

# AVAILABLE

## Medical Office Building

Port St. Lucie, FL



**LOCATION:** 1780 SE Hillmoor Drive, Port St. Lucie, FL 34952

**SIZE:** 4,744 gross s/f on 0.65 acres

**COMMENTS:** Single story free standing medical office building built in 1990. Building is frame and stucco construction with clay tile roofing. 21+/- parking spaces. Complete medical office build out inside (floor plan attached). Originally built as a radiation oncology center. Directly across the street from Port St. Lucie Medical Center.

**RESTRICTED USES:** Certain deed restrictions by HCA apply. Building must be used as a medical office building, but may not be used as an outpatient surgical facility, birthing center, or for commercial ancillary services. HCA has right of first refusal to purchase.

**ZONING:** P (Professional Zoning District)

**LAND USE:** Residential, Office, and Institutional (ROI)

**RE TAXES:** \$12,284.87 (2014)

**SALE PRICE:** ~~\$750,000.00~~ **\$539,000.00**  
**LEASE PRICE:** ~~\$14.00/SF~~ **\$11.50/SF NNN**

### Demographic Profile

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,134	48,956	108,638
Households	3,814	21,125	44,510
Ave HH Income	\$42,325	\$51,387	\$56,272
Median Age	42.0	49.9	47.2

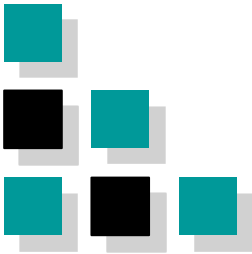
For More Information:

**JEFFREY D. CHAMBERLIN, CCIM, SIOR**  
*President, Broker*

**772.220.4096**

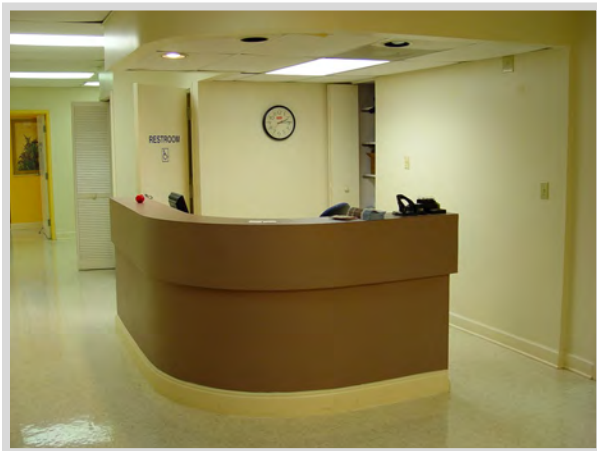
chamberlin@slccommercial.com  
www.slccommercial.com





# PHOTOS

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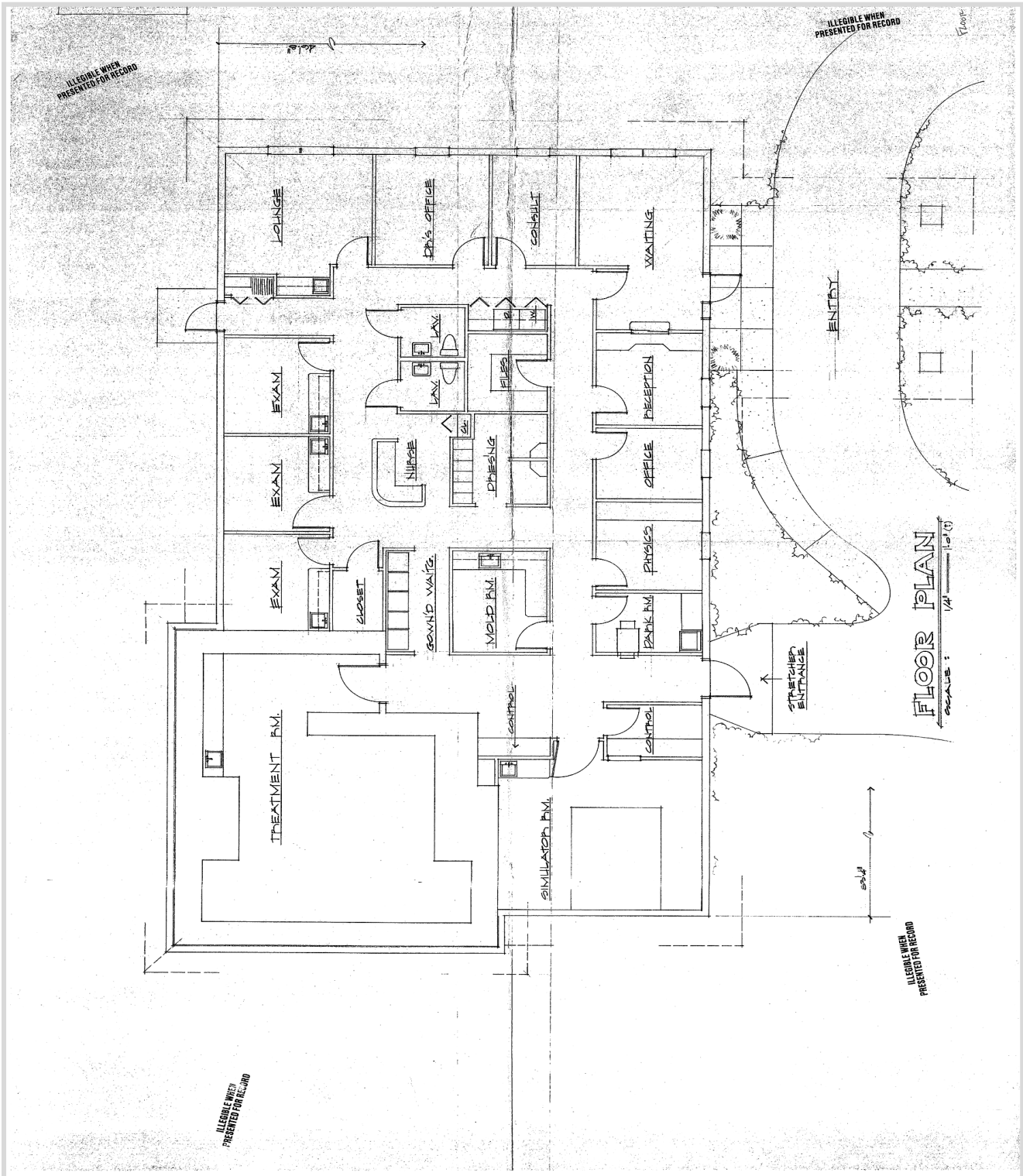


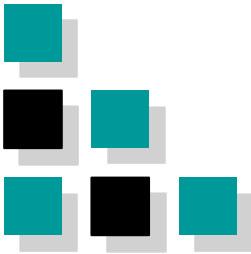




FLOOR PLAN

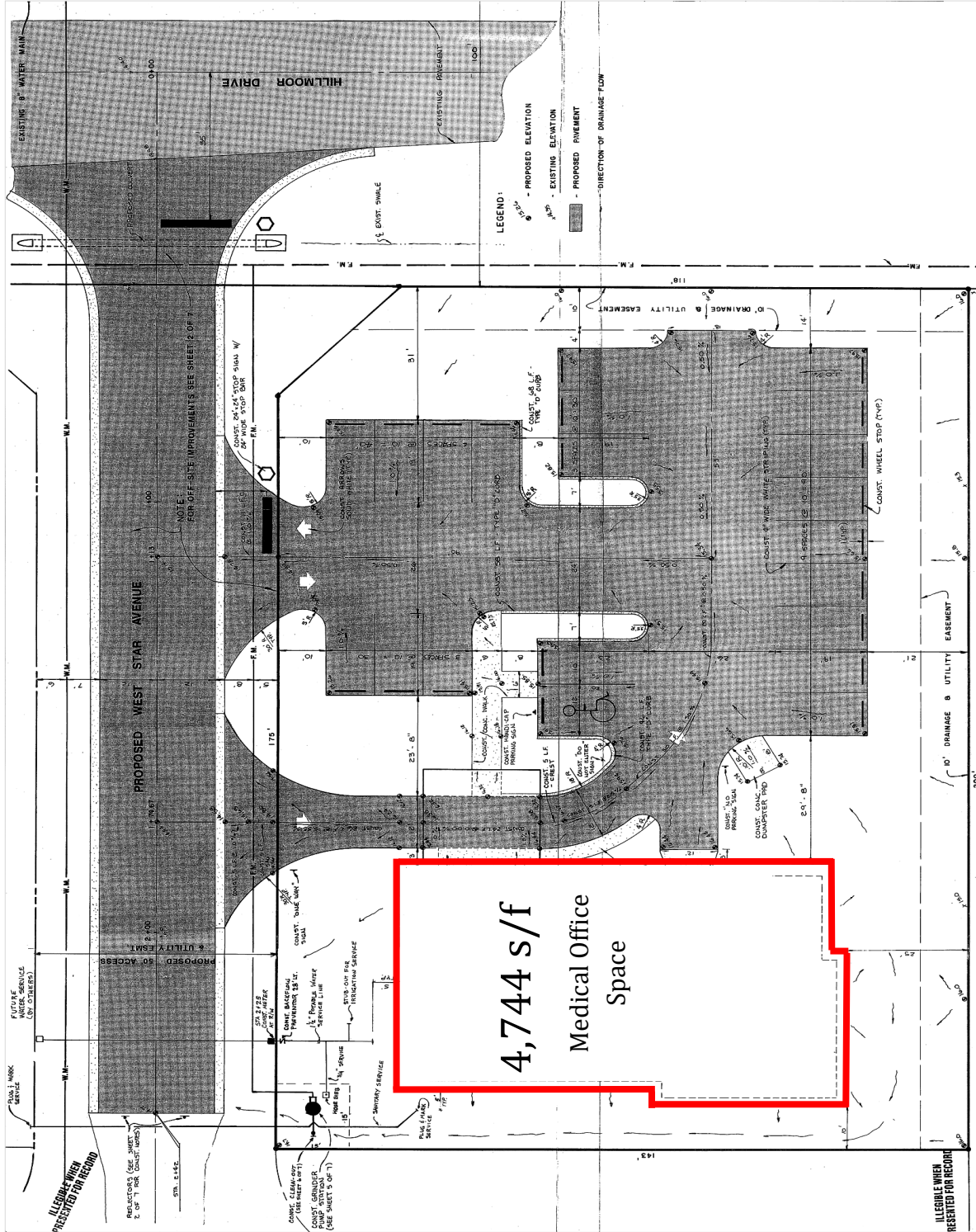
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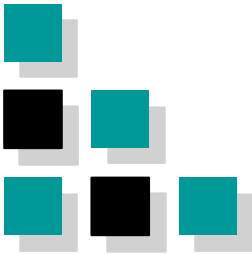


# SITE PLAN

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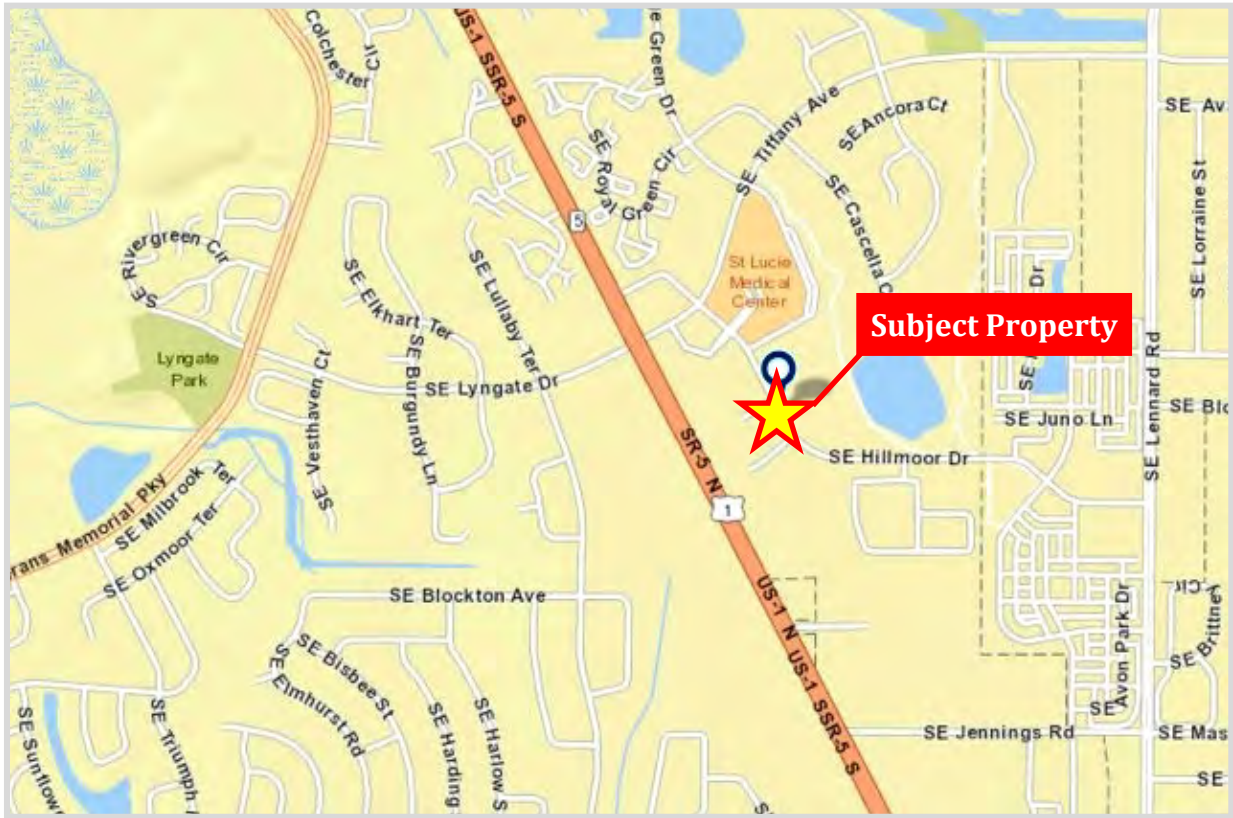


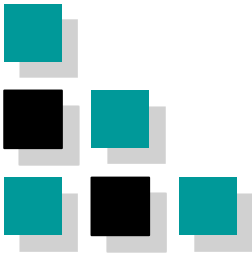




# MAP

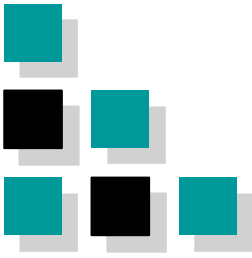
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### Sec. 158.122. - Professional Zoning District (P).

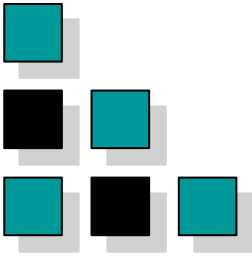
- (A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:
  - (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
  - (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
  - (3) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure. However, only one (1) such residence may be approved for each business and required land area.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
  - (1) Any building exceeding thirty-five (35) feet in height.
  - (2) Model home centers;
  - (3) Enclosed assembly areas.
  - (4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.
- (D) Accessory Uses. As set forth within section 158.217.
- (E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.
- (F) Maximum Building Coverage. Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.
- (G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)
- (H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.
- (I) Setback Requirements and Buffering.
  - (1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet;
  - (2) Side Yards. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.



### Sec. 158.122. - Professional Zoning District (P) [continued]

- (3) Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.
- (4) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of subsection 153.04(G).
- (J) Off-Street Parking and Service Requirements. As set forth in section 158.221.
- (K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 06-81, § 1, 8-14-06; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 12-09, § 1(Exh. A), 3-12-12)



## **DISCLAIMERS**

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.