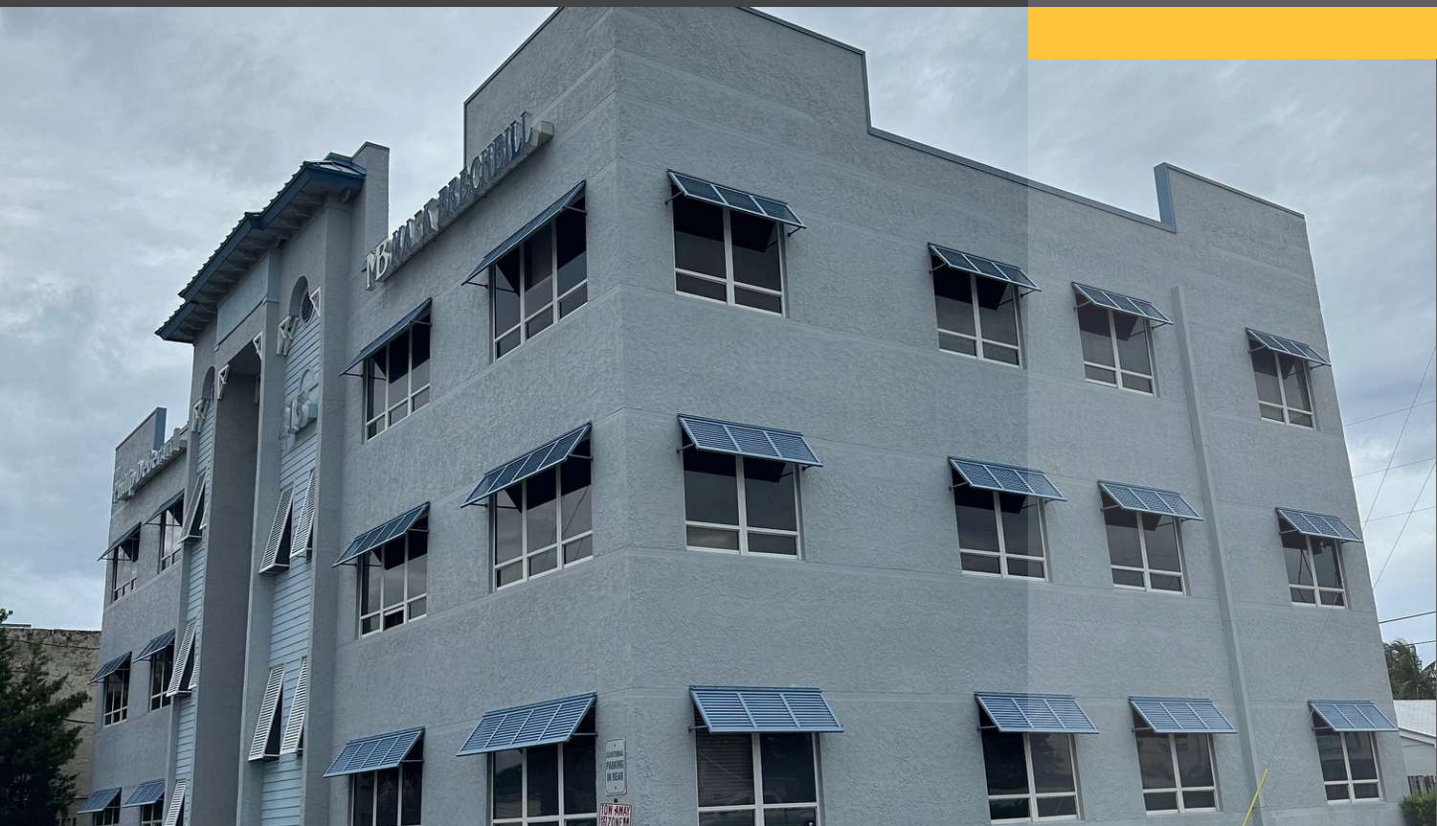


FOR LEASE

## Professional and Business Offices

215 SW FEDERAL HWY  
STUART, FL 34994



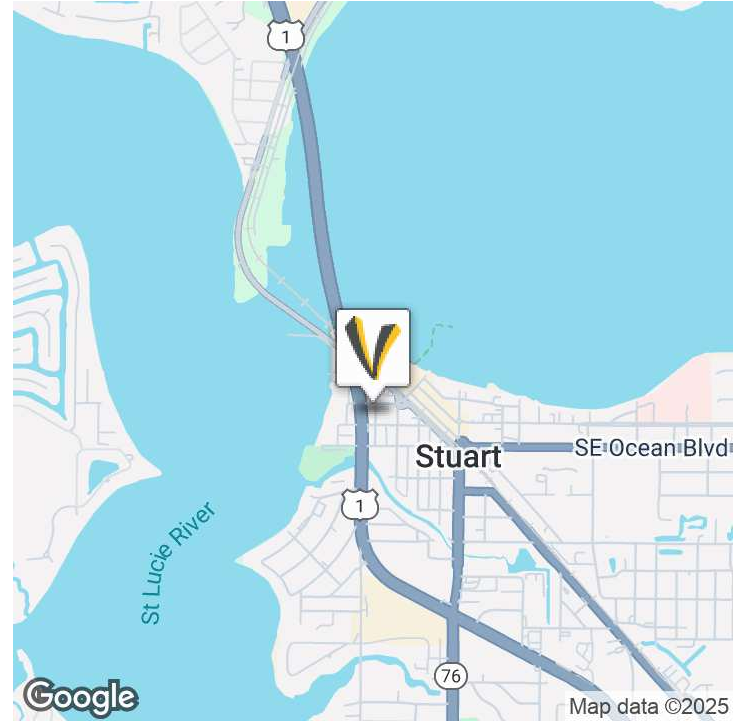
**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us



**VAALER**  
COMMERCIAL REAL ESTATE

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$22.00 - 25.00 SF/yr (MG)
Building Size:	12,510 SF
Available SF:	1,245 - 1,974 SF
Lot Size:	11,063 SF
Number of Units:	6
Year Built:	1986
Zoning:	UH
Market:	Treasure Coast
Submarket:	Stuart

### PROPERTY OVERVIEW

Experience modern sophistication at this prime commercial property in Stuart, FL. Boasting a contemporary design and state-of-the-art amenities, this space is ideal for businesses seeking a prestigious location. The property features flexible floor plans, abundant natural light, and convenient parking options, ensuring a comfortable and productive work environment. With close proximity to major transportation routes and a host of business services, this location offers unparalleled convenience. Whether you're a start-up or an established enterprise, the property provides the perfect canvas for creating a professional and dynamic workspace. Welcome to a new era of business excellence at this premier Stuart address. Free parking lot for building with 28 spaces across the street

### PROPERTY HIGHLIGHTS

- Contemporary design with modern amenities
- Flexible floor plans to accommodate diverse needs
- Parking Spaces in Designated Lot
- Abundant natural light for a vibrant work environment
- Convenient parking options for tenants and visitors
- Close proximity to major transportation routes



#### OFFICE LOCATIONS

211 Gibson St NW  
Leesburg, VA. 20176

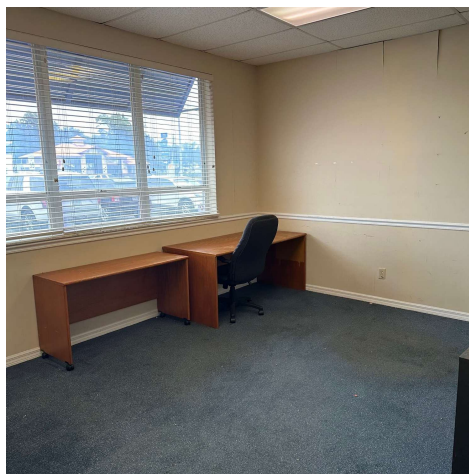
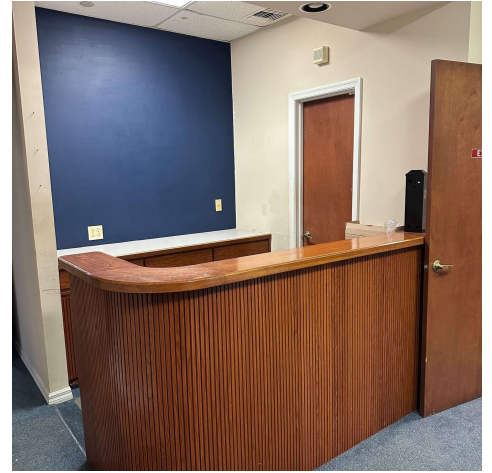
1SE Ocean Blvd  
Stuart, FL 34994

#### FOR MORE INFORMATION CONTACT:

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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ADDITIONAL PHOTOS



OFFICE LOCATIONS

211 Gibson St NW  
Leesburg, VA. 20176

1SE Ocean Blvd  
Stuart, FL 34994

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## PARKING



OFFICE LOCATIONS

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Leesburg, VA. 20176

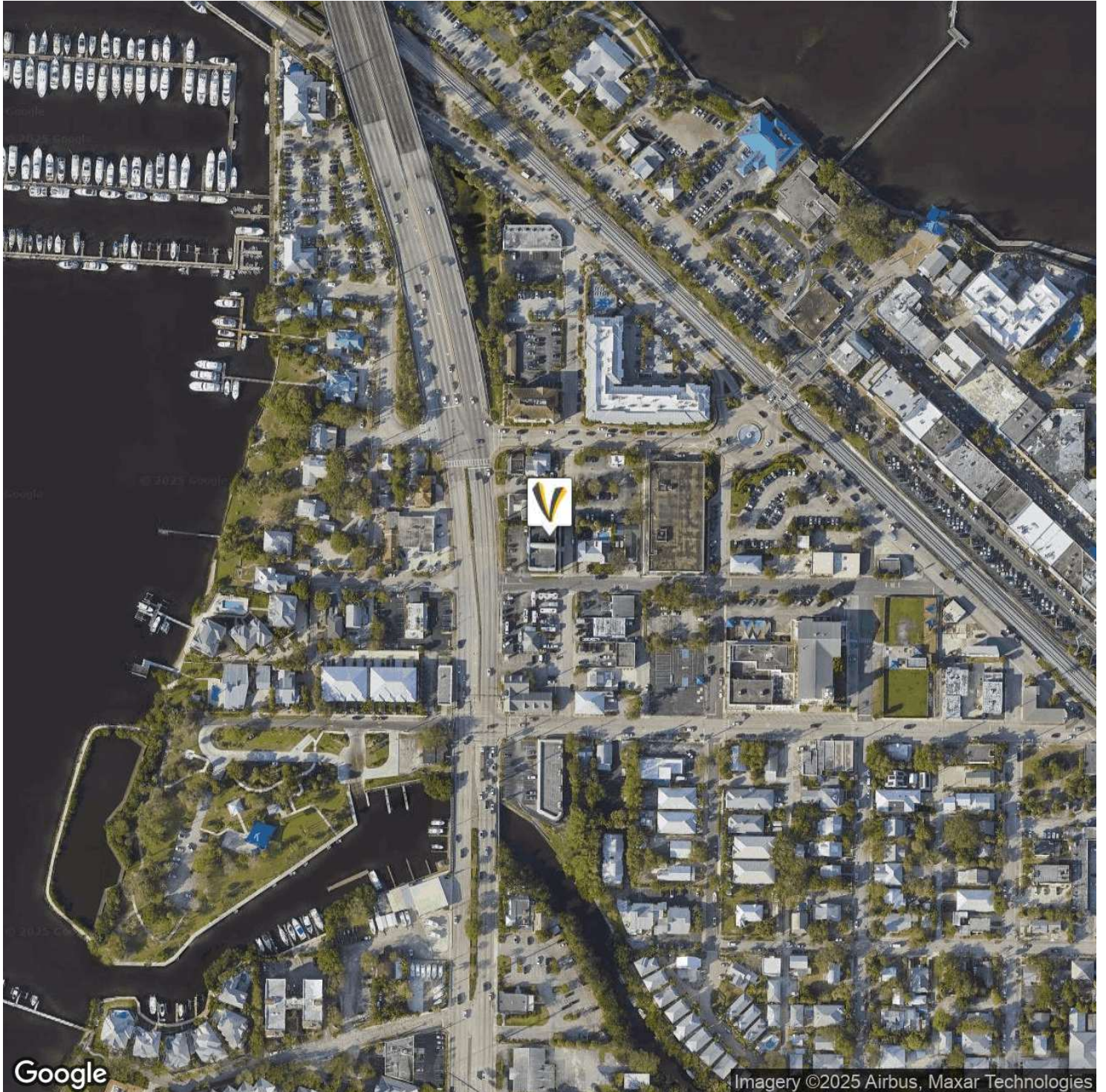
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AERIAL MAP



OFFICE LOCATIONS

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Leesburg, VA. 20176

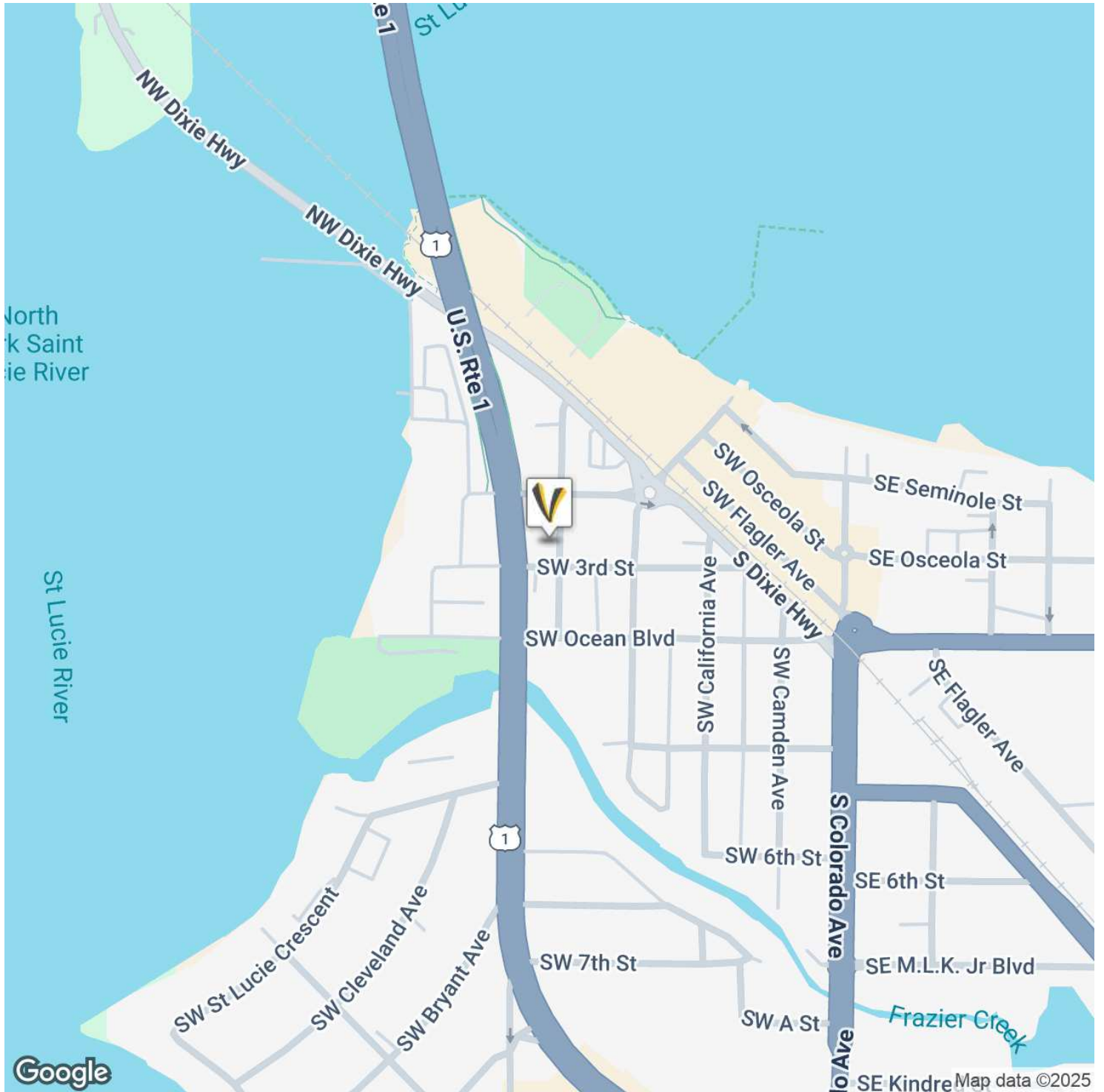
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## LOCATION MAP



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211 Gibson St NW  
Leesburg, VA. 20176

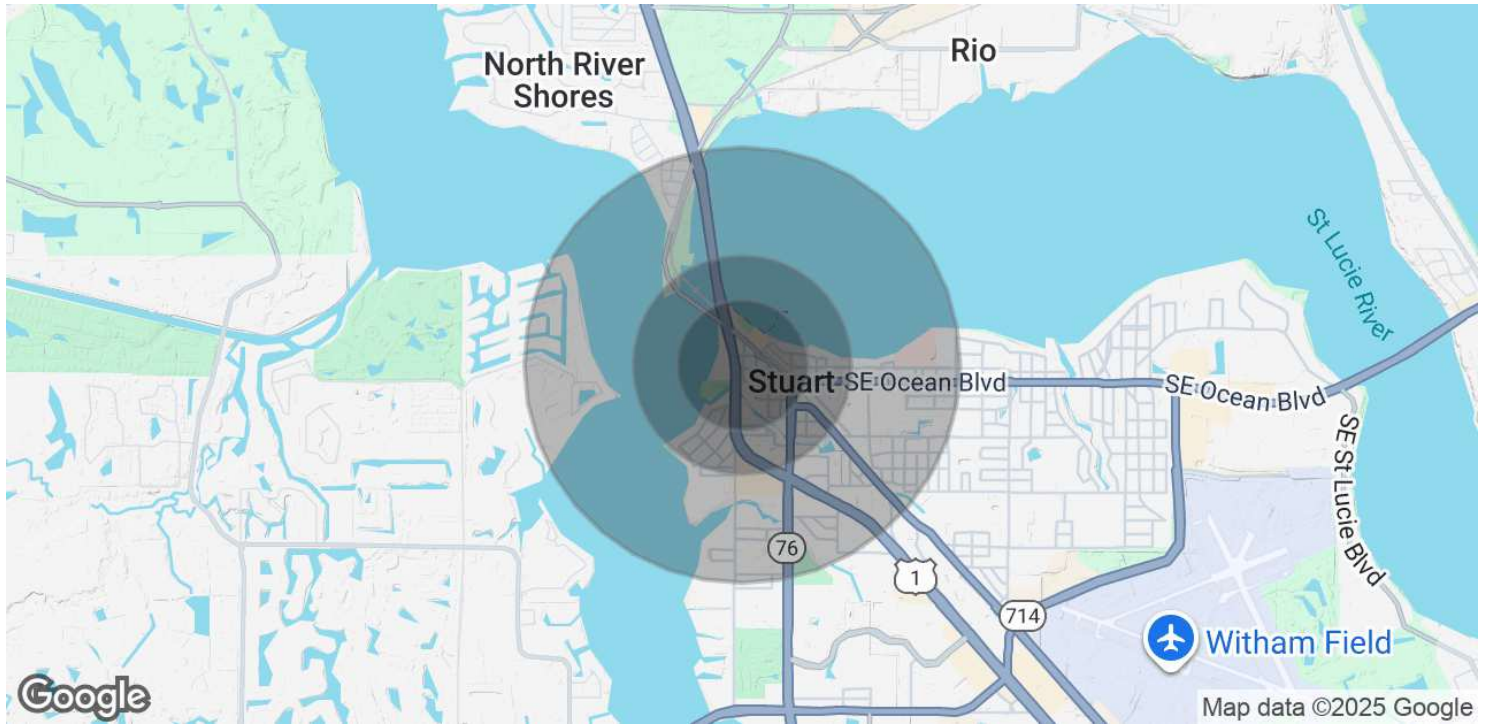
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	335	743	4,092
Average Age	54	53	52
Average Age (Male)	53	52	50
Average Age (Female)	55	55	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	415	1,952
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$117,508	\$114,720	\$95,374
Average House Value	\$415,596	\$405,542	\$440,841

Demographics data derived from AlphaMap



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