

# FOR LEASE

11380 SW Village Parkway

Port Saint Lucie, FL 34987

## Healthcare Center at Tradition Phase I



### PROPERTY OVERVIEW

Healthcare Center at Tradition is a Class A Medical Office Building located in the master-planned community of Tradition in Port St. Lucie, FL. Phase I New construction 10,000+/- sf available on the second floor. Great opportunity to design your space and join Stuart Cardiology Group. Ample Tenant Improvement Allowances.

### LOCATION OVERVIEW

Ideal location off I-95 (Exit 118) in the heart of the Tradition Medical Node. Close to Cleveland Clinic Tradition Hospital. Close to shops and restaurants. Power Center "Landings at Tradition" featuring national tenants such as LA Fitness, Target, Bed Bath & Beyond, Petsmart, Pier 1, Michaels, TJ Maxx, Ulta and Old Navy. Restaurants include Olive Garden, Long Horn, Panera Bread, Culvers, McDonalds and Panda Express. Easy access to I-95 and Florida's Turnpike. Located just 40 minutes north of Palm Beach International Airport.

### OFFERING SUMMARY

Building Size:	31,299 SF (Phase 1)
Available Size:	2,500 - 10,433 SF
Utilities:	City of Port St Lucie
Parking Ratio:	4.5 per 1,000 SF

### LEASE RATE

\$24.50 SF/YR NET - PLUS CAM (EST. \$11.15 SF)

### View Property Video

#### Christine M. Skurka

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#### SLC Commercial

2488 SE Willoughby Blvd  
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## LEASE RATE

\$24.50 SF/YR

### Building Information

Building Size (Phase I)	31,299 SF
Tenancy	Multiple
Year Built	2019
Gross Leasable Area	31,299 SF
Condition	Excellent
Handicap Access	Yes
Walls	Concrete Tilt
Office Buildout	Ample Tenant Improvement Allowances
Building Class	A
Number Of Floors	3
Average Floor Size	10,433 SF
Number Of Buildings (Phase 1)	1

### Location Information

Building Name	Healthcare Center at Tradition Phase I
Street Address	11380 SW Village Parkway
City, State, Zip	Port Saint Lucie, FL 34987
County/Township	Saint Lucie
Cross Streets	Tradition Parkway
Side Of Street	East
Road Type	Paved
Nearest Highway	Interstate 95

### Utilities & Amenities

Number Of Elevators	2
HVAC	Split Level
Sewer	Port St Lucie Utility Systems Department
Cable	Hometown Cable
Telephone	Port St Lucie Utility Systems Department
Electricity	Florida Power & Light

### Parking & Transportation

Parking Type	Surface
Parking Ratio	4.5
Number Of Spaces	273

### Property Details

Property Type	Class "A" Office/Medical
Property Subtype	Medical
Lot Size	5.66 Acres
APN#	4315-603-0001-000-7
Waterfront	Yes
Utilities	City of Port St Lucie
Maintenance	\$11.15/SF CAM

### Zoning / Land Use Details

Permitted Use	Medical Office
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Cleveland Clinic Martin Health Community Benefit

Tradition Florida

City of Port St Lucie

### Christine M. Skurka

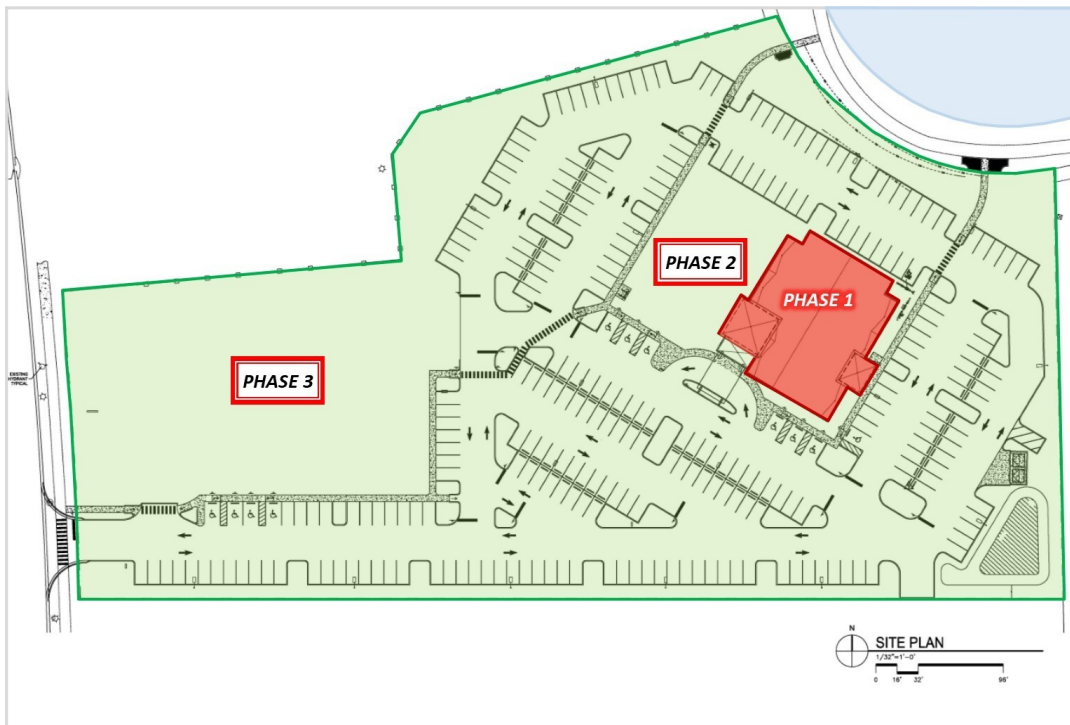
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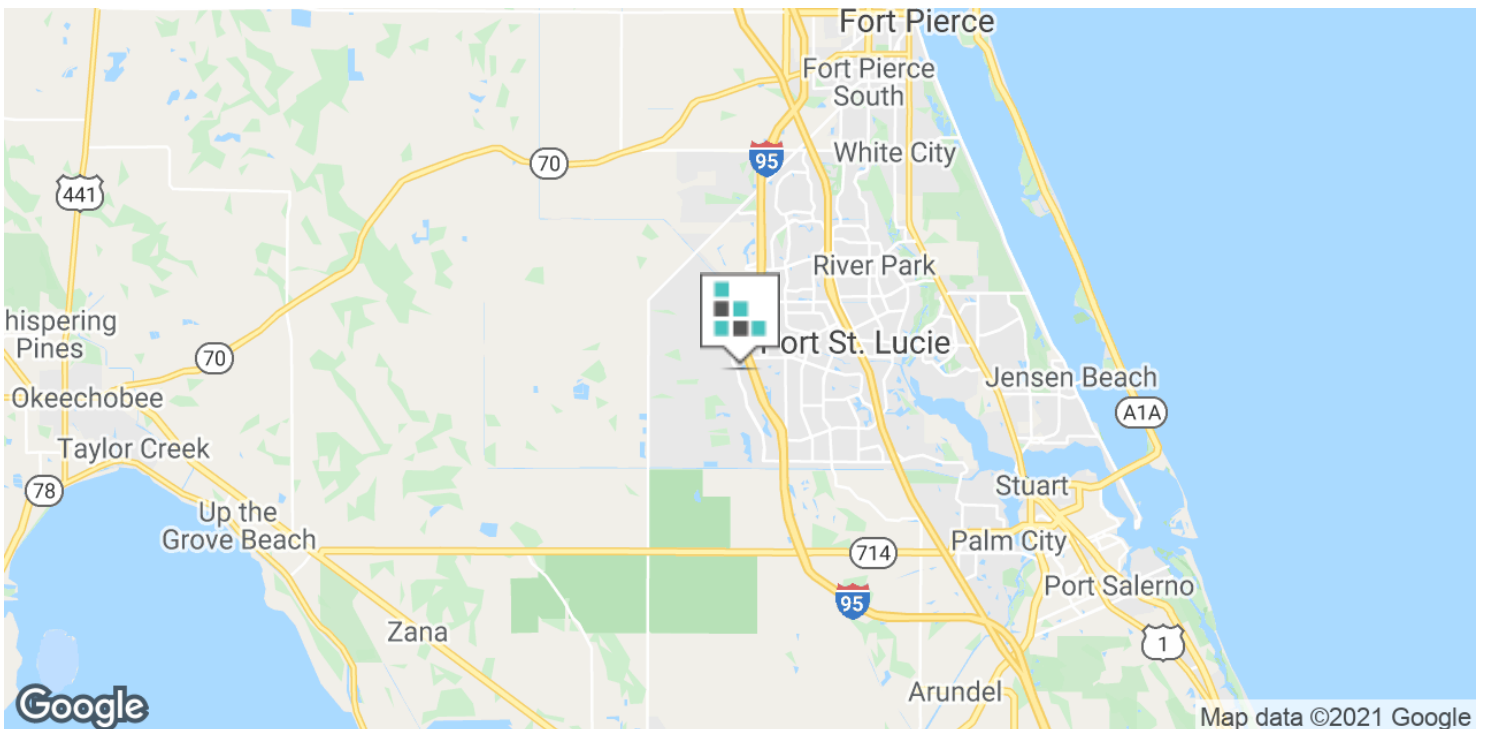
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Google

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LEASE TYPE | NNN    TOTAL SPACE | 2,500 - 10,433 SF    LEASE TERM | 5-10 Yrs    LEASE RATE | \$24.50 SF/yr (\$11.15 SF CAM)



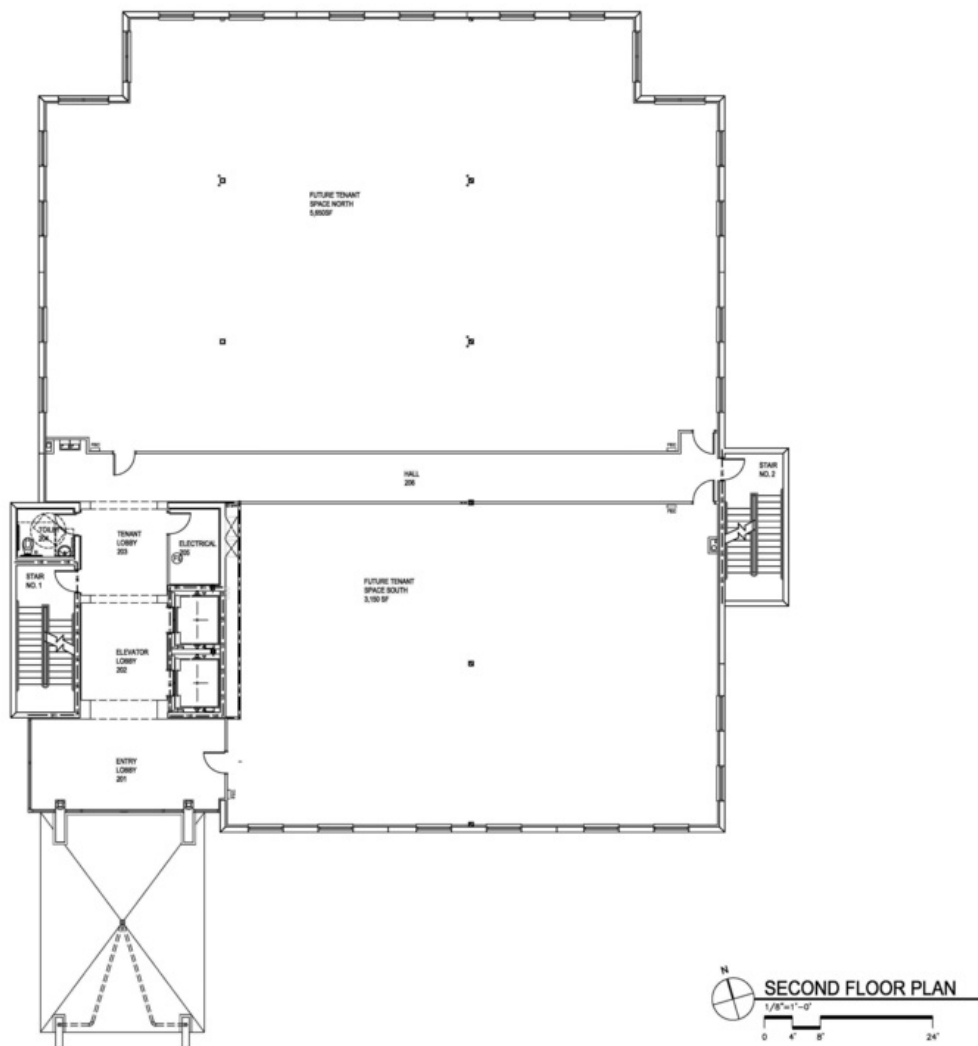
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	-	2,500 - 10,433 SF	NNN	\$24.50 SF/yr	Lease Term: 5-10 Years
Second Floor	Available	2,500 - 10,433 SF	NNN	\$24.50 SF/yr	Lease Term: 5-10 Years
Third Floor	-	2,500 - 10,433 SF	NNN	\$24.50 SF/yr	Lease Term: 5-10 Years

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## Healthcare Center at Tradition Phase I



Small Town Feel in the Fast Growing City of Port St Lucie



Cleveland Clinic Tradition Hospital

### TOWN OF TRADITION

Tradition in Port St. Lucie, Florida is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions The Treasure Coast.

The unique master-planned community of Tradition Florida captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Following the guidelines of New Urbanism, Tradition's varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don't need to start the car and drive miles for every errand. Town Square hosts a number of events throughout the year –seasonal festivals like Italian Festival, 4th of July activities, the annual Holiday Lights, New Year's Eve celebration and many other events and activities.

Tradition is home to Palm Pointe Educational Research School at Tradition, an innovative K-8 lab/charter school operated in partnership with Florida Atlantic University and the School Board of St. Lucie County, Renaissance Charter School at Tradition a tuition-free public charter school for students in grades K-8, a 600,000 SF power center called the "Landings at Tradition" anchored by Target, a neighborhood mixed use center anchored by a 112,421 SF Publix Supermarket, restaurants, shops and offices. Cleveland Clinic Tradition Hospital a new 300-bed hospital. The Florida Department of Veterans' Affairs broke ground on the Ardie R. Copas State Veterans' Nursing Home, the new 120-bed state veterans' home. The estimated \$50 million facility will be complete in 2020.

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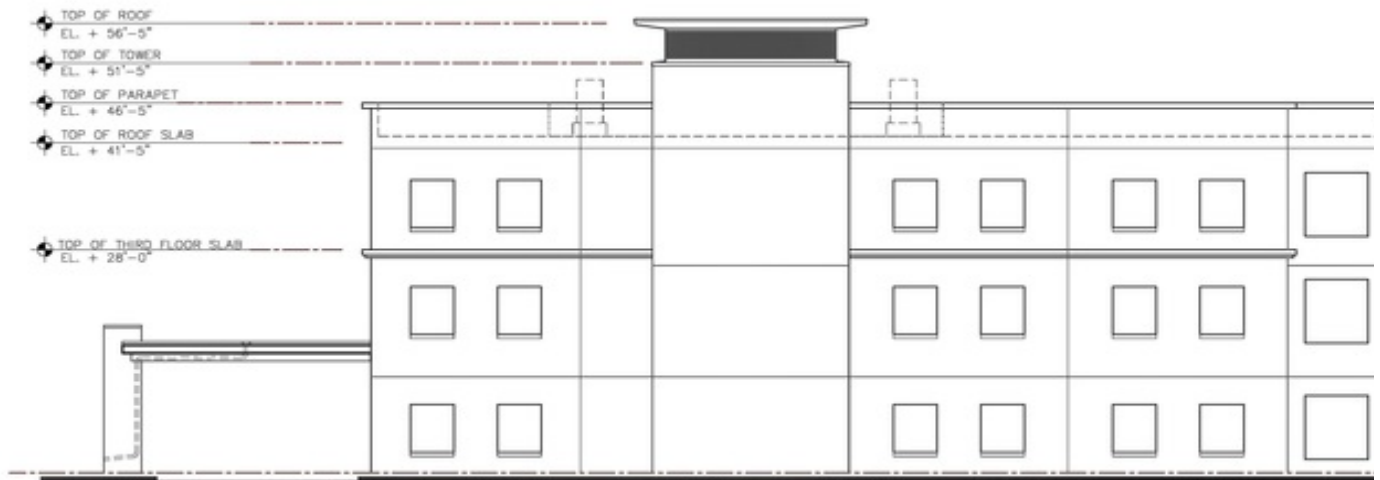


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# Healthcare Center at Tradition Phase I



1 SOUTH ELEVATION  
1/8"=1'-0"  
0 4' 8' 24'



2 EAST ELEVATION  
1/8"=1'-0"  
0 4' 8' 24'

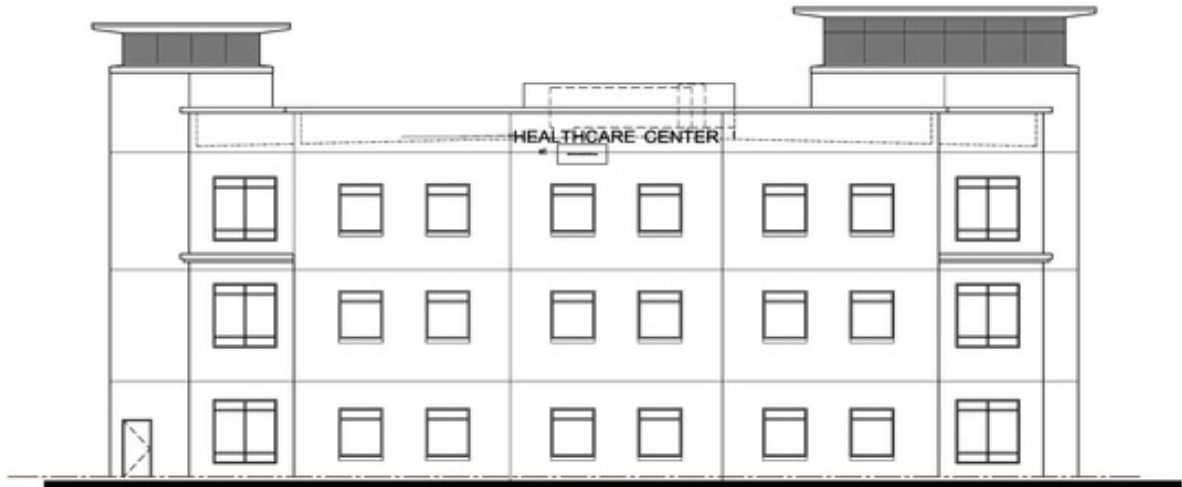
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3 NORTH ELEVATION



4 WEST ELEVATION



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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.

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