

FOR LEASE
\$35.00/SF NNN

±18,000 SF 2-Story Office Building | 9265 SW Commerce Centre Dr, Port St Lucie, FL 34986

1,400 - 18,000 SF Suites



SUBJECT

±18,000 SF
OFFICE/MEDICAL

SW COMMERCE CENTRE DR

CROSTOWN PKWY

41,000 AADT

103,500 AADT



Presented By:

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Property Details

Location:	9265 SW Commerce Centre Drive Port St. Lucie, FL 34986
Parcel ID:	3328-703-0005-000-9
Suites:	1,400 - 18,000 SF
Price:	\$35.00/SF NNN
Building Size:	±18,000 SF 2-Story Office
Traffic Count:	41,000 AADT on Crosstown Pkwy

Property Overview

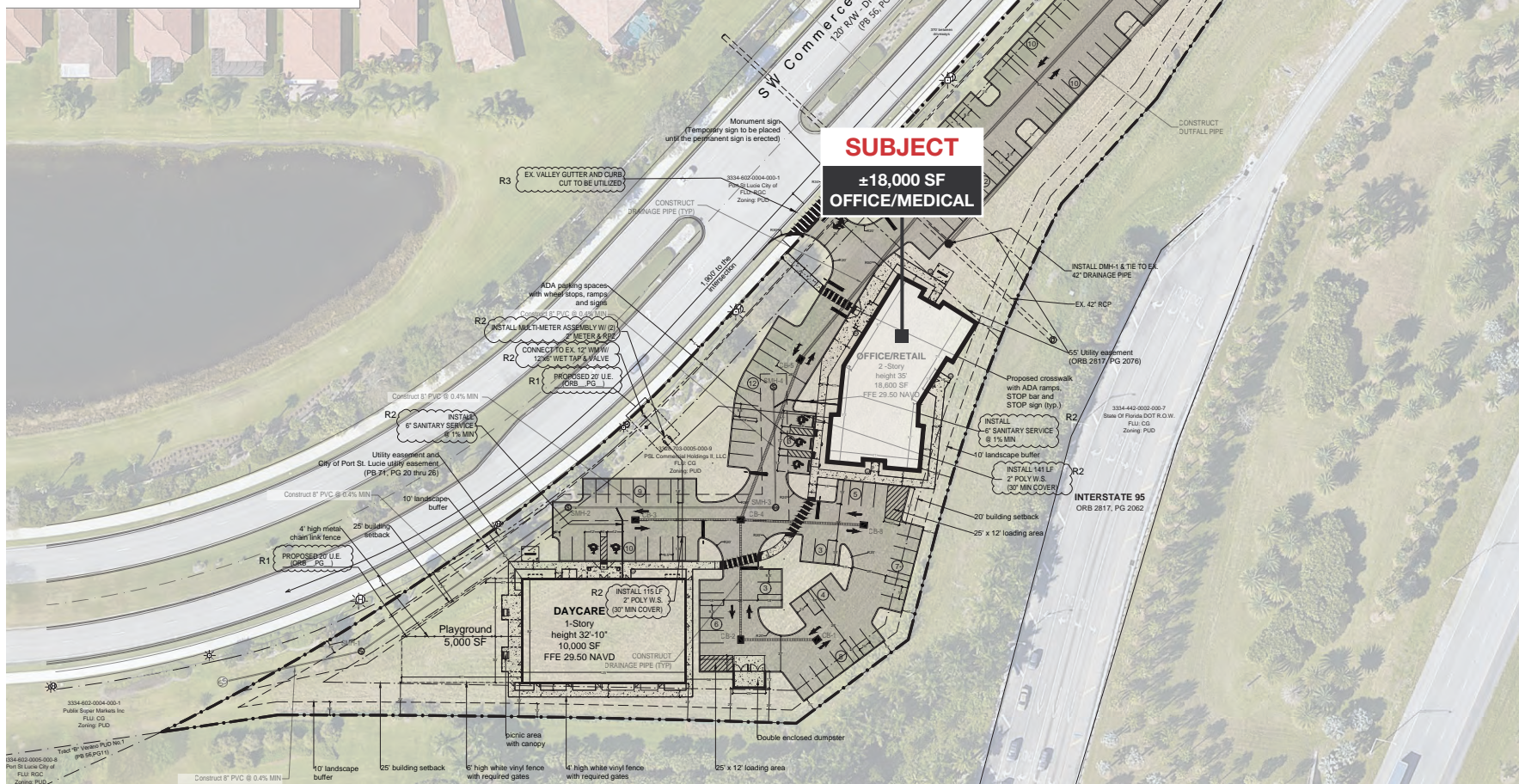
This office building offers a premier opportunity in the fast-growing St. Lucie West/Tradition corridor. Totalling ±18,000 square feet on ±2.51 acres, the project is designed for professional, medical, and general office use. With flexible layouts and ample parking, it will provide modern space suited to a wide range of tenants. Positioned just off the I-95 interchange at Crosstown Parkway, the site delivers excellent visibility and convenient access for local and regional traffic.

Located between the PGA Verano community and Tradition, the property is surrounded by strong residential, retail, and commercial development. The location provides businesses with a built-in customer base and ongoing market expansion, while the high-traffic corridor ensures long-term value. With fantastic demographics and a prime location, this project is ready to meet the rising demand for quality office space in one of Florida's fastest-growing communities.





Location (N.T.S.)





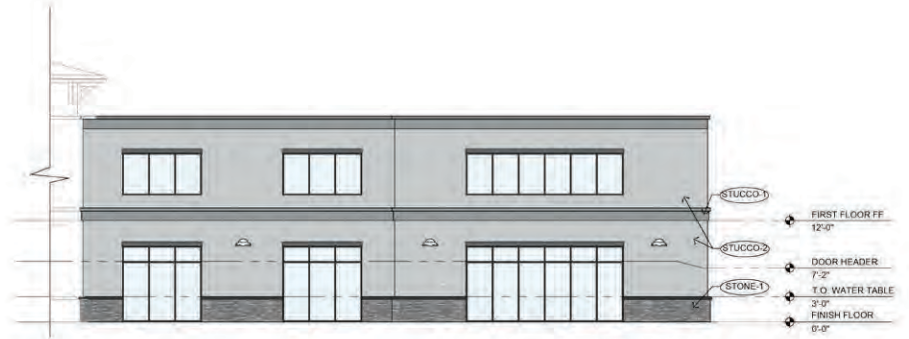
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

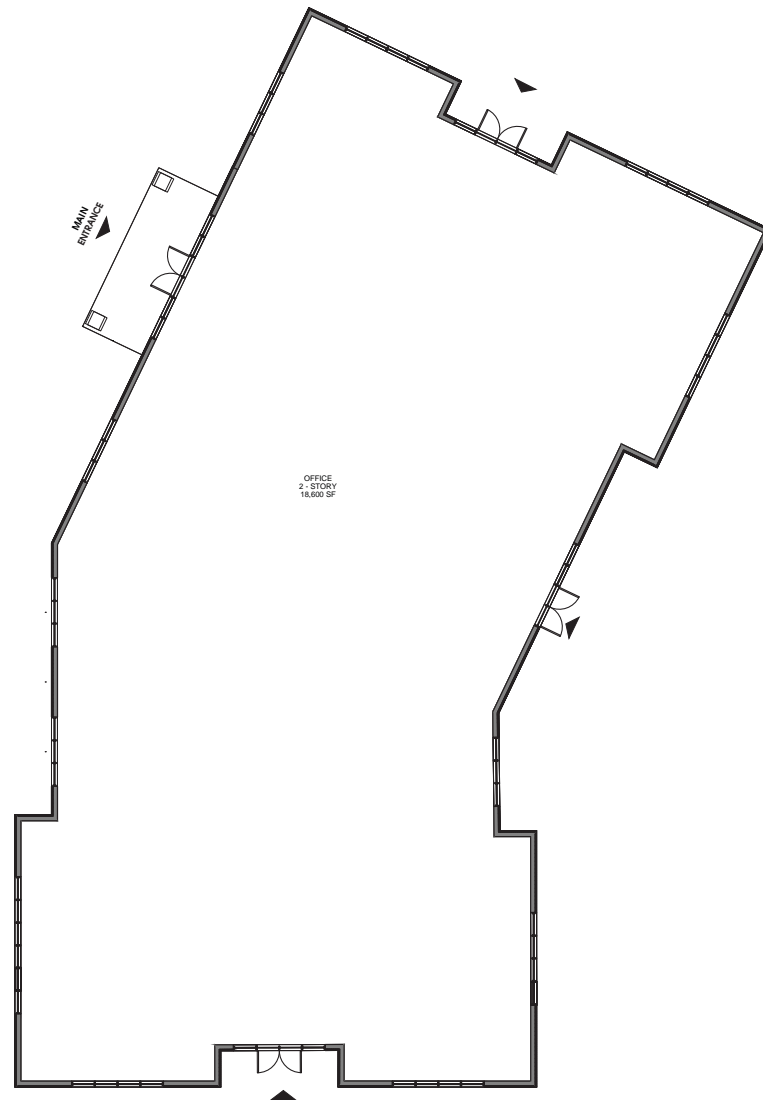


1 PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

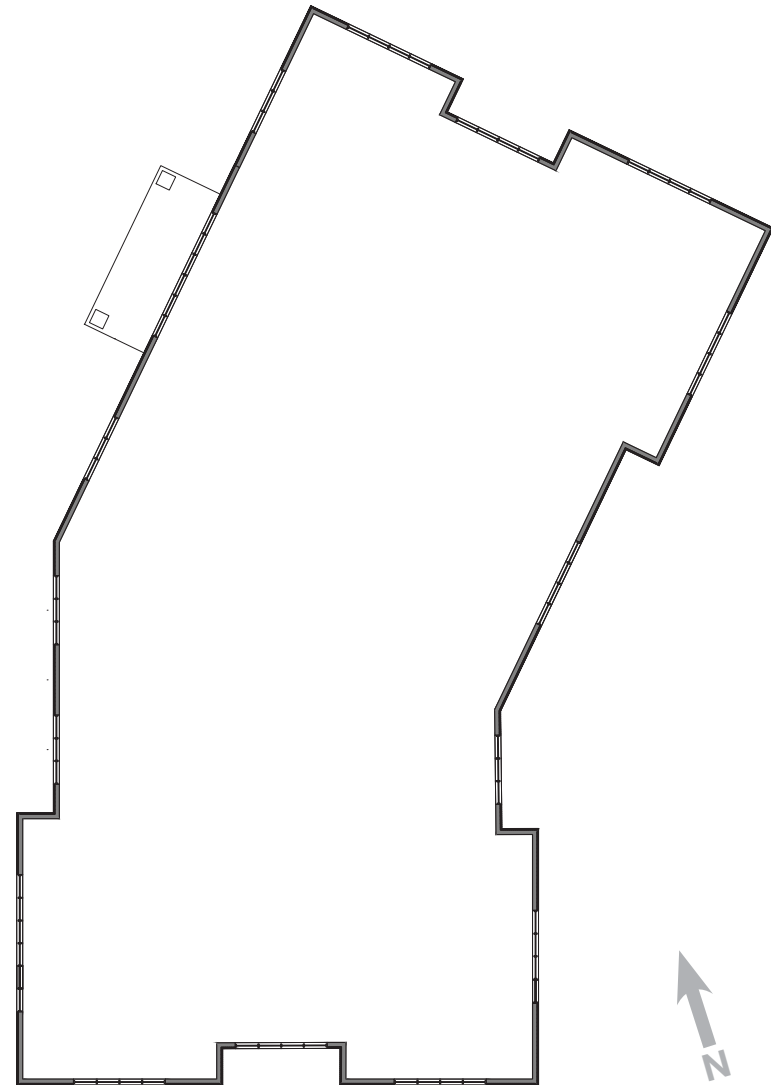


2 PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

GROUND FLOOR



SECOND FLOOR



LOOKING NORTH



SW COMMERCE CENTRE DR

CROSTOWN PKWY

41,000 AADT

SW SAINT LUCIE WEST BLVD

CARRABBA'S
ITALIAN GRILL

SUBJECT
±18,000 SF
OFFICE/MEDICAL



±18,000 SF 2-STORY OFFICE BUILDING | 9265 SW COMMERCE CENTRE DR, PORT ST LUCIE, FL 34986

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103,300 AADT



SW COMMERCE CENTRE DR



PROPERTY HIGHLIGHTS



FLEXIBLE SUITE SIZES

1,400 to 18,000 SF two-story office building on 2.51 acres



COMMERCIAL CENTER

Situated in a well-established commercial corridor near other professional and medical users.



IDEAL LOCATION

Prime location between PGA Verano and Tradition surrounded by residential and commercial growth.



CONVENIENT ACCESS

Excellent visibility and convenient access just off the I-95 and Crosstown Parkway interchange.



GROWING AREA

Surrounded by strong residential growth and expanding retail and service amenities.



MARKET APPEAL

Attractive opportunity for tenants seeking a modern, high-traffic office environment.

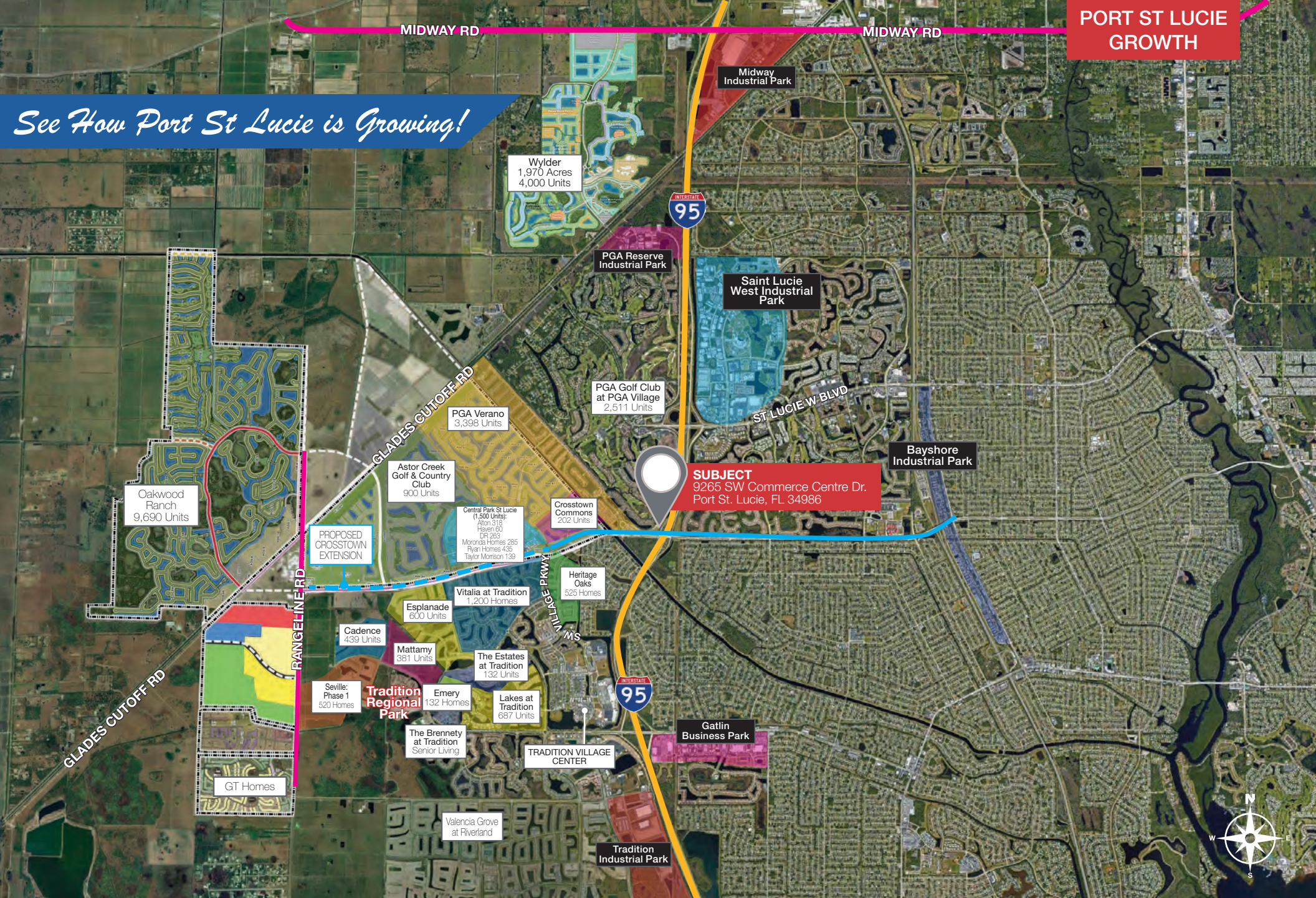
PROPERTY HIGHLIGHTS

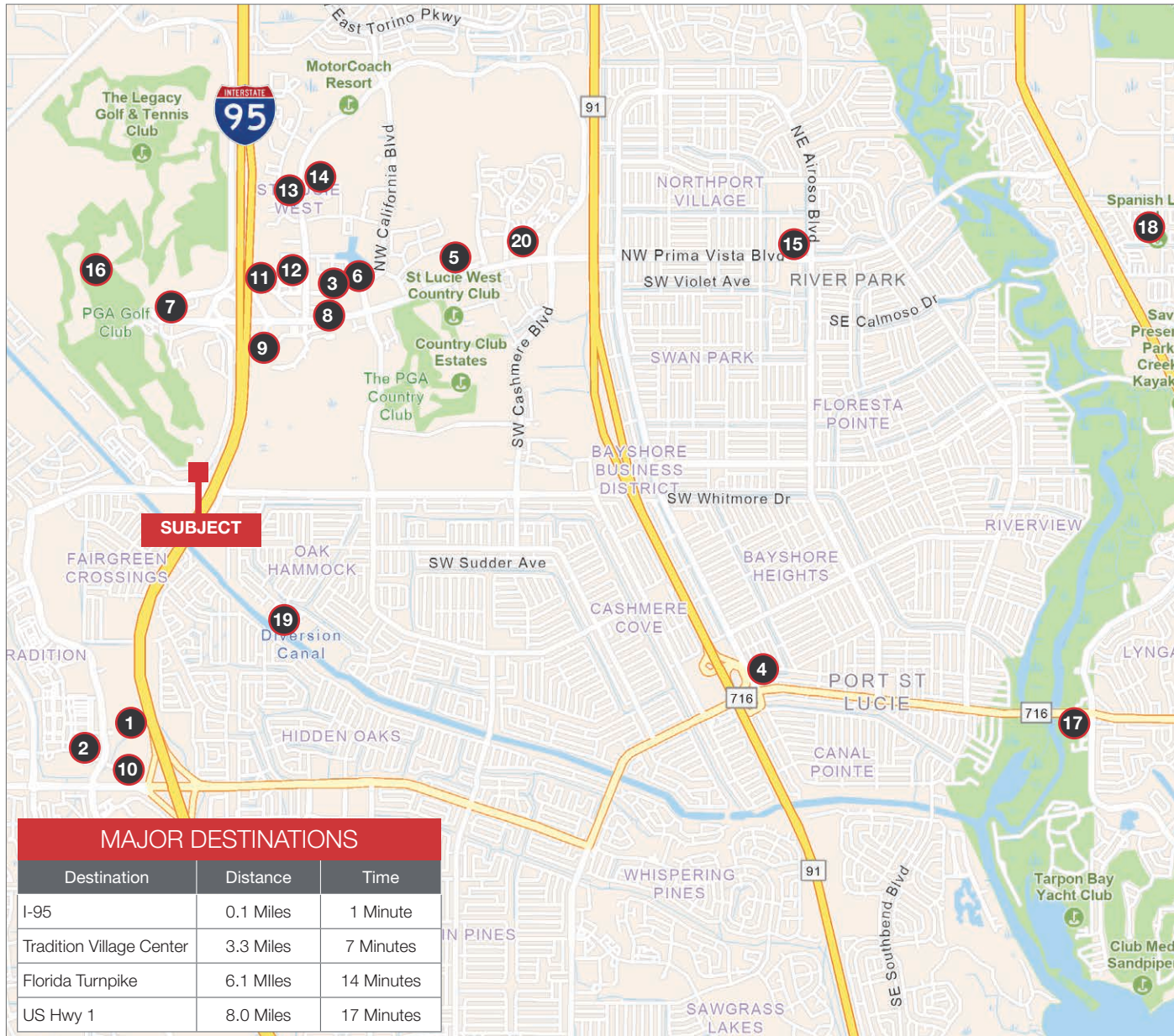


±18,000 SF 2-STORY OFFICE BUILDING | 9265 SW COMMERCE CENTRE DR, PORT ST LUCIE, FL 34986

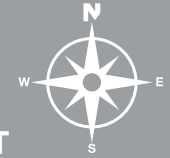
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See How Port St Lucie is Growing!





POINTS OF INTEREST



SHOPPING

	Destination	Distance	Time
1	The Landing at Tradition	3.2 Miles	7 Minutes
2	Tradition Village Center	3.3 Miles	7 Minutes
3	Town Center at St Lucie West	3.1 Miles	7 Minutes
4	Shoppes of Victoria Square	6.1 Miles	14 Minutes
5	Shoppes at St Lucie West	4.0 Miles	10 Minutes
6	Walmart Supercenter	3.2 Miles	8 Minutes

DINING

	Destination	Distance	Time
7	Tutto Fresco	1.9 Miles	4 Minutes
8	Kyle G's Oyster and Wine Bar	2.8 Miles	6 Minutes
9	Carrabba's	3.1 Miles	7 Minutes
10	Longhorn Steakhouse	3.6 Miles	9 Minutes
11	Duffy's Sports Grill	3.0 Miles	8 Minutes

ENTERTAINMENT

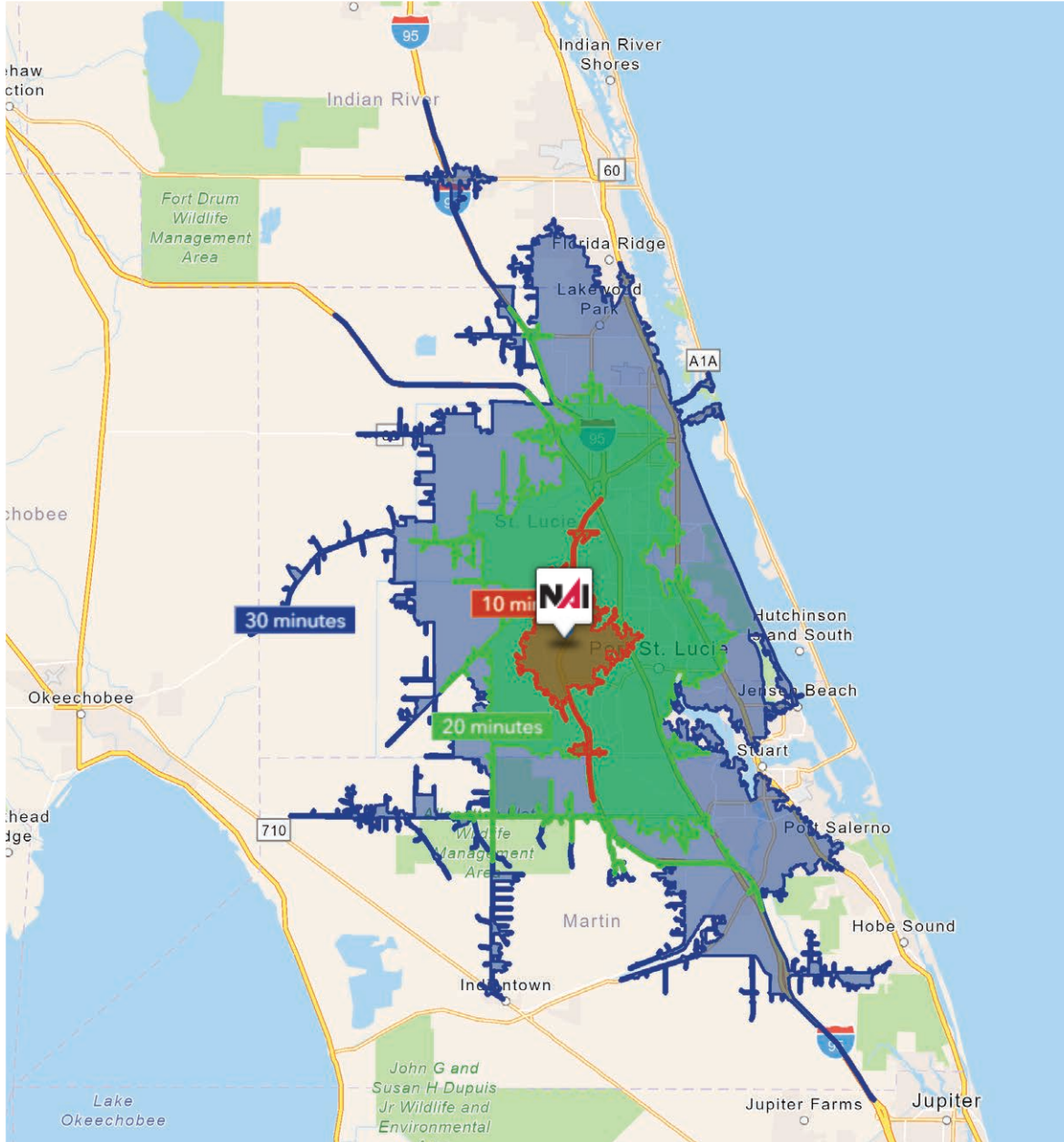
	Destination	Distance	Time
12	Bowlero Port St Lucie	3.0 Miles	8 Minutes
13	Sky Zone Trampoline Park	4.0 Miles	10 Minutes
14	Clover Park	3.8 Miles	10 Minutes
15	Sportsman's Park	6.3 Miles	15 Minutes

RECREATION

	Destination	Distance	Time
16	PGA Golf Village	2.2 Miles	5 Minutes
17	The Port District	8.7 Miles	20 Minutes
18	Spanish Lakes Golf Club	9.0 Miles	18 Minutes
19	Oak Hammock Park	3.5 Miles	9 Minutes

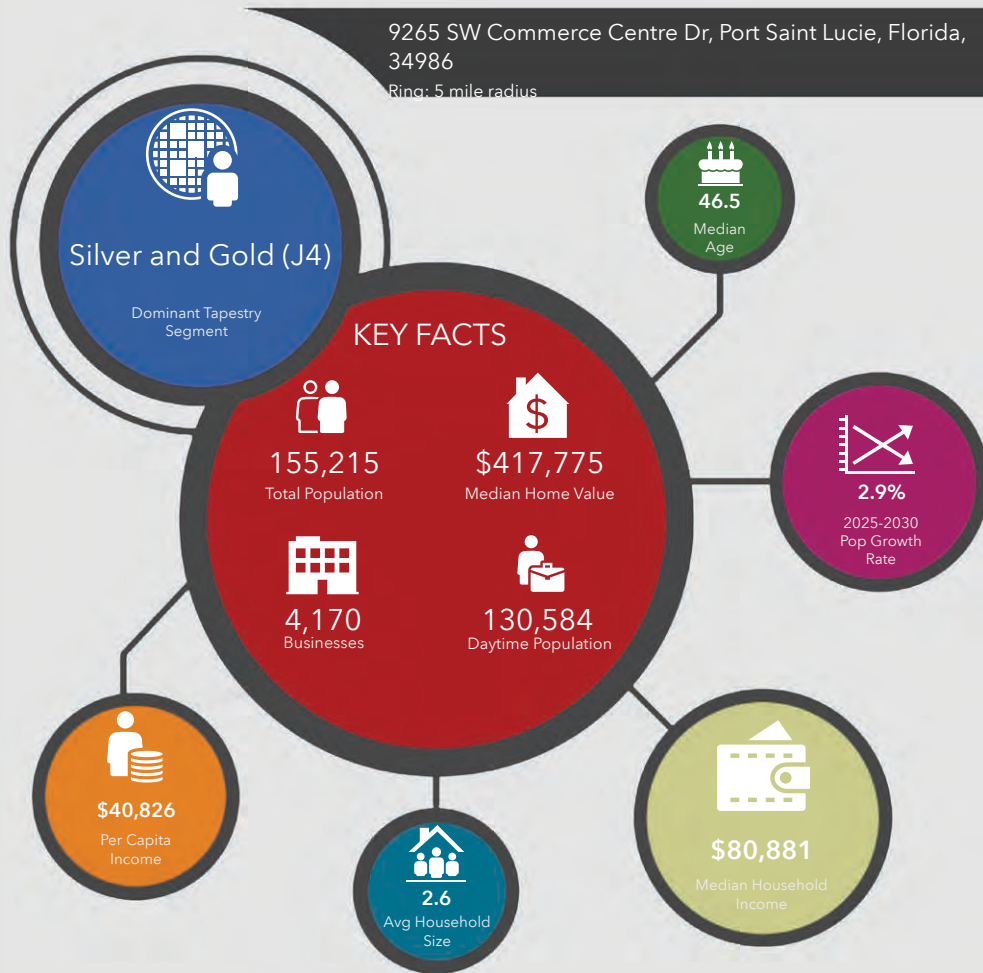
HEALTHCARE

	Destination	Distance	Time
20	Cleveland Clinic Martin Emer.	4.3 Miles	10 Minutes

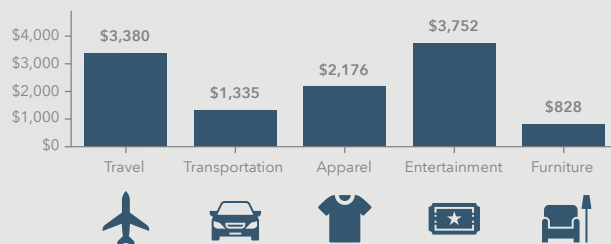


10 Minutes	20 Minutes	30 Minutes
25,179 2010 Population	191,974 2010 Population	341,874 2010 Population
45,598 2025 Population	277,268 2024 Population	453,373 2025 Population
81.1% 2010-2025 Population Growth	44.4% 2010-2025 Population Growth	32.6% 2010-2025 Population Growth
2.81% 2025-2030 (Annual) Est. Population Growth	2.71% 2025-2030 (Annual) Est. Population Growth	2.17% 2025-2030 (Annual) Est. Population Growth
50.2 2025 Median Age	44.5 2025 Median Age	46.3 2025 Median Age
\$112,548 Average Household Income	\$100,960 Average Household Income	\$100,200 Average Household Income
46.2% Percentage with Associates Degree or Better	40.8% Percentage with Associates Degree or Better	41.7% Percentage with Associates Degree or Better
59.5% Percentage in White Collar Profession	57.1% Percentage in White Collar Profession	58.2% Percentage in White Collar Profession

9265 SW Commerce Centre Dr, Port Saint Lucie, Florida,
34986
Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

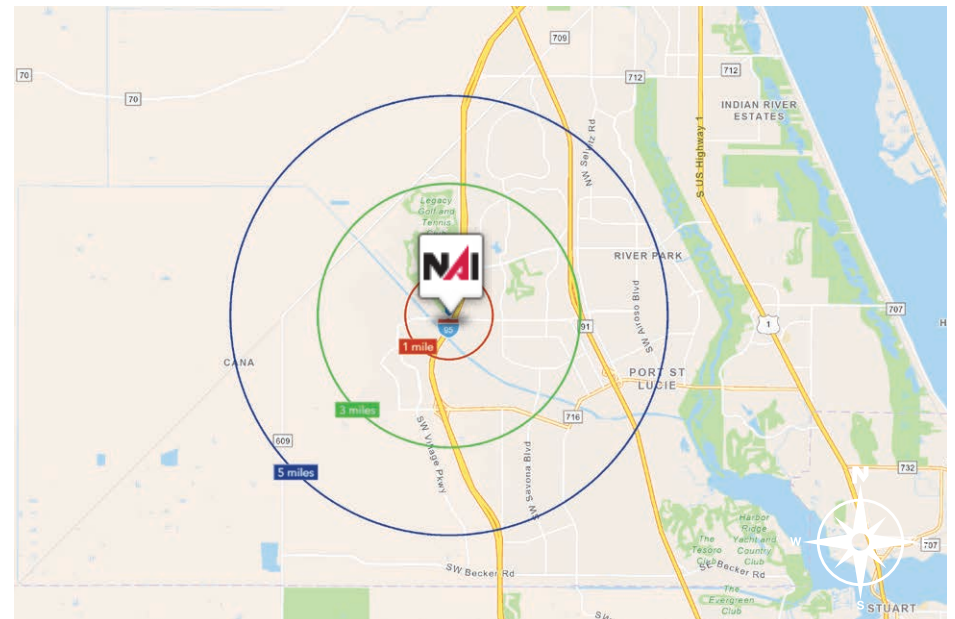
1 Mile:	5,878
3 Mile:	62,513
5 Mile:	155,215

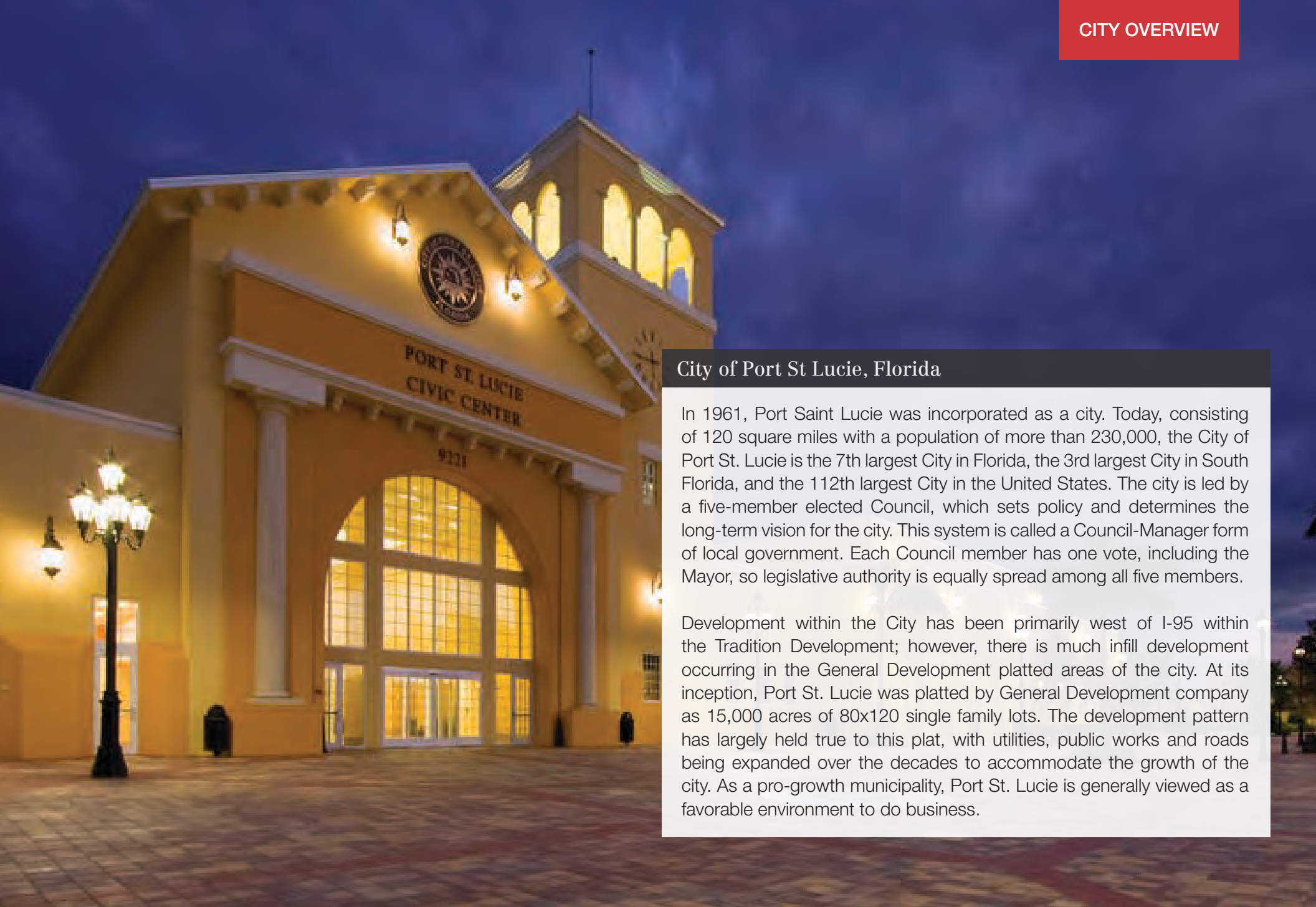
Average Household Income

1 Mile:	\$115,611
3 Mile:	\$109,914
5 Mile:	\$106,083

Median Age

1 Mile:	51.6
3 Mile:	52.0
5 Mile:	46.5





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 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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 pattern 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 a 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 375,226 and has experienced growth of over 35% 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 45,661 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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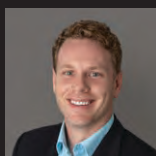
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INTERSTATE
95

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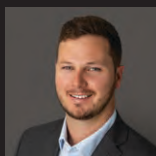


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