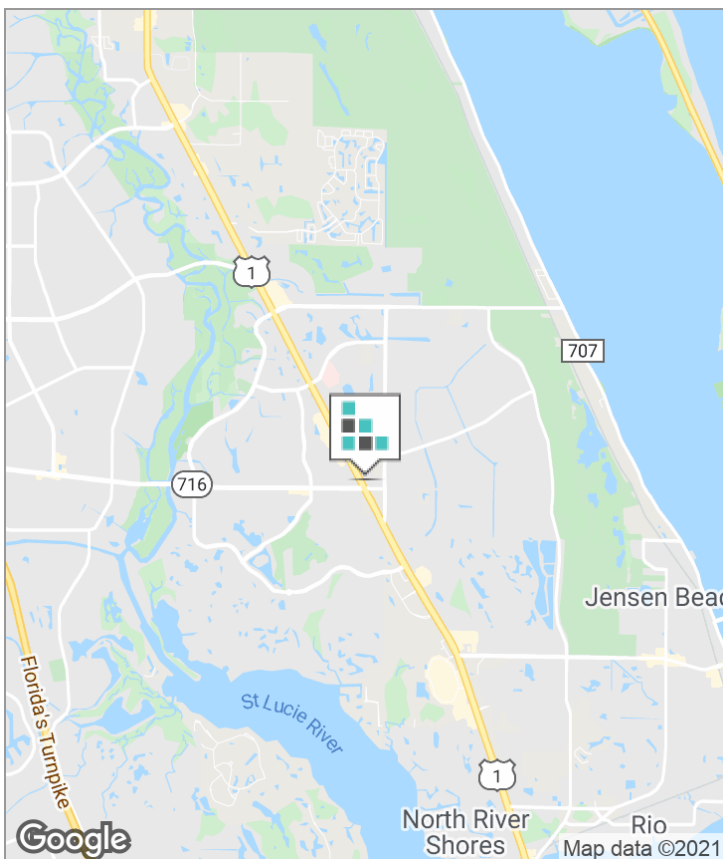
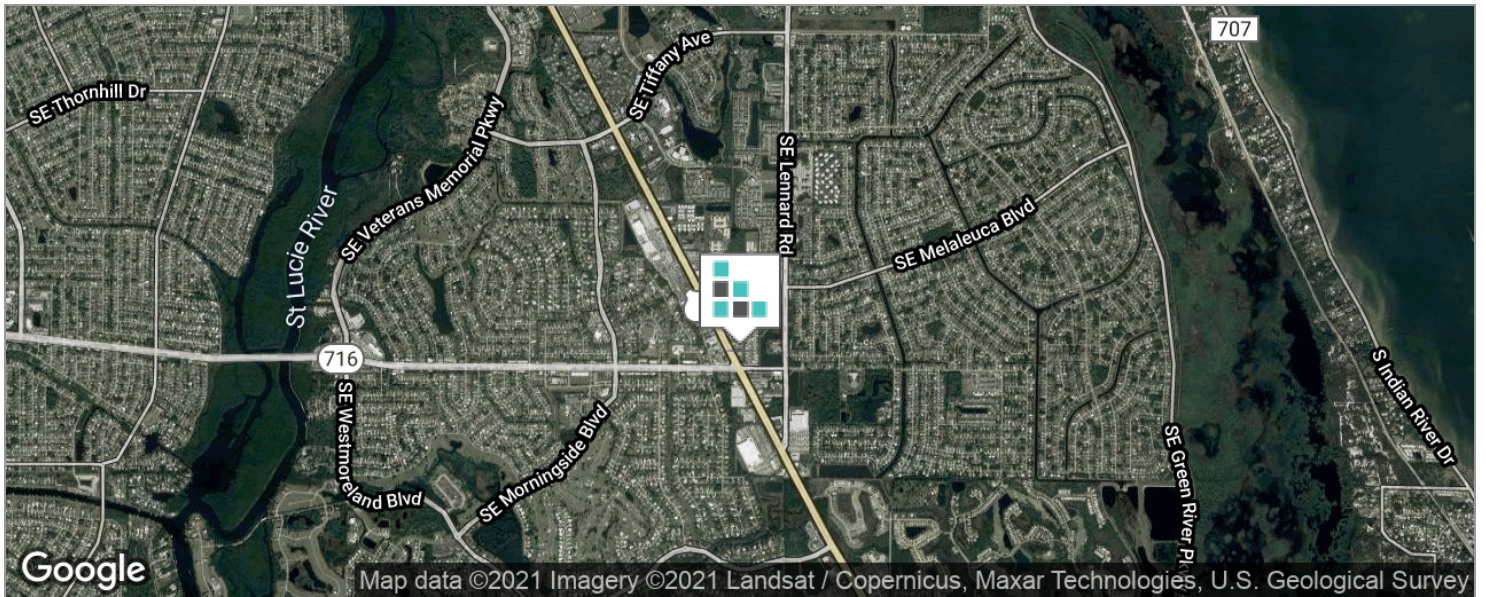


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### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	6,209	80,447	201,131
Total Households	2,099	29,836	77,879
Average HH Income	\$57,787	\$48,891	\$53,824
Average Age	33.6	39.4	42.6

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