

FOR SALE

Investment Opportunity | 1660 SW St Lucie West Blvd Port St Lucie, FL 34986



Presented By:

NAI Southcoast

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The Offering

EXCLUSIVE REPRESENTATION

Ownership has exclusively retained NAI Southcoast and CBRE, Inc. in this transaction.

OFFER REQUIREMENTS

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the unique nature of the opportunity.

PROPERTY INSPECTIONS

All interior Property inspections must be scheduled in advance with one of the undersigned NAI Southcoast & CBRE representatives.

FINANCIAL INSTITUTION RESTRICTION

A financial institution non-compete will be required in the lease back by TD Bank.

REAL ESTATE RESTRICTION

Real Estate Sales, Real Estate Brokerage, Real Estate Investment, Real Estate Exchanging or other Real Estate offices or facilities

CO-BROKER COMMISSION

Any Purchaser who is represented by a broker is responsible to compensate that broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the NAI Southcoast & CBRE Team listed below, as representatives of the Seller.

THE SELLER

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

Exclusive Advisors



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EXECUTIVE SUMMARY

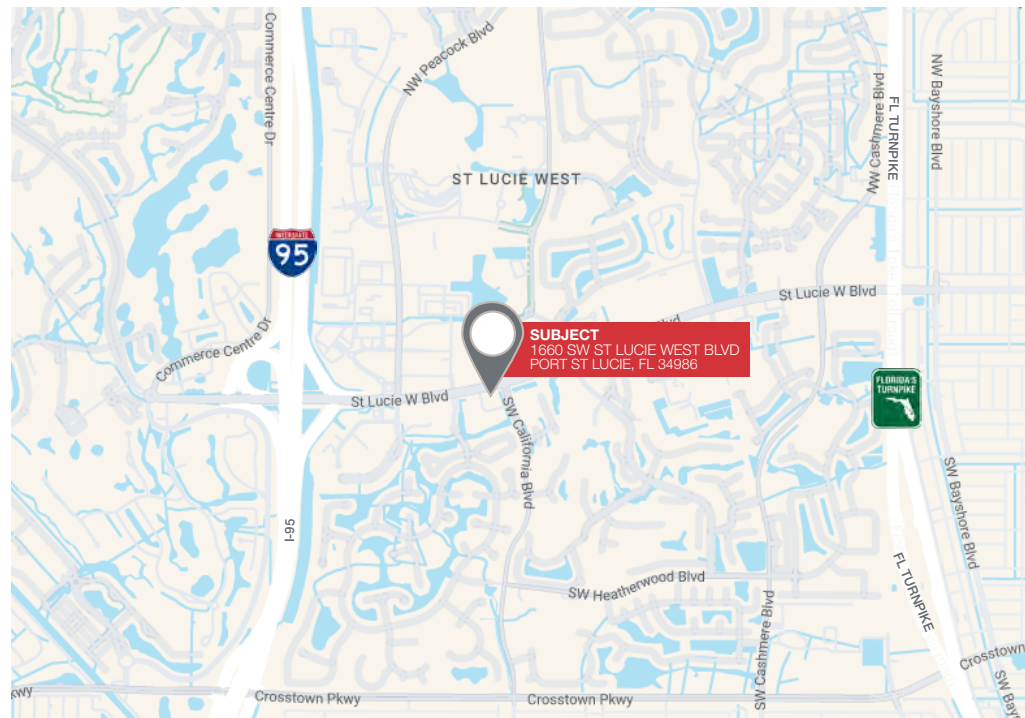
NAI Southcoast in partnership with CBRE, as exclusive advisors to ownership, are pleased to offer for sale the Professional Office Building at 1660 SW St Lucie West Blvd, Port St Lucie, FL 34986. The 1660 building is one of the preeminent office buildings within the Master Planned community of St. Lucie West. The offering represents a unique combination of stable tenants and upside potential in expiring leases and vacant space.

PROPERTY SUMMARY

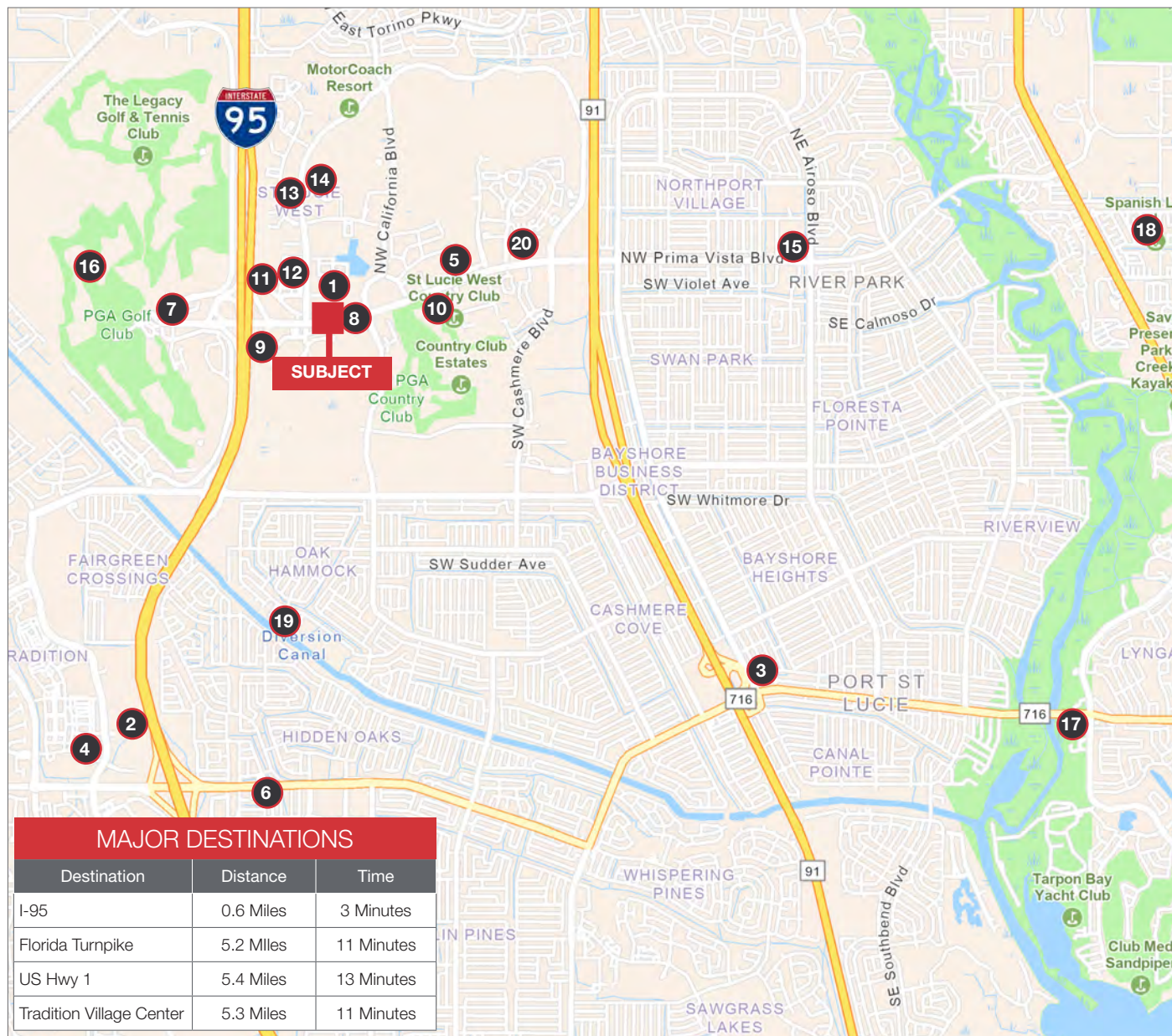
Address	1660 SW St Lucie West Blvd
Building Size	±41,753
Lot Size	4.34 Acres
% Leased	88%
Parking Ratio	180 parking spaces / 1 space per 231 SF
Year Built	2006
Zoning	General Commercial

Professional and Medical office space located in a landmark building within the St. Lucie West neighborhood. Located at a signalized corner with marque signage the TD Bank building is central to all of St. Lucie West and boasts convenient access to Interstate 95. The property has a good location in the desirable St. Lucie West neighborhood at a signalized corner. The 4-story building is one of the premier buildings in the market, with most buildings being 1-2 stories. TD as the anchor tenant gives the building a prominence and the signage and visibility is on par with retail locations in the market. The floor plates at 10,000 square feet are functional and demise well.

INVESTMENT HIGHLIGHTS









POINTS OF INTEREST

SHOPPING

	Destination	Distance	Time
1	Town Center at St Lucie West	0.5 Miles	3 Minutes
2	The Landing at Tradition	5.4 Miles	13 Minutes
3	Shoppes of Victoria Square	5.2 Miles	12 Minutes
4	Tradition Village Center	5.4 Miles	13 Minutes
5	Shoppes at St Lucie West	1.1 Miles	5 Minutes
6	Walmart Supercenter	11.7 Miles	29 Minutes

DINING

	Destination	Distance	Time
7	Tutto Fresco	1.8 Miles	7 Minutes
8	Berry Fresh Cafe	0.5 Miles	3 Minutes
9	Carabba's	1.0 Miles	5 Minutes

ENTERTAINMENT

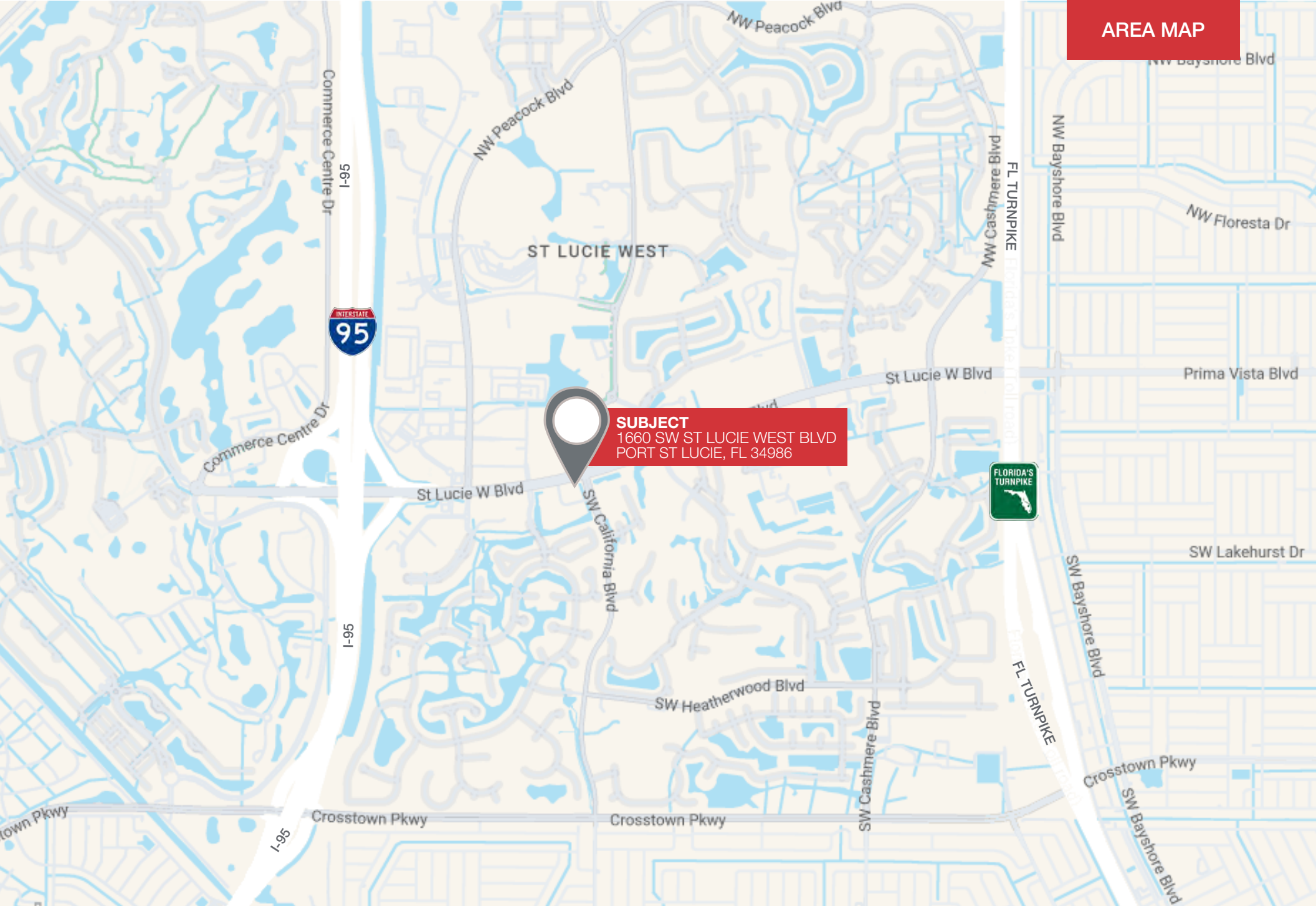
	Destination	Distance	Time
10	St Lucie West Country Club	1.0 Miles	4 Minutes
11	AMC Port St Lucie 14	1.0 Miles	5 Minutes
12	Bowlero Port St Lucie	0.9 Miles	4 Minutes
13	Sky Zone Trampoline Park	1.3 Miles	6 Minutes
14	Clover Park	1.6 Miles	6 Minutes
15	Sportsman's Park	3.4 Miles	10 Minutes

RECREATION

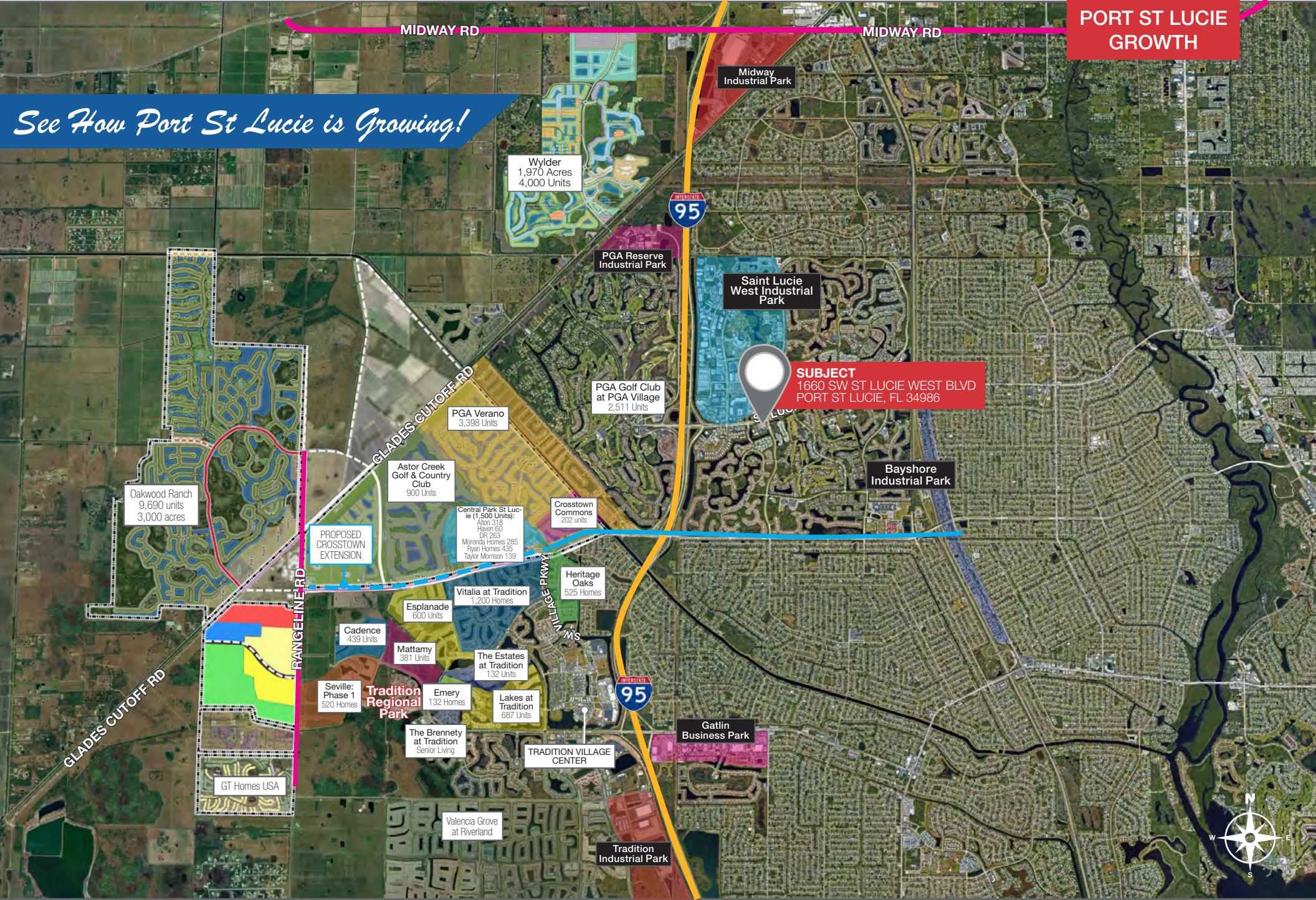
	Destination	Distance	Time
16	PGA Golf Village	1.9 Miles	7 Minutes
17	The Port District	7.9 Miles	19 Minutes
18	Spanish Lakes Golf Club	0.9 Miles	4 Minutes
19	Oak Hammock Park	3.0 Miles	9 Minutes

HEALTHCARE

	Destination	Distance	Time
20	Cleveland Clinic Tradition Hosp.	xx Miles	xx Minutes



See How Port St Lucie is Growing!



PROPERTY HIGHLIGHTS



CLASS A OFFICE

Built in 2006, concrete construction, well-appointed tenant suites.



EXCELLENT CONDITIONS

Institutionally maintained, ample parking, well kept tenant spaces.



IDEAL LOCATION

Signalized corner location at the major intersection of California Boulevard and St. Lucie West Boulevard.



CONVENIENT ACCESS

Less than 1 mile from I-95. Corner location for great access, good parking.



UPSIDE POTENTIAL

Upcoming renewal of a GSA lease and 5,190 square feet of vacancy in a tight office market.



STABLE TENANT

Long term tenant stability in TD Banks new lease, ABC Medicals lease to 2034 and Rosenthal Levy's occupancy since construction.

PROPERTY HIGHLIGHTS



1660 SW SAINT LUCIE WEST BLVD



1660 SW SAINT LUCIE WEST BLVD

LOOKING
NORTH



LOOKING
SOUTH



TREASURE COAST DERMATOLOGY
Specializing in the Treatment of Skin Cancer

SUBJECT
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986

müv
CANNABIS

SPIROS
TAVERNA

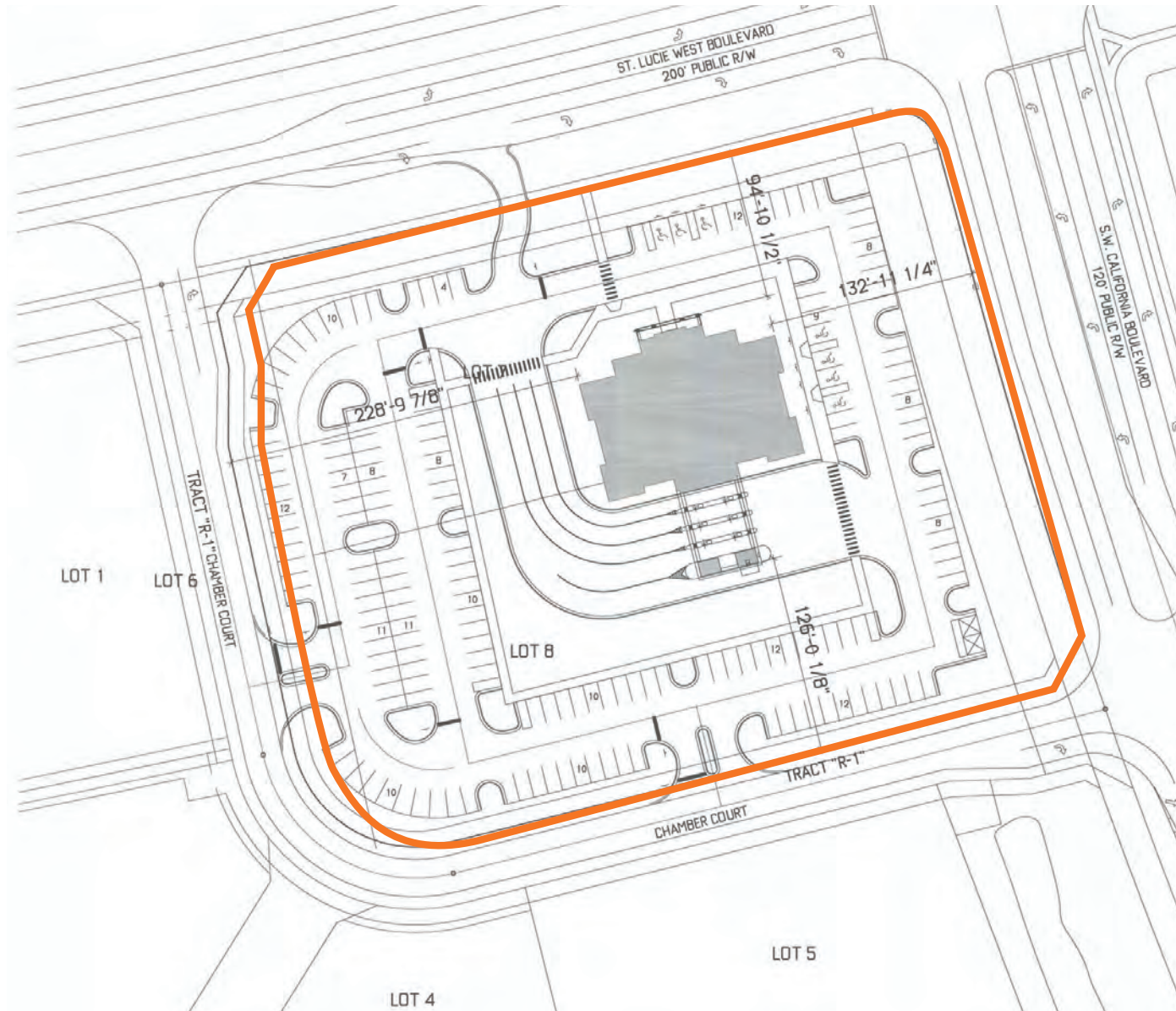


16,500 AADT

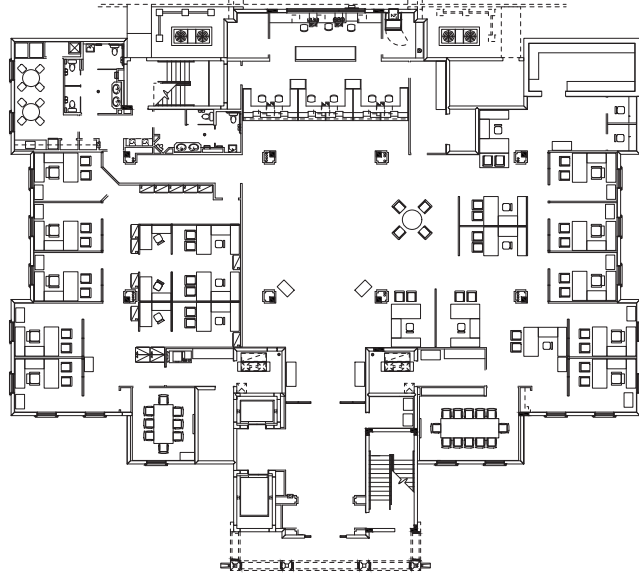
St Lucie W Blvd

44,500 AADT

SW California Blvd



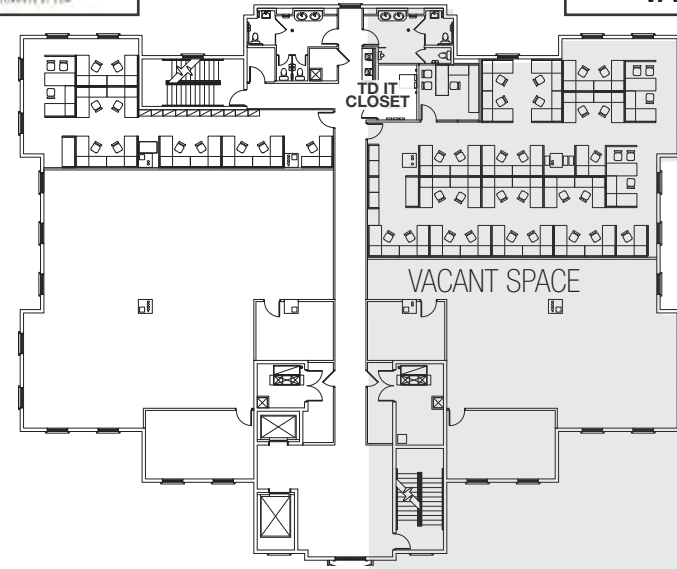
FIRST FLOOR



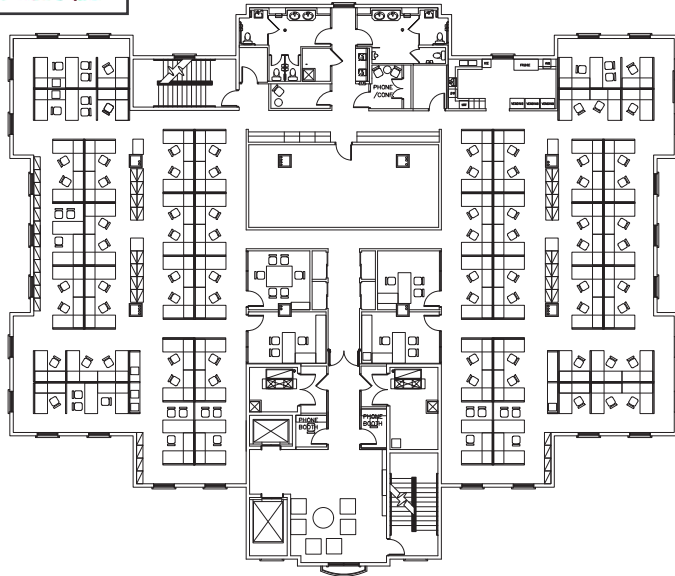
THIRD FLOOR



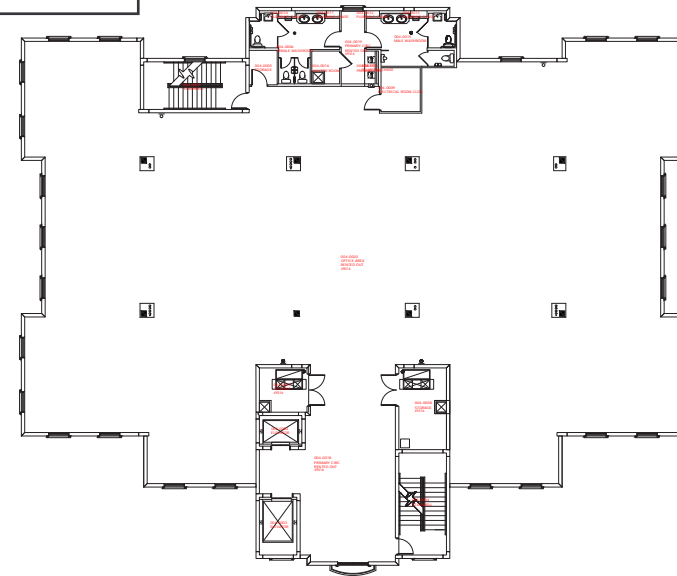
5,019 SF
VACANT



SECOND FLOOR

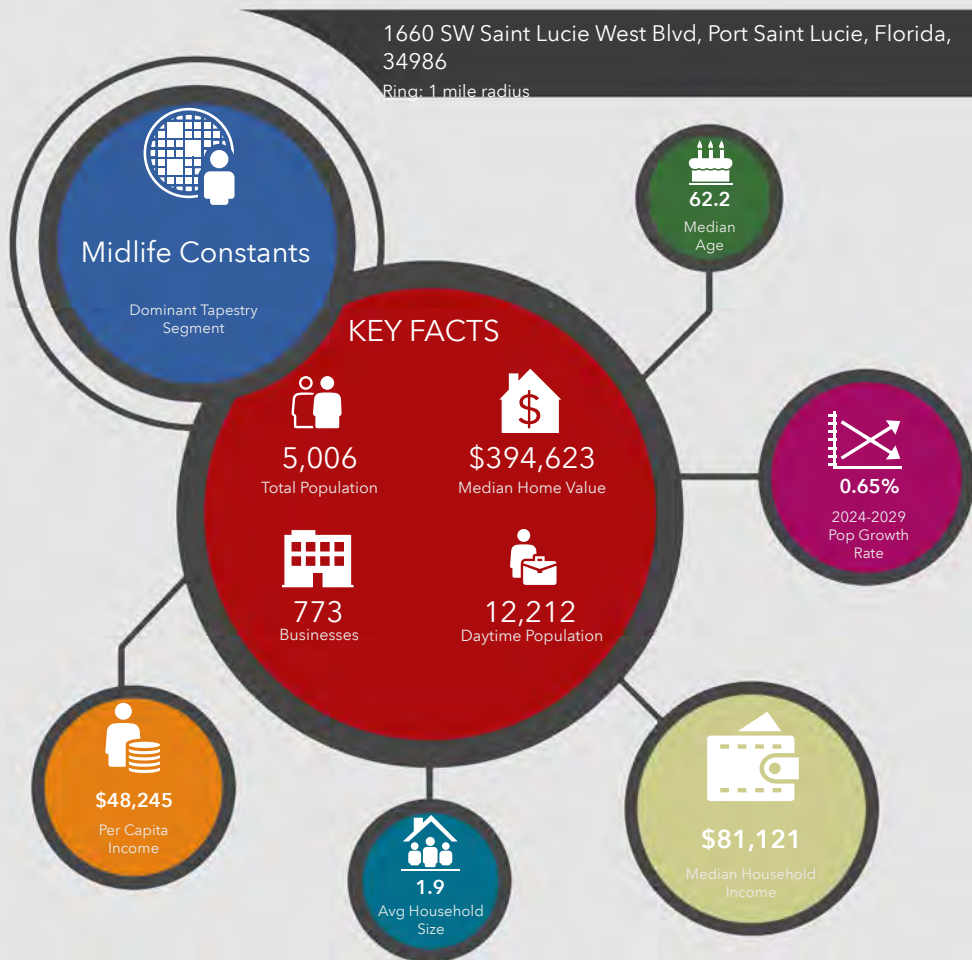


FOURTH FLOOR

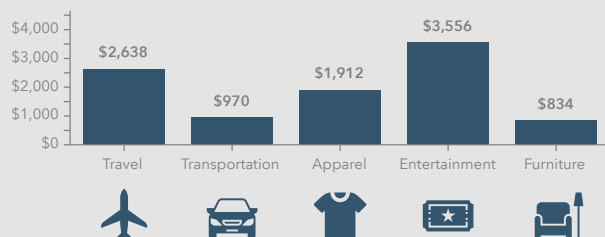


1660 SW Saint Lucie West Blvd, Port Saint Lucie, Florida, 34986

Ring: 1 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

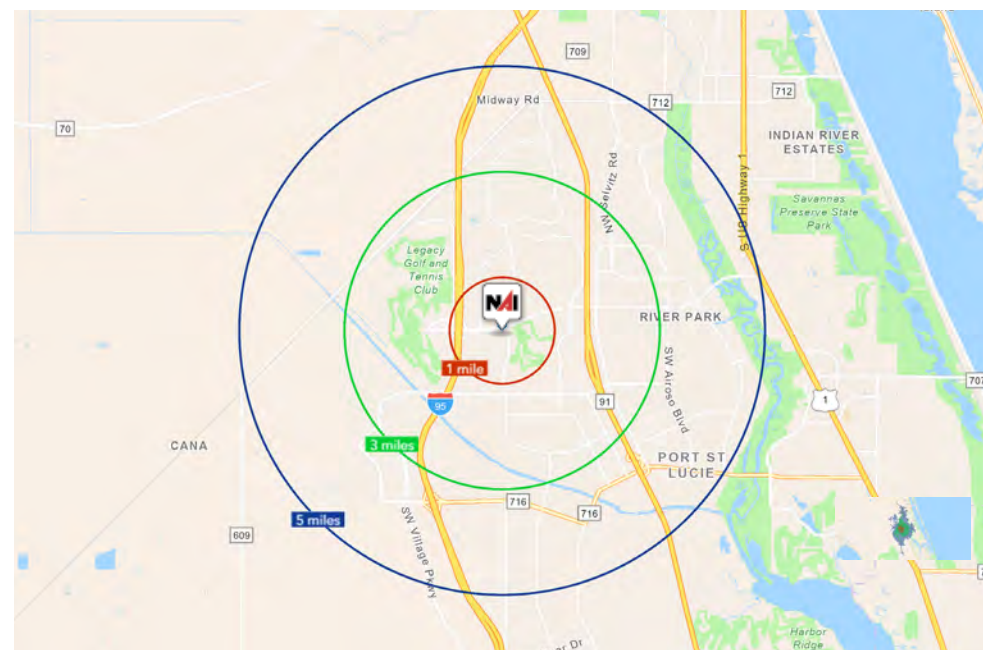
1 Mile:	5,006
3 Mile:	69,963
5 Mile:	146,038

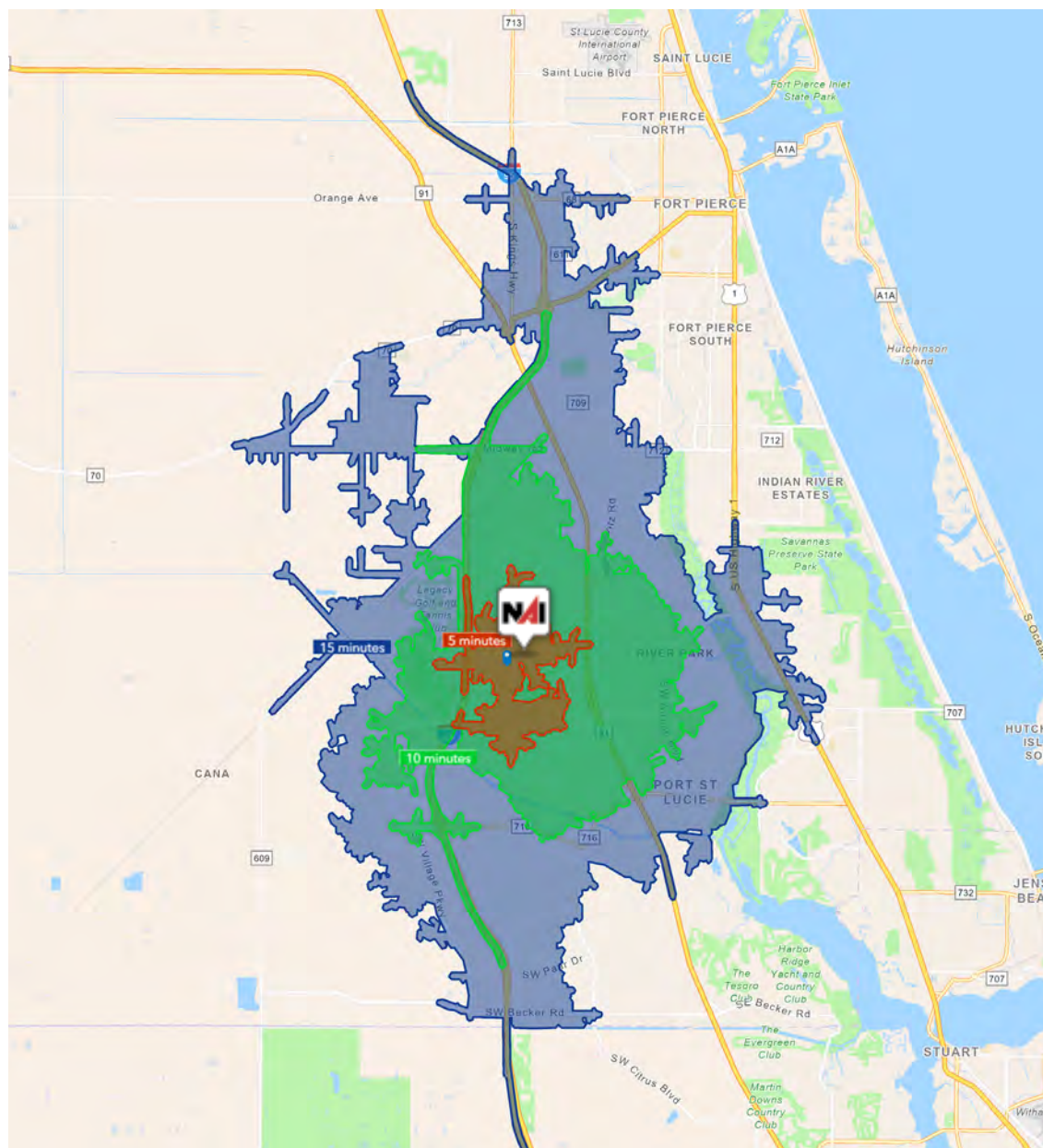
Average Household Income

1 Mile:	\$96,358
3 Mile:	\$102,436
5 Mile:	\$96,759

Median Age

1 Mile:	62.2
3 Mile:	48.2
5 Mile:	45.5





5 Minutes	10 Minutes	15 Minutes
2,012 2010 Population	22,876 2010 Population	65,881 2010 Population
2,248 2024 Population	25,639 2024 Population	76,096 2024 Population
11.7% 2010-2024 Population Growth	12.07% 2010-2024 Population Growth	15.5% 2010-2024 Population Growth
(0.16)% 2024-2029 (Annual) Est. Population Growth	0.02% 2024-2029 (Annual) Est. Population Growth	0.46% 2024-2029 (Annual) Est. Population Growth
43.0 2024 Median Age	37.4 2024 Median Age	42.5 2024 Median Age
\$45,346 Average Household Income	\$46,799 Average Household Income	\$69,258 Average Household Income
15.9% Percentage with Associates Degree or Better	17.8% Percentage with Associates Degree or Better	31.3% Percentage with Associates Degree or Better
43.1% Percentage in White Collar Profession	44.4% Percentage in White Collar Profession	51.5% Percentage in White Collar Profession

St Lucie County

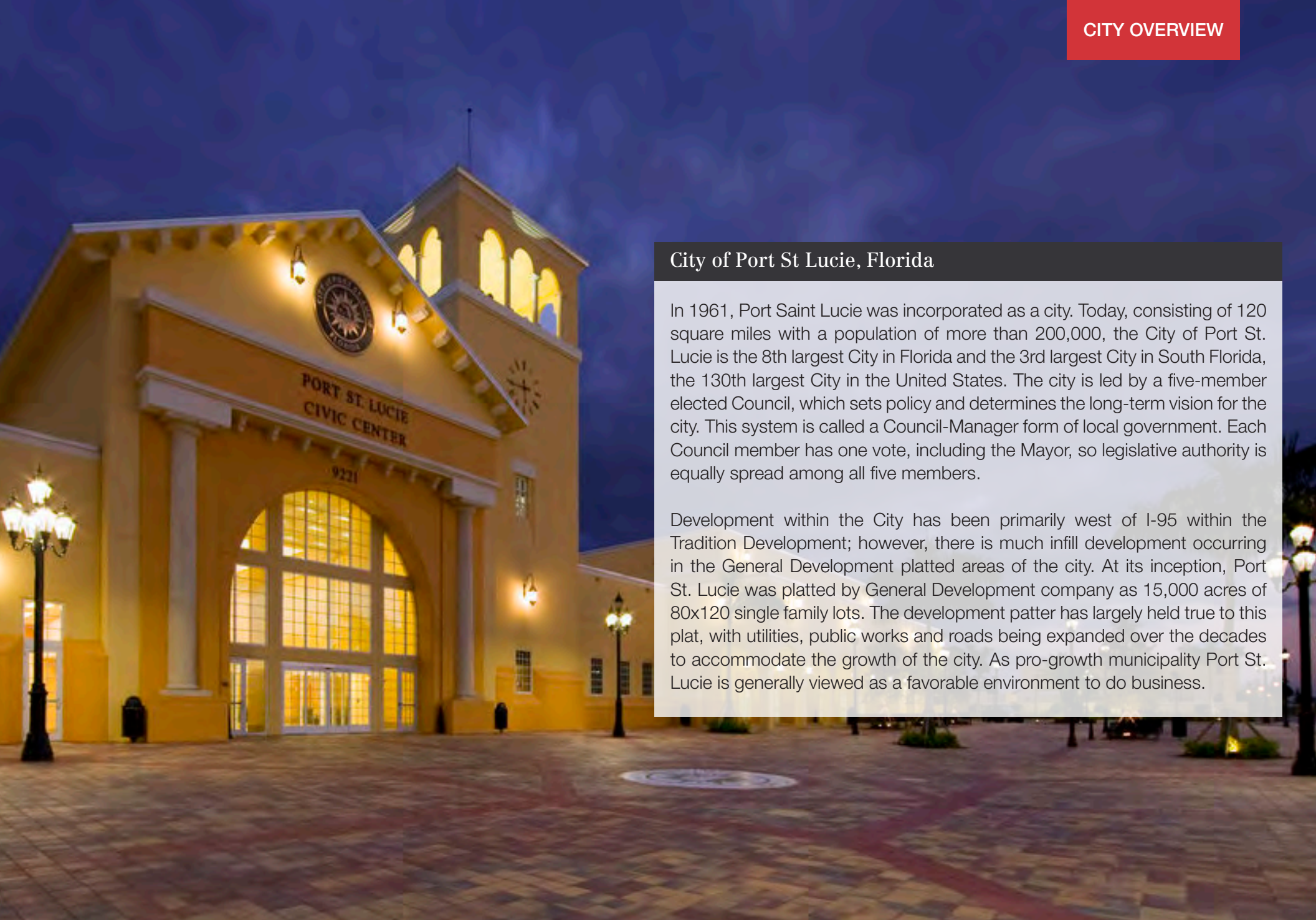
Economic Expansion, 2019 - Present

Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
Calendar Year 2020	California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75ft. Tower
	FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490	0	469	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,146	0	‡	3,220,000
	Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolllube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	15	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17	17,000
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	201	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	131	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	52	650,000
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	470	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600‡	0	0	181,925
				2,864	804	982	3,384,924

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	259*	170	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
				1,641	361	194	2,490,310

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** New facility in 2022, jobs transferred from 2019 project
‡ Includes full-time, part-time and per diem workers



City of 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 patter 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.

St. Lucie County, Florida

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 358,704 and has experienced growth of over 28% 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 52 schools with a total of 43,612 students and 8,800 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.





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