

FOR LEASE

529 NW Prima Vista Boulevard

Port Saint Lucie, FL 34983

Prima Vista Shoppes



PROPERTY OVERVIEW

Located east of Bayshore Blvd. and west of Airosa Blvd., Prima Vista Shoppes, is a 20,521 s/f office/retail building fronting Prima Vista Blvd., east of St Lucie West. Beautiful, architectural design. Executive suites available!

OFFERING SUMMARY

Building Size:	20,521 SF
Land Size:	2.3 Acres
Zoning:	LMD (Limited Mixed Use) - City of Port St Lucie
Traffic Count:	27,500 AADT

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
529 SW Prima Vista Blvd - 208	\$15.00 SF/yr	842 SF
529 SW Prima Vista Blvd - 301 D	\$24.00 SF/yr	140 SF

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Prima Vista Shoppes



PROPERTY DESCRIPTION

Prima Vista Shoppes is a very attractive three-story office building nestled on a 2.29 acre lot fronting NW Prima Vista Boulevard. This is a professional area surrounded by many residential developments located just east of Bayshore Drive and west of Floresta Drive in northwest Port St. Lucie. The building has nice appeal and a warm, bright and welcoming feel. The interior common areas have all been recently painted presenting a new fresh look to the common areas, restrooms, and conference room. Prima Vista Shoppes has been a long time home to South Florida Dance Company and several professional businesses occupy the 3rd floor executive suites.

HIGHLIGHTS

- Architecturally pleasing Mediterranean style office building
- Professional managed and very well maintained building
- Many recent updates to interior presenting an inviting and welcoming feel for clients and patrons
- Long term tenants and low vacancy
- Convenient location to shopping, restaurants, Interstate 95 and Florida's Turnpike



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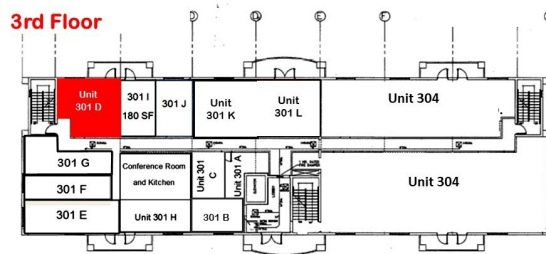
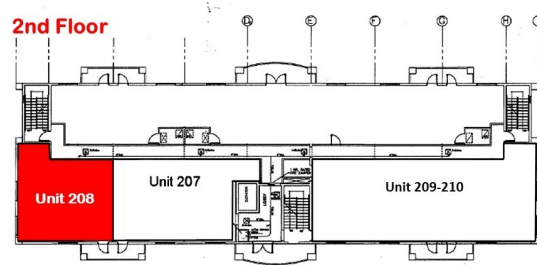
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529 SW Prima Vista Blvd - 208

Office Building

\$15.00 SF/yr

Gross

842 SF

Raw shell condition. Tenant improvement negotiable for custom build-out. Corner unit with private restroom.

529 SW Prima Vista Blvd - 301-D

Office Building

\$24.00 SF/yr

Gross

140 SF

Full service executive suite with common area restrooms, kitchenette and conference room.

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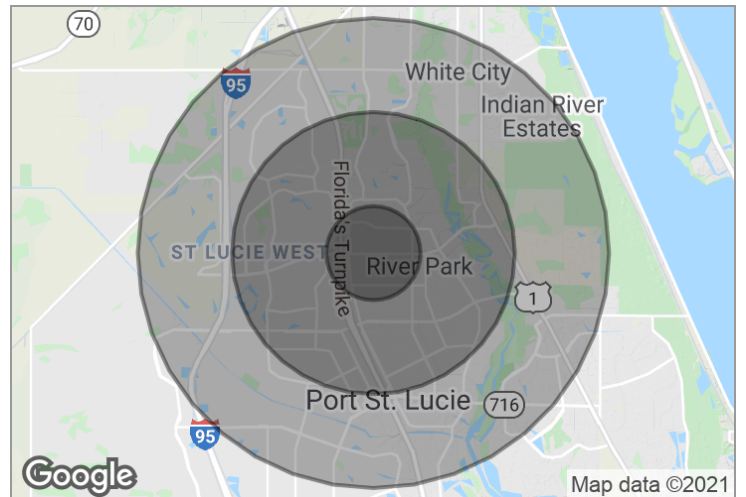
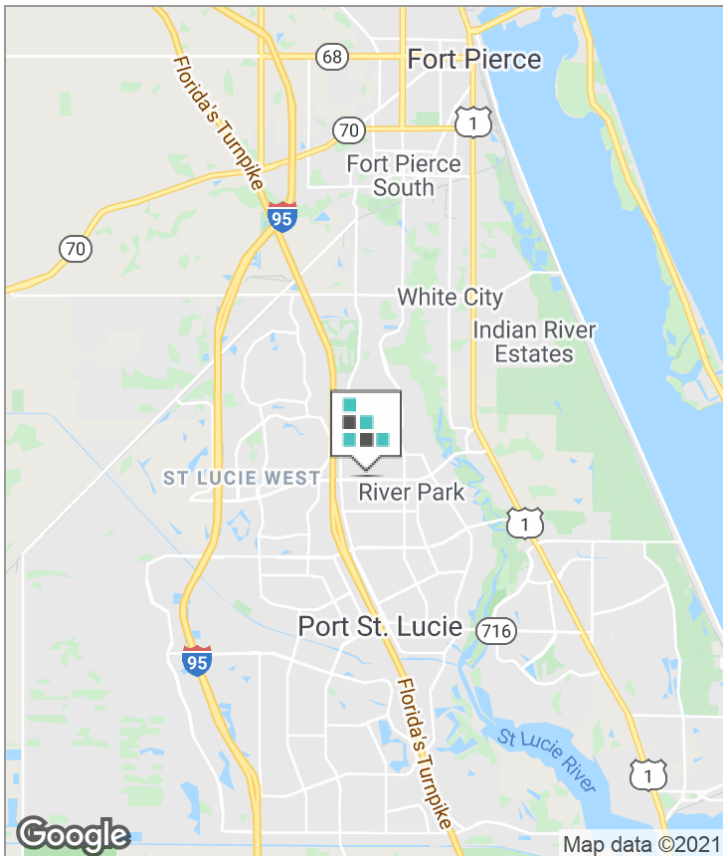
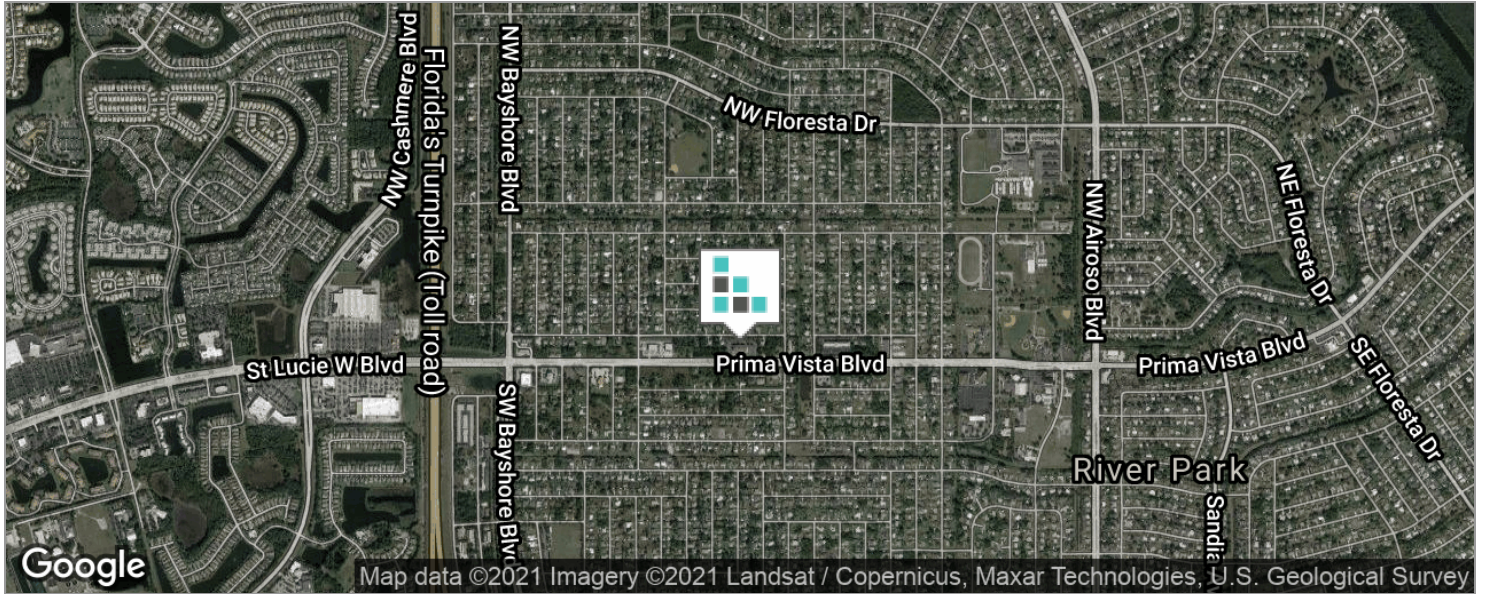
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,062	60,835	128,018
Total Households	3,191	22,434	48,507
Average HH Income	\$58,325	\$59,163	\$59,119
Average Age	36.4	41.0	42.5

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■ Prima Vista Shoppes

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