

Medical/Professional Office Space



1100 SW St. Lucie West Boulevard
Port St. Lucie, FL 34986

\$19.00/SF NNN

Property Highlights:

- Class A Office Building centrally located near I-95 on major east/west connector road
- Prominent building in established St. Lucie West part of Port St. Lucie, FL
- Seacoast Bank is anchor tenant in this well known building
- Covered entrance and courtyard fountain
- Common area restrooms on both floors and ample parking

For more information:

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Property Overview

Class A Office Building centrally located for medical or professional office space in St. Lucie West. Close proximity to Cleveland Clinic Emergi-Center and ideal for physicians and service providers.

Easy access from St. Lucie West Blvd. at major lighted intersection. Location is a quarter mile from I-95 and one exit from Tradition where rents are much higher.

Property Features

Building Type:	Office
Class:	A
Year Built:	1995
Renovated:	2014
Parking:	120 Spaces
Suite 206:	1,827 SF



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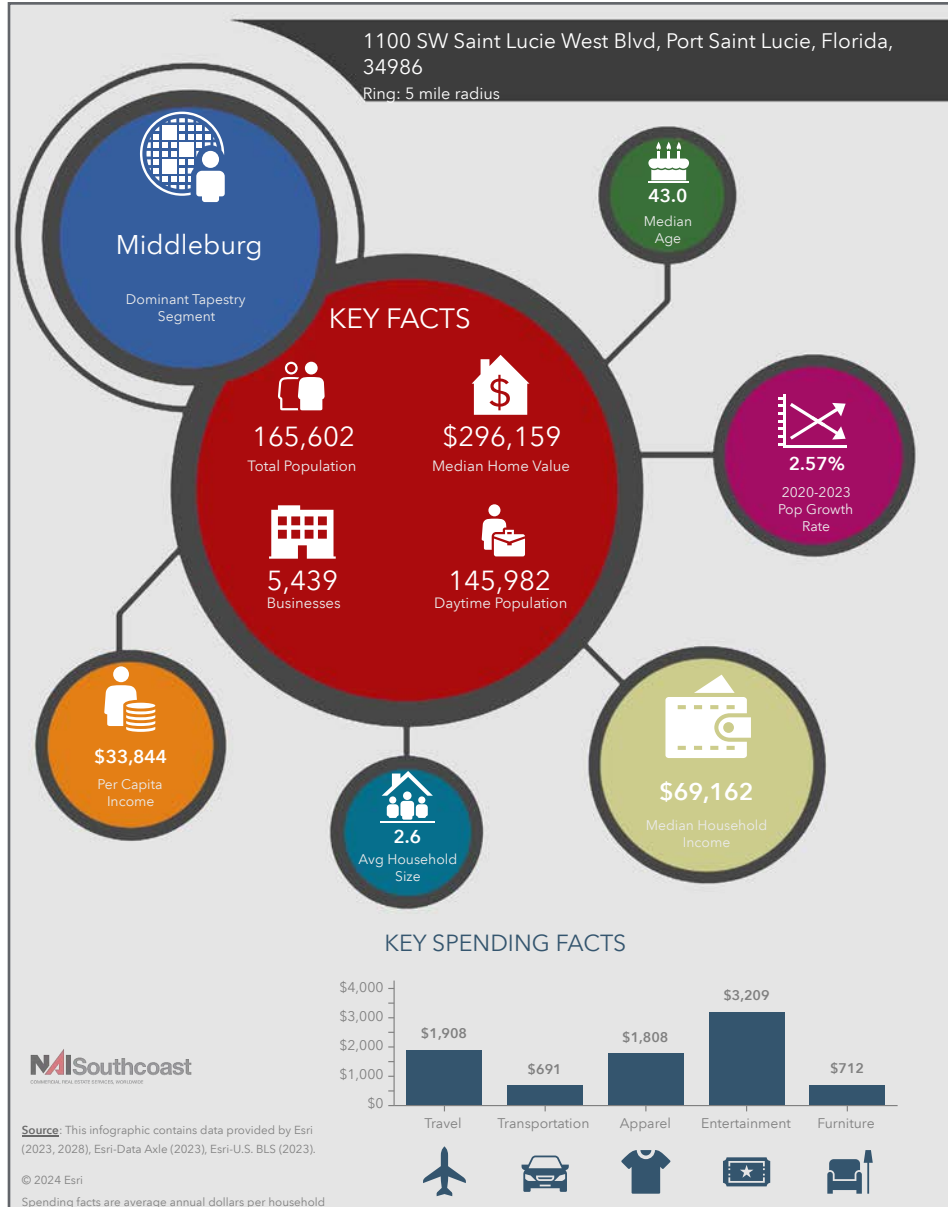
Aerial



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2023 Demographics



Population

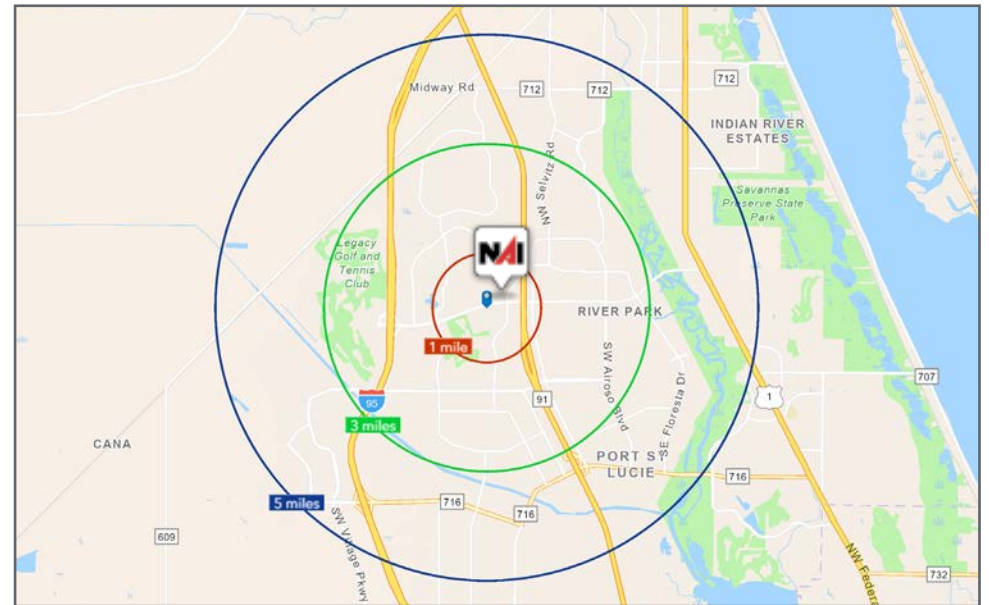
- 1 Mile: 8,854
- 3 Mile: 69,166
- 5 Mile: 150,102

Average Household Income

- 1 Mile: \$54,434
- 3 Mile: \$58,906
- 5 Mile: \$60,918

Median Age

- 1 Mile: 66.5
- 3 Mile: 43.6
- 5 Mile: 43.6



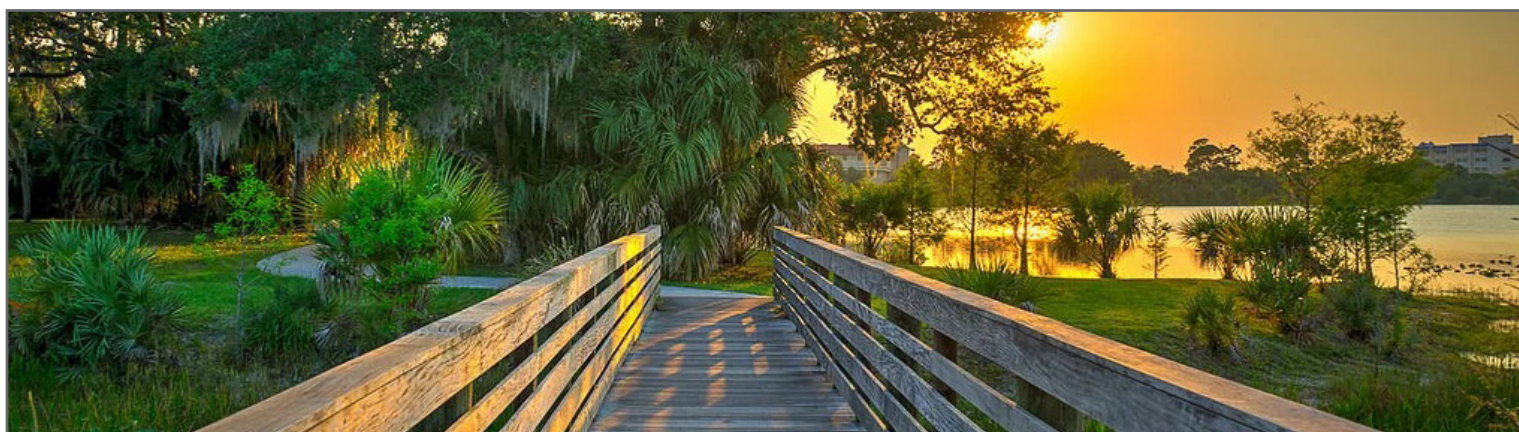
Regional Overview

St. Lucie County, FL

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

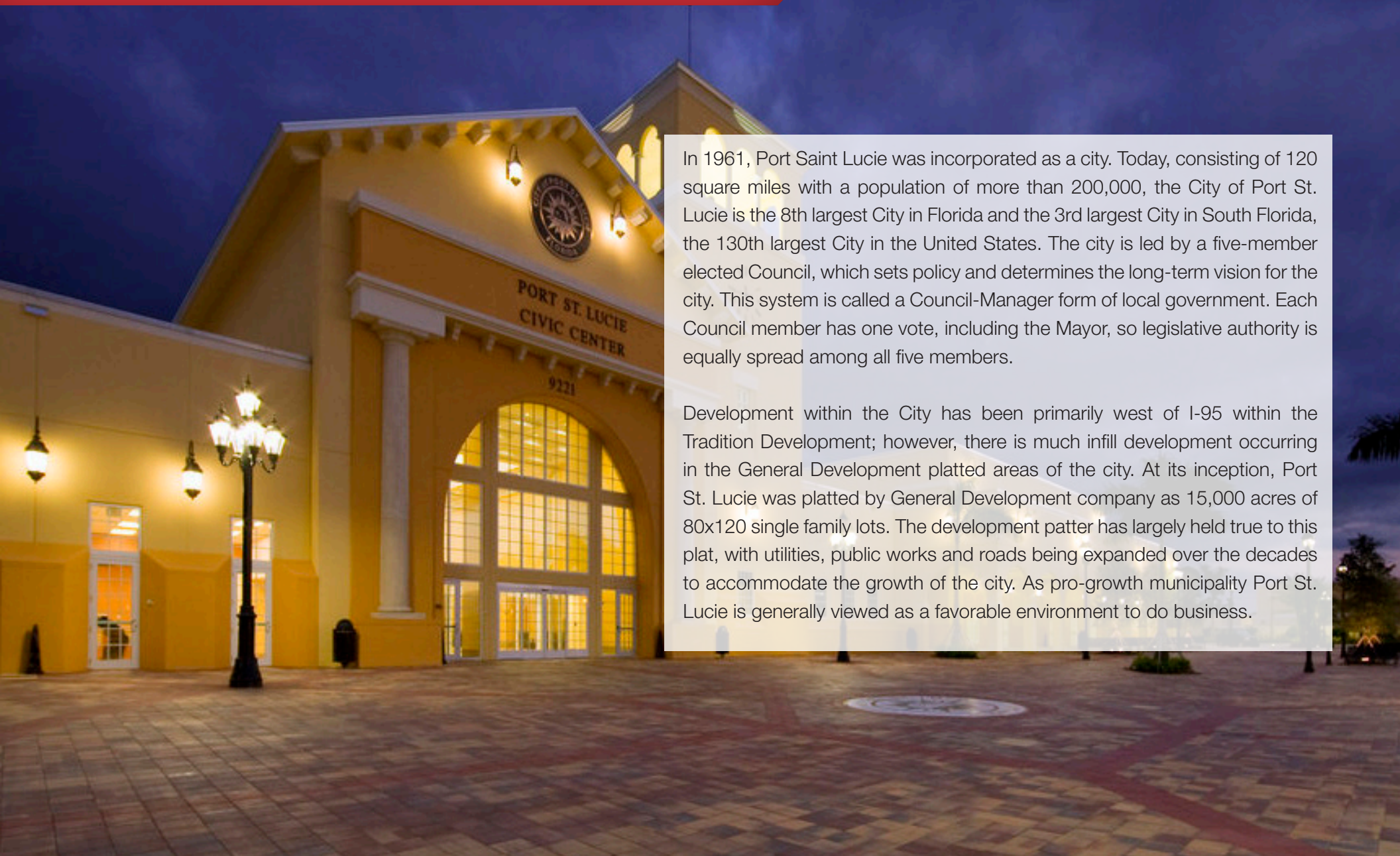
The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



City Overview

Port St Lucie, Florida



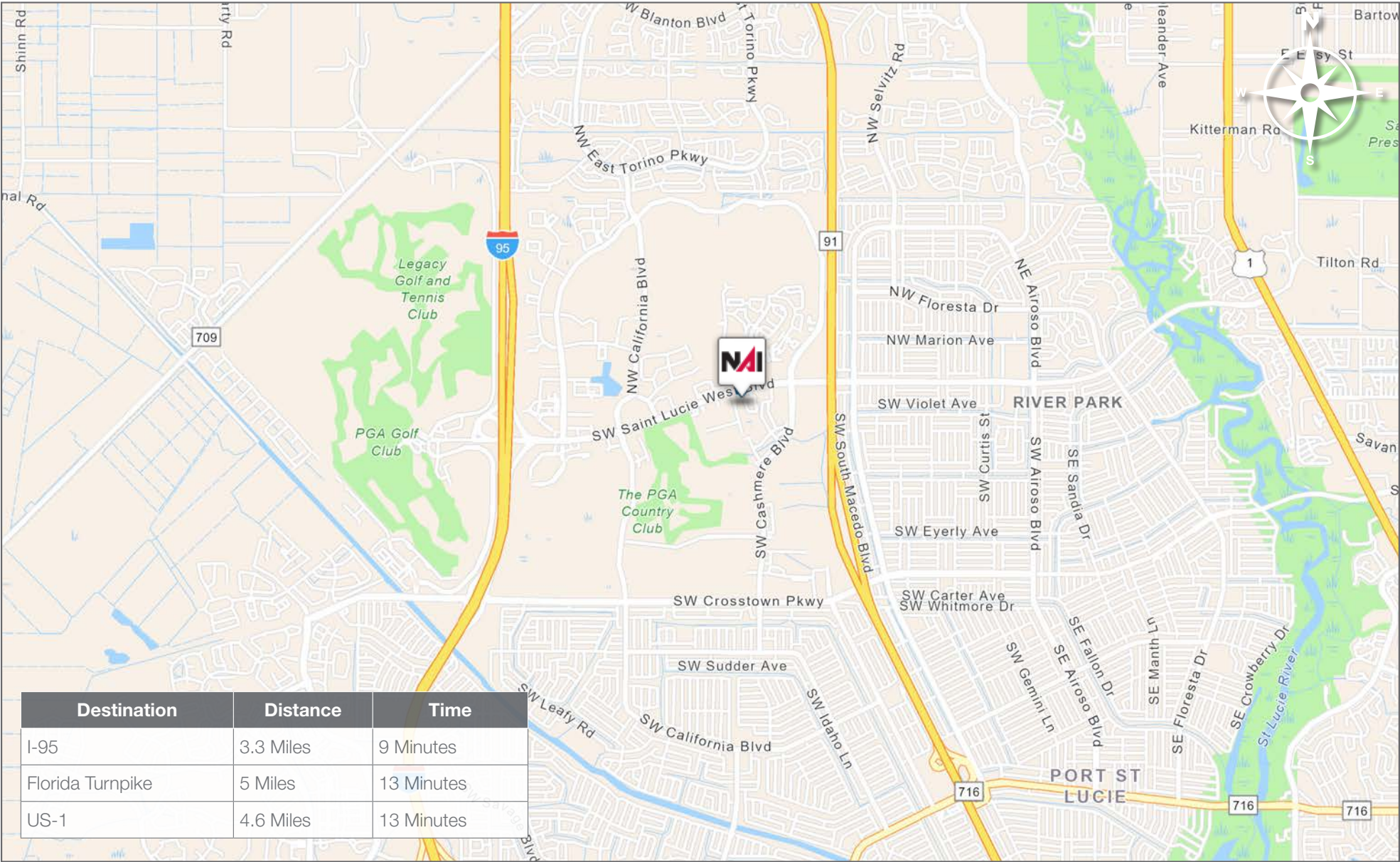
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 200,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development patten has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

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Drive Time



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