



Class "A" Office Building in Tradition

10521 SW Village Center Drive, Port St. Lucie, FL 34987

\$36.00/RSF Gross

Property Highlights:

- Class A Office Building located in Tradition, Port St. Lucie, FL
- Close to Cleveland Clinic Tradition hospital and First Class Amenities
- Incredible Cost Savings for tenant who wants Class A buildout and high end finishes
- ± 5,840 RSF Class A Professional Office Space

For more information:

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Property Overview

Property Features

- ± 5,840 RSF
- 5 year Term
- Immediate Occupancy
- Tenant to pay utilities
- Elevator to 2nd Floor space
- 2 blocks of ADA compliant bathrooms on each floor
- Ample Parking
- Prime site adaptable for many uses
- Great Location off of I-95 in the heart of Tradition.
- Close to shops and restaurants



Executive Summary

The Town of Tradition in Port St. Lucie, Florida encompasses everything good about Master Planned Communities. Tradition is located in the heart of one of America's fastest growing regions known as the Treasure Coast.

The unique master-planned community of Tradition 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. The town center known as Tradition Square, is also the heart of community life. It hosts a year-round calendar of entertainment – concerts, seasonal festivals like Italian Festival, WestFest and the annual Holiday Lights, 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, 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 and a new 300-bed Tradition Hospital.

Tradition Square, owned by Kite Realty, not only serves as the Tradition town center, but also serves the rapidly growing neighboring areas of Port St. Lucie and PGA Village. The site is highly visible from Interstate-95 and Tradition Parkway which is at the entrance to Tradition. Tradition Square is anchored by a Publix Supermarket and includes shops, restaurants, retail, meeting space, parks, a performance pavilion, an interactive water feature and Class 'A' Offices. Tradition Square Office Building is called "Tradition Station" and offers the Class 'A' Office worker many options for lunch and dinner. Tradition a Master Planned, mixed-use community, has a diverse range of housing opportunities from large single family homes to townhomes and apartments close to Tradition Square for the individual or family used to the Downtown living.

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Interior Photos



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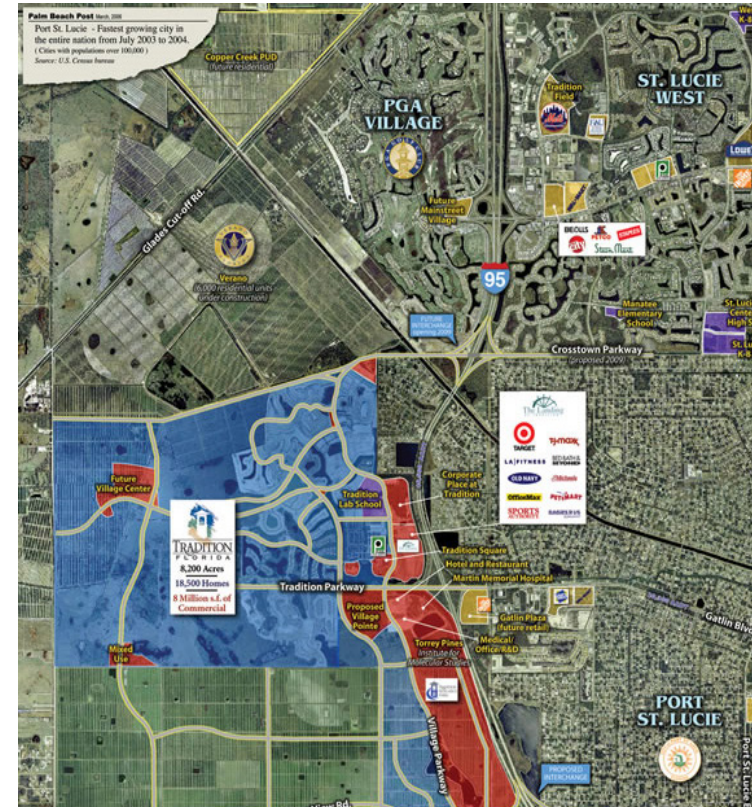
Exterior



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Location Maps



- Fastest growing city in US
- Florida's 6th largest city by population
- 240,000 + population
- City boasts 83% home ownership
- Award-winning golf courses, including PGA Village
- Spring training home of the New York Mets at Clover Park

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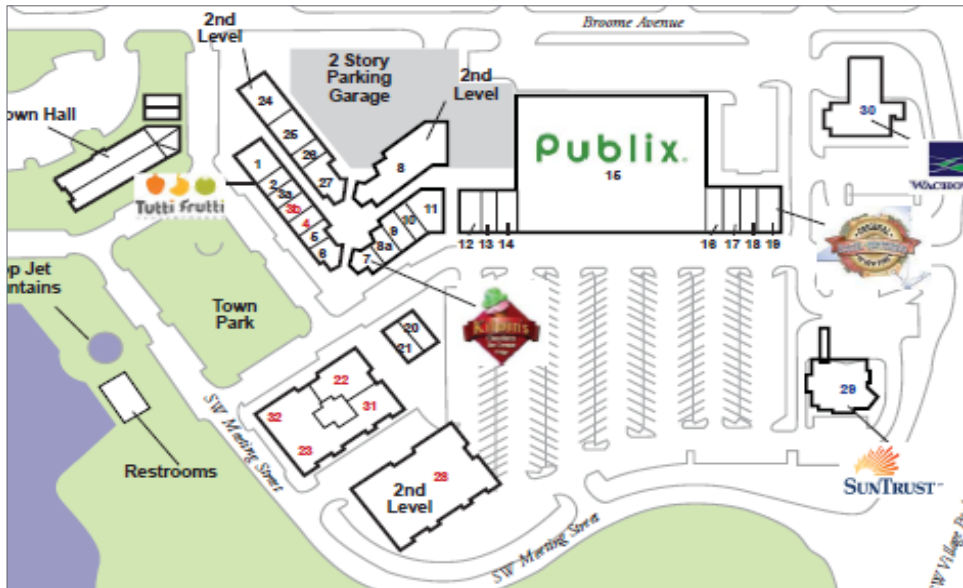
Area Information

Business Climate

- There is rapid growth the Port St. Lucie market place with new firms moving to the area and leasing office space.
- Cleveland Clinic Hospital has 300 rooms. This hospital is extremely busy with lots of medical spin off business opportunities.
- More than 17,000 business are located in Port St. Lucie
- Huge residential communities under construction.

Labor Force

- Easy to recruit labor with skills. The property prices are reasonable and conducive to moving labor forces along with the warm climate.



Business Climate

- State of the art flex distribution spaces being built along I-95.
- Mets Stadium (Tradition Field) home to the New York Mets.
- Top class golf facilities at world renowned PGA Village.
- Retailers such as Target, Fresh Market, Ulta, Publix, Office Max, Ross, Home Depot and Bass Pro Shops.
- LA Fitness, Children's Soccer, Baseball, Football teams.

Infrastructure

- I-95 and Florida Turnpike serve as major highways.
- Tradition is located right on the Gatlin Boulevard exit to I-95 and a 7 minute drive on Port St Lucie Boulevard to the Florida Turnpike Interchange.
- Located 35 minutes from Palm Beach International Airport.
- Becker Road I-95 interchange also nearby.

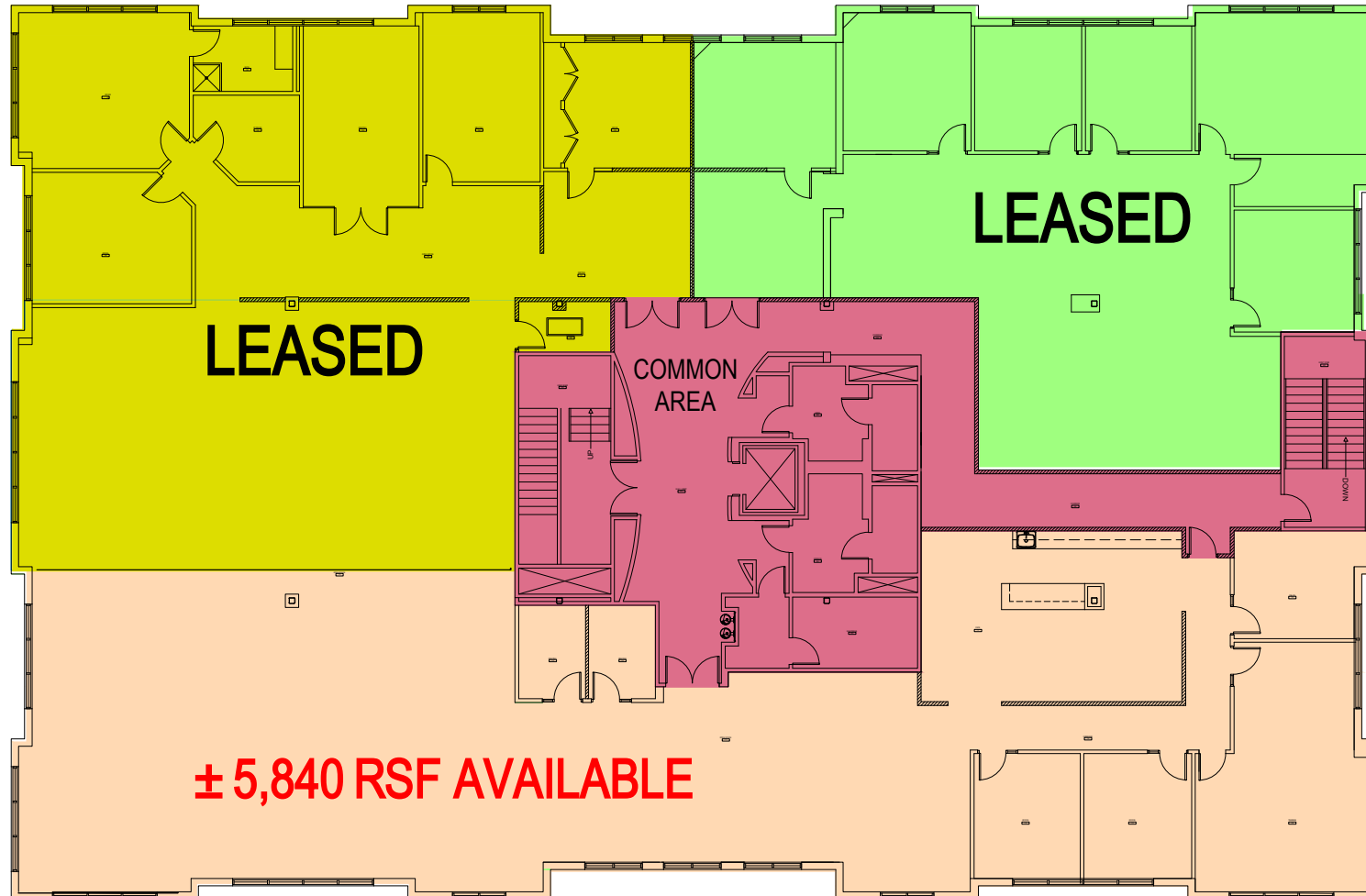
Infrastructure

- Key card and fob entry to second floor space through elevator and stairwell.
- Camera system and motion sensors in place already along with alarm system.
- First class amenities.
- In the middle of Downtown at Tradition Station with retail shops, restaurants and parking.

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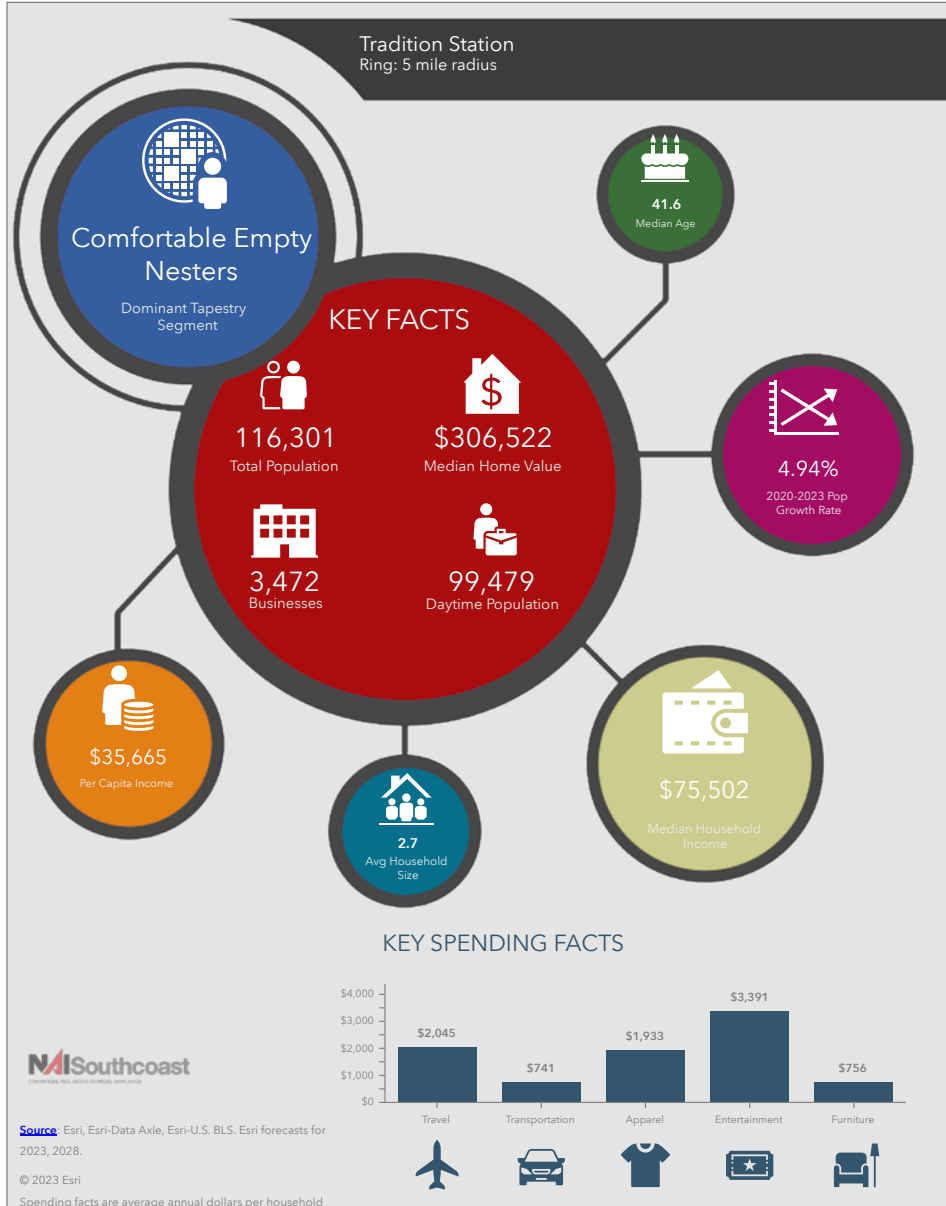
Floor Plans



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2023 Demographics



Population

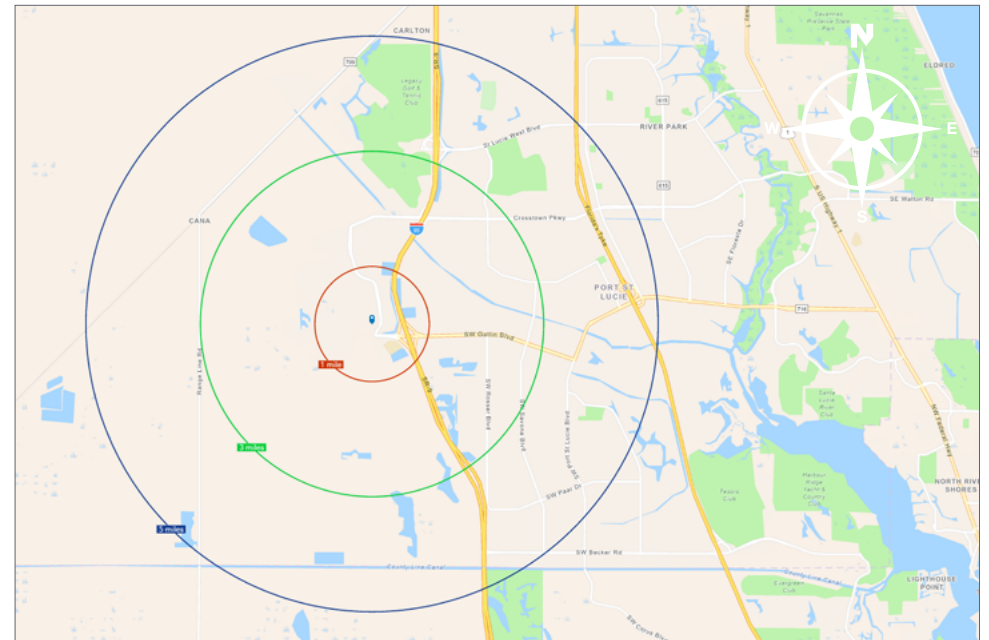
- 1 Mile: 6,419
- 3 Mile: 51,262
- 5 Mile: 116,301

Average Household Income

- 1 Mile: \$92,843
- 3 Mile: \$96,940
- 5 Mile: \$95,683

Median Age

- 1 Mile: 48.1
- 3 Mile: 42.1
- 5 Mile: 41.6



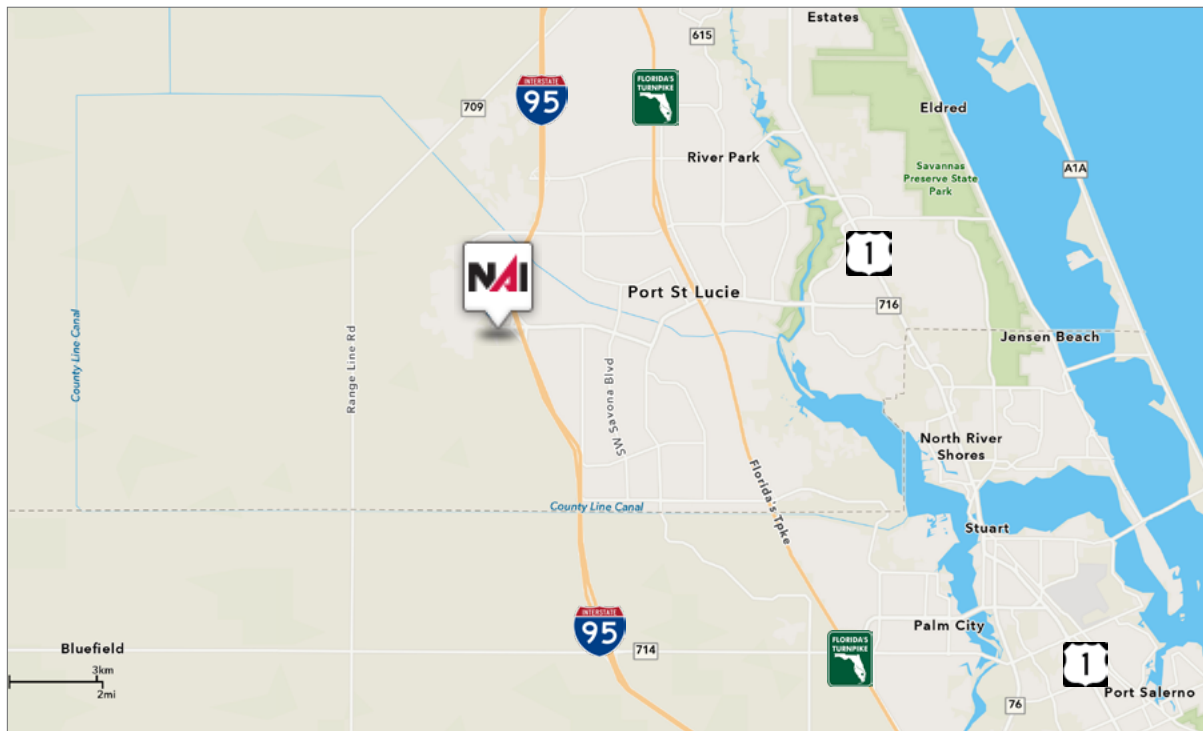
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Drive Time

Contact us for more information:

Destination	Distance	Time
I-95	0.6 Miles	6 Minutes
Florida Turnpike	5.2 Miles	12 Minutes
US-1	9.8 Miles	21 Minutes



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