

FOR LEASE

PROFESSIONAL OFFICE AT MARLIN PROFESSIONAL CENTER



7444 S US 1 Highway,
Port St. Lucie, FL 34952

1,000 +/- SQFT

PROPERTY HIGHLIGHTS

ASKING PRICE

\$2,200 / monthly

- Move-in ready professional office suite with **immediate occupancy**
- Reception area, 3 private offices, 1 kitchenette and 1 restroom
- Excellent layout for professional services including insurance, legal, consulting.
- Prominent US Highway 1 location with **exposure to 34,000+ vehicles daily**
- Monument signage available
- Easy access to both US-1 and I-95



- Surrounded by major retailers including Publix, Walgreens, McDonald's, Subway, Ace Hardware, and 7-Eleven
- Zoned CG-SPL (General Commercial)



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Total Real Estate Consultants Inc.
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NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

FOR LEASE

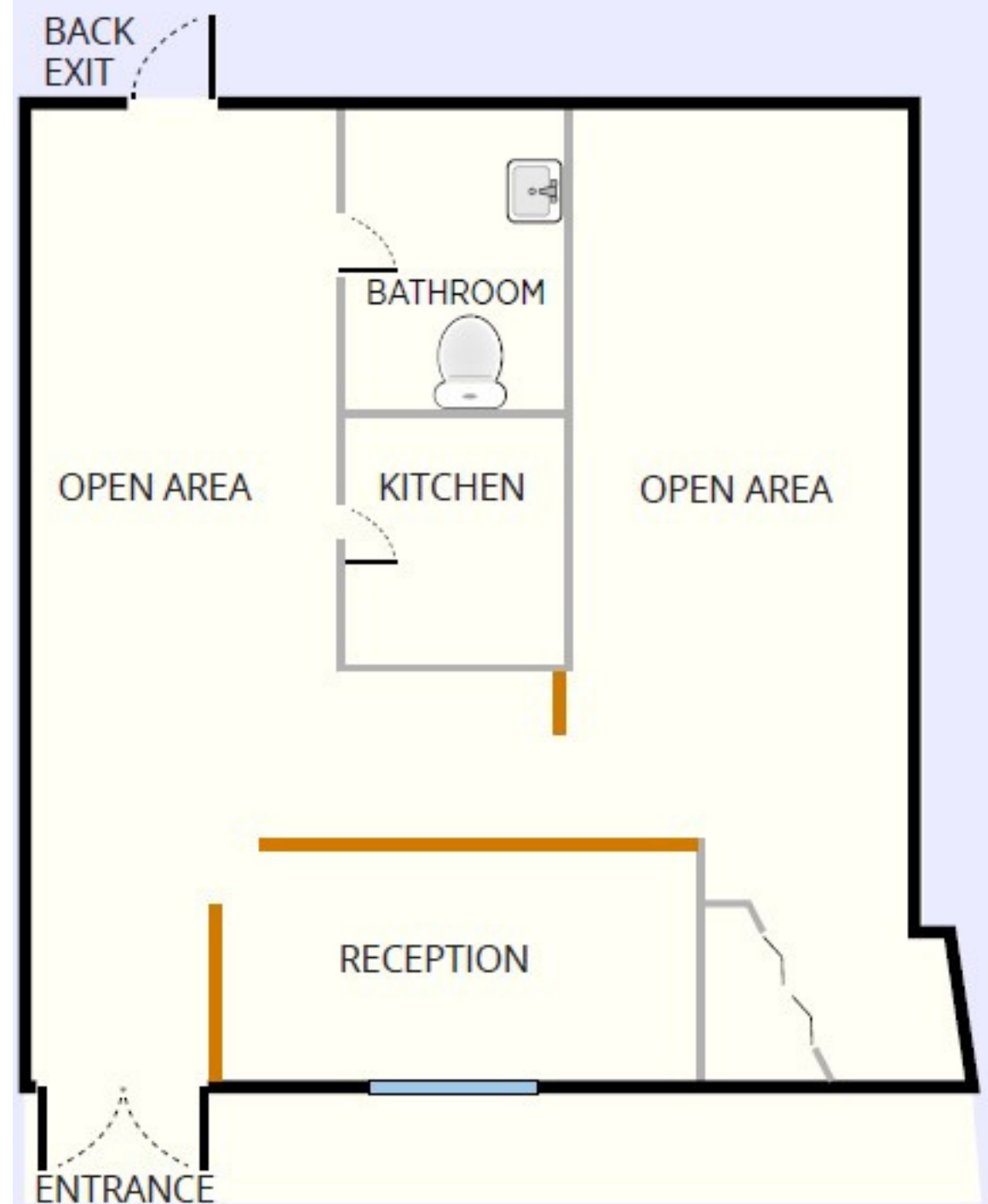
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FLOORPLAN



Floor plan is for illustrative purposes only.
All measurements are approximate and should be independently verified.



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