



FOR LEASE

■ 1000 SE Monterey Commons Blvd

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Stuart, FL 34996

PROPERTY OVERVIEW

Monterey Commons Corporate Center consists of three classic Mediterranean style office buildings situated in a campus-like setting nestled amongst rows of royal palm trees and oak trees, creating a warm working environment. Monterey Commons is located in the heart of Stuart's business corridor in Martin County featuring an impressive tenant roster of professional firms including Wilmington Trust, Gunster Law Firm, Bessemer Trust, Rehmann, The Business Development Board of Martin County, Economic Council of Martin County, Hill Barth & King, Mrachek Fitzgerald Rose Konopka Thomas and Weiss, P.A., Wright Ponsoldt Lozeau Trial Attorneys, HBK CPA's, UKA, and CCR Wealth Management. Other surrounding businesses include Northern Trust and Merrill Lynch.

All buildings were constructed with attention to detail using the finest materials, quality workmanship, and structural integrity. Aesthetically pleasing in every way from the landscaped walkways covered in multi-toned brick pavers, inviting foyers and lobbies dressed in travertine marble, interior stairwells accompanied by beautiful iron balusters and light oak finished handrails.

LEASE RATE

\$22.00-23.00/SF
Plus \$10.04/SF CAM



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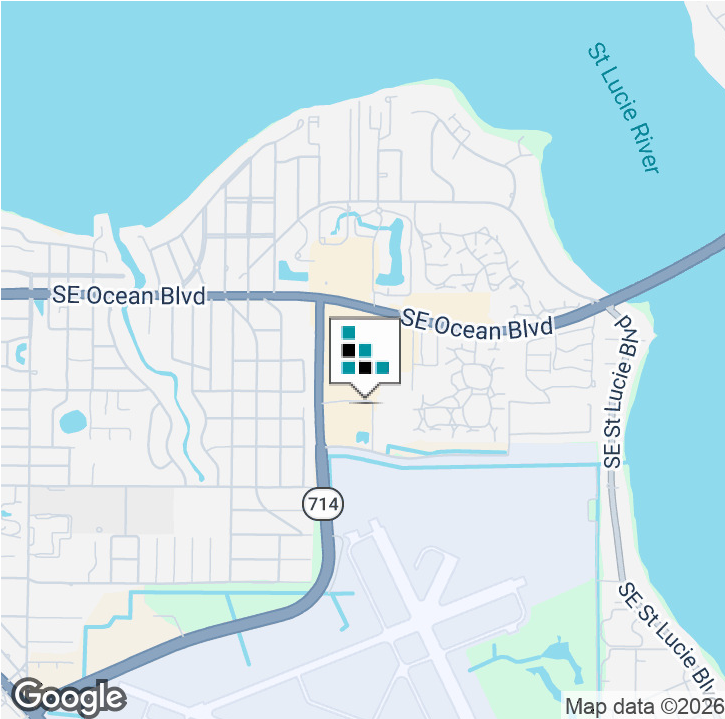
SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Executive Summary

CLASS "A" OFFICE SPACE

FOR LEASE



OFFERING SUMMARY

Building Size:	30,051 SF
Zoning:	CPUD - Commercial Planned Unit. Business and Professional uses.
Utilities:	All three buildings offer high speed internet (AT&T or Comcast, Direct TV and ITS Fiber Optics). Each tenant's suite is separately metered.
Maintenance:	Janitorial for interior of suite - tenant responsibility

LOCATION OVERVIEW

Located on Monterey Road in the heart of Stuart with easy access to Hutchinson Island, Sewall's Point, Jensen Beach, Palm City, Hobe Sound, and Jupiter Island. Monterey Commons is located adjacent to Martin County Airport and Martin County administration building, with close proximity to Martin Memorial Hospital and the Martin County Courthouse. Located within 10 minutes of I-95 and Florida's Turnpike. Each suite appeals to professionals with impressive trim detailing throughout the space, ample parking areas, and covered parking available.

Suite 202

CLASS "A" OFFICE SPACE

FOR LEASE



SPACE SUMMARY

SPACE	Suite 202- Corsair
LEASE RATE	\$23.00 SF/Yr
LEASE TYPE	\$10.04/ SF NNN
SIZE (SF)	1,072 SF

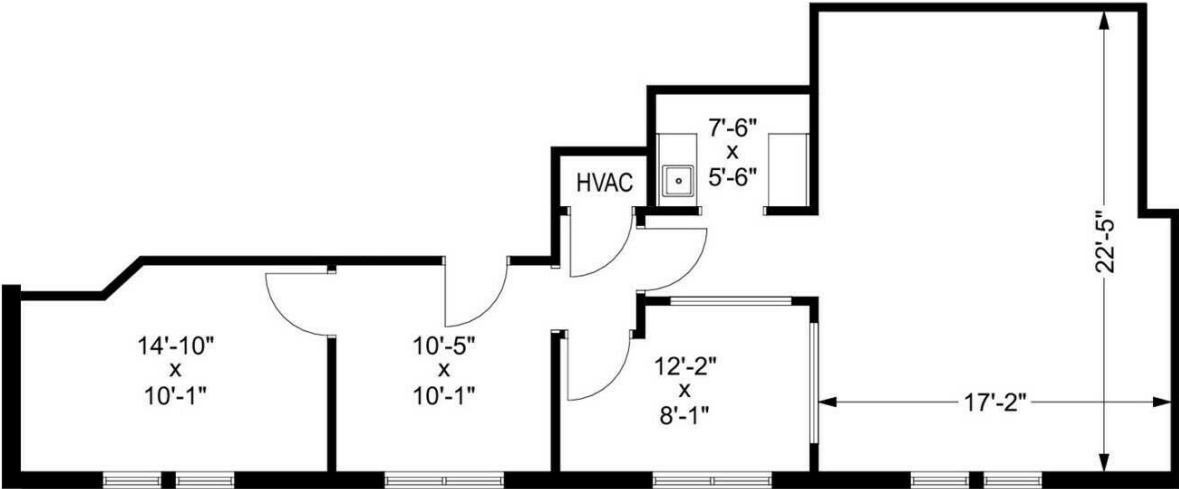
COMMENTS

Reception area with conference room, office, small break room and large open workspace area.

Suite 202 Floorplan

CLASS "A" OFFICE SPACE

FOR LEASE

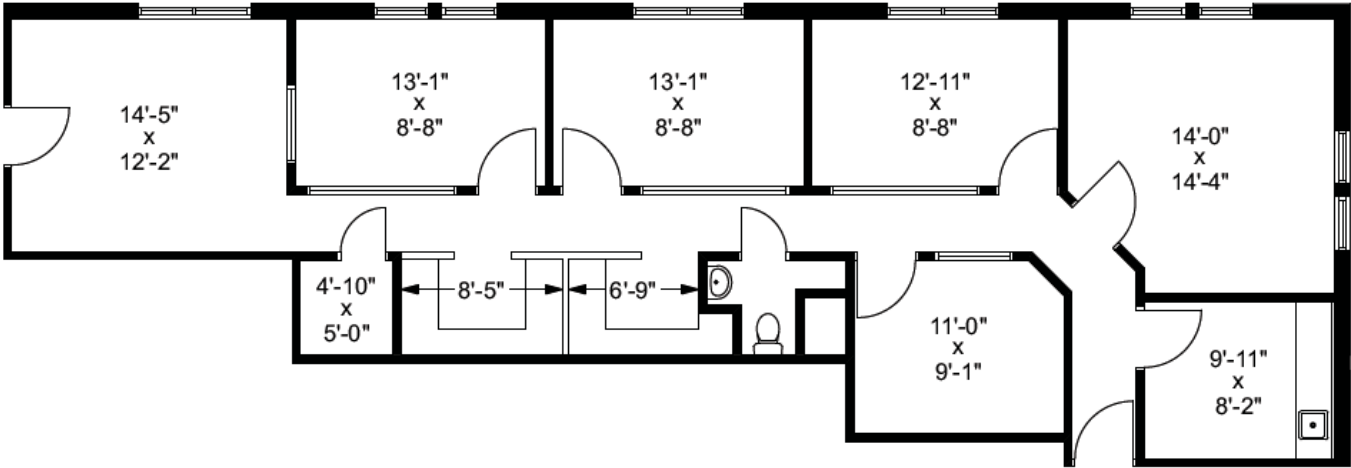


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Suite 206

CLASS "A" OFFICE SPACE

FOR LEASE



SPACE SUMMARY

SPACE	Suite 206 - Corsair
SPACE USE	Office Building
LEASE RATE	\$22.00 SF/Yr
LEASE TYPE	NNN - \$10.04
SIZE (SF)	1,589SF

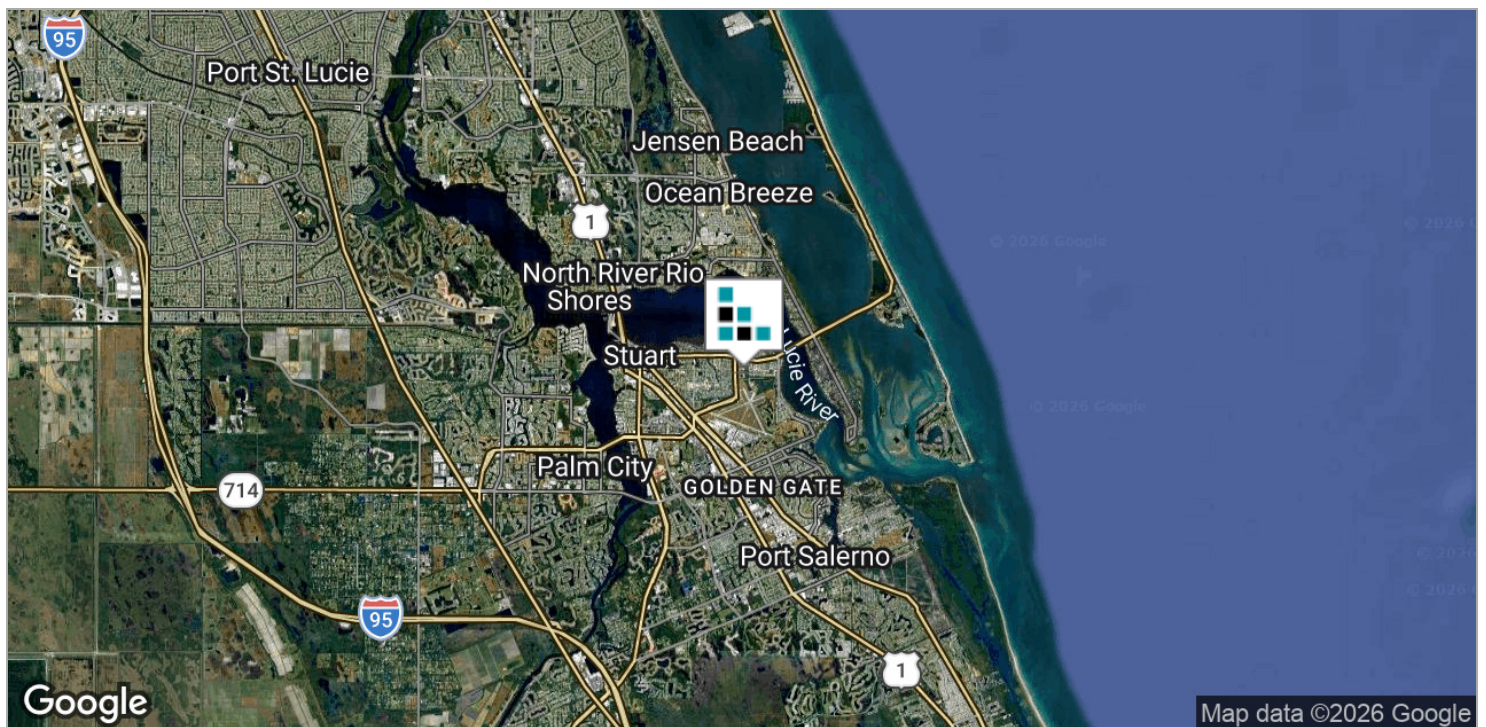
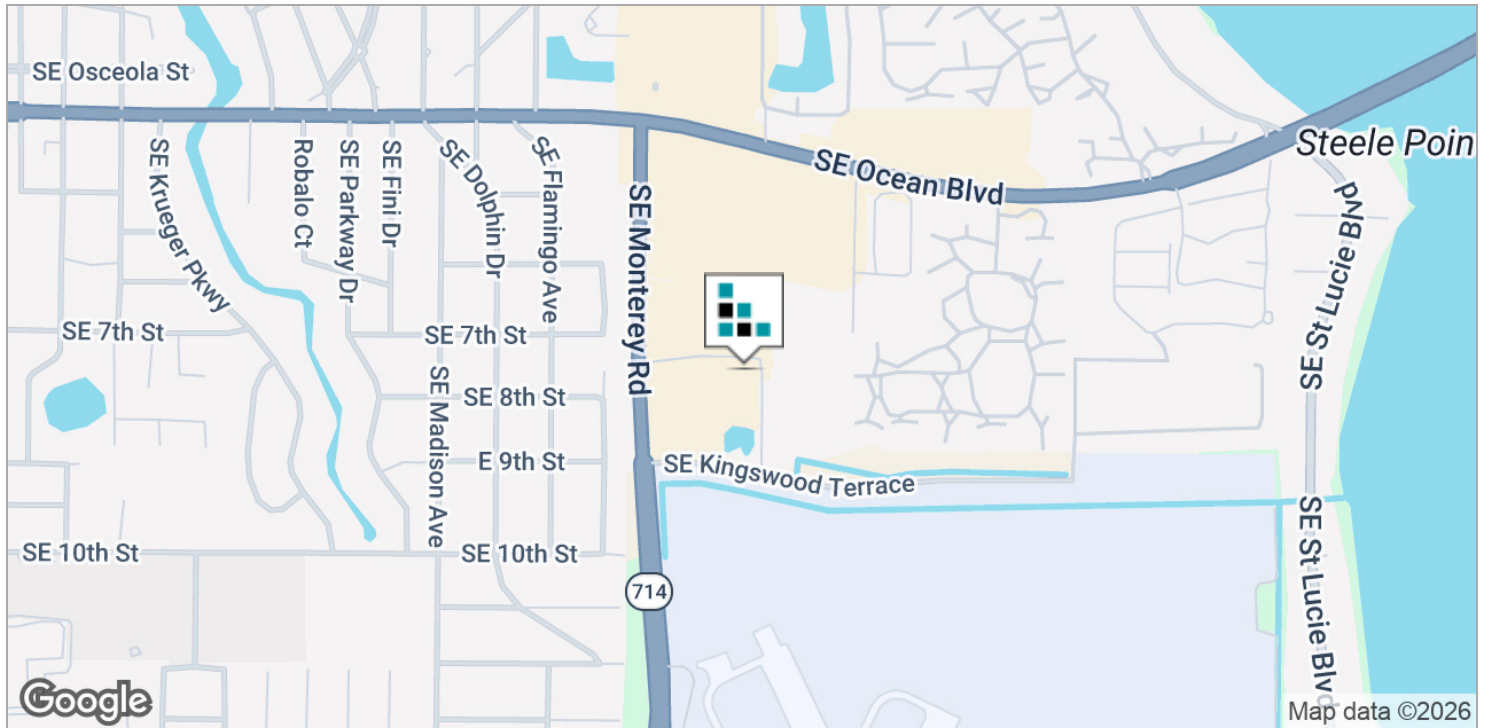
COMMENTS

Reception area, 4 office, large conference/meeting room, a break room and an in-suite restroom.

Location Maps

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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