



Juan Alarcon & Jorge Tovar

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1847 SE Port St Lucie Blvd. Port St Lucie, FL 34952

www.RT-CRE.com

EXHIBIT B TO TRIPLE NET MEDICAL OFFICE BUILDING LEASE

FLOOR PLAN

MONTEREY MEDICAL CENTER

1050 SE MONTEREY ROAD, STUART, FL 34994



SECOND FLOOR

Suite 201
4,060 RSF

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For Lease - \$14,000 Monthly

1050 SE Monterey Rd, Unit 201
Stuart, FL

4,060 Sq Ft - Medical Office Space

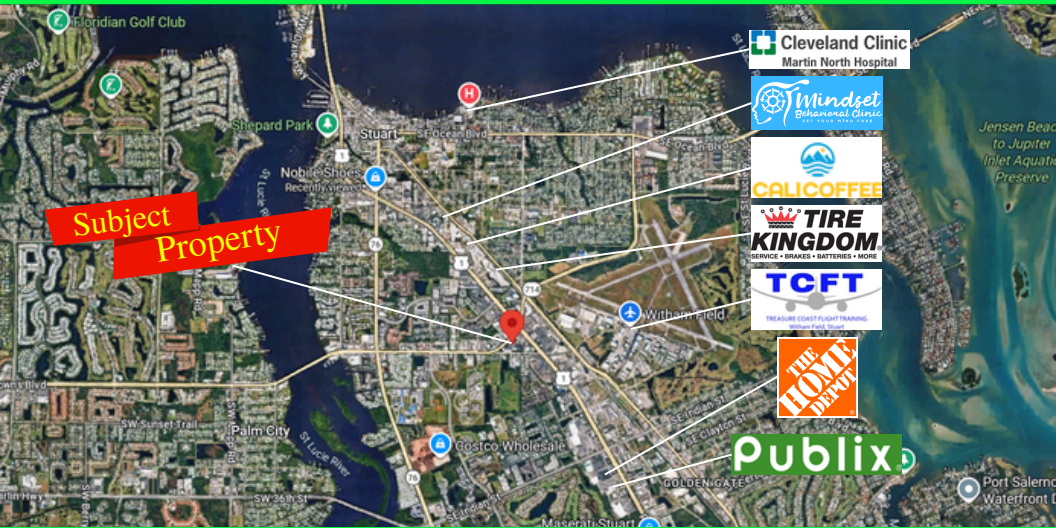


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Property Details
Zoning: Medical Offices

Unit Size:
4,060 Sq Ft

Highlights:

- Functional layout designed for patient care and staff efficiency
 - Multiple exam rooms and private offices (layout adaptable to specialty)
 - Reception and waiting area for patient intake
 - Dedicated administrative space and storage
 - Plumbing in place to support medical use (if applicable)
 - Ample natural light for a welcoming environment
 - Professional medical environment with established healthcare tenants
 - Elevator access to the second floor
 - Ample on-site parking for patients and staff
 - Easy ingress/egress for consistent patient traffic
 - Prominent location on SE Monterey Road, a key thoroughfare in Stuart
 - Quick access to US-1 and surrounding residential communities
 - Minutes from hospitals, pharmacies, and complementary medical services
 - Strong local demographics supporting healthcare demand
 - Primary care, specialty practices, or wellness providers
 - Medical, dental, or therapy-based users
 - Satellite or expansion offices for growing practices
 - Position Your Practice for Growth
- With its strategic location, medical-ready infrastructure, and professional setting, Unit 201 offers an exceptional opportunity to deliver quality care in a highly visible and convenient location.



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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH

ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

For Lease

\$14,000 Monthly

1050 SE Monterey Rd, 201
Stuart, FL

PRESENTED BY:

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