



FOR LEASE

■ 585 NW Lake Whitney Place

585 NW Lake Whitney Place - Suite 101-104

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

Professional office buildout. See attached floor plan.

LOCATION OVERVIEW

Lake Whitney Medical and Professional offices are conveniently located on the corner of NW Lake Whitney Place and Peacock Blvd in the heart of St Lucie West. The property is well-located with access to I-95 (exit 121) less than 1 mile away and only minutes from the Florida Turnpike (exit 142). This property is well-positioned to service the surrounding residential subdivisions of St Lucie West, Tradition and Fort Pierce.

OFFERING SUMMARY

Available SF:

6,619 SF



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LEASE RATE

\$25 SF/yr (NNN) + \$9.17 CAM



SLC Commercial
Realty & Development

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Property Details

LAKE WHITNEY CAMPUS - 585

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LEASE RATE

\$25 SF/YR (NNN)

Building Information

Building Size	8,576 SF
Year Built	2017
Gross Leasable Area	6,619 SF
Construction Status	Existing
Condition	Excellent
Handicap Access	Yes
Building Class	A
Number Of Floors	1
Construction	CBS

Location Information

Building Name	Lake Whitney Campus
Street Address	585 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0

Property Details

Property Type	Office - Medical/Professional
Property Subtype	Medical
Utilities & Amenities	St Lucie West Service District
Maintenance	\$9.17 SF CAM

Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here for Permitted Uses](#)

Available Spaces

LAKE WHITNEY CAMPUS - 585

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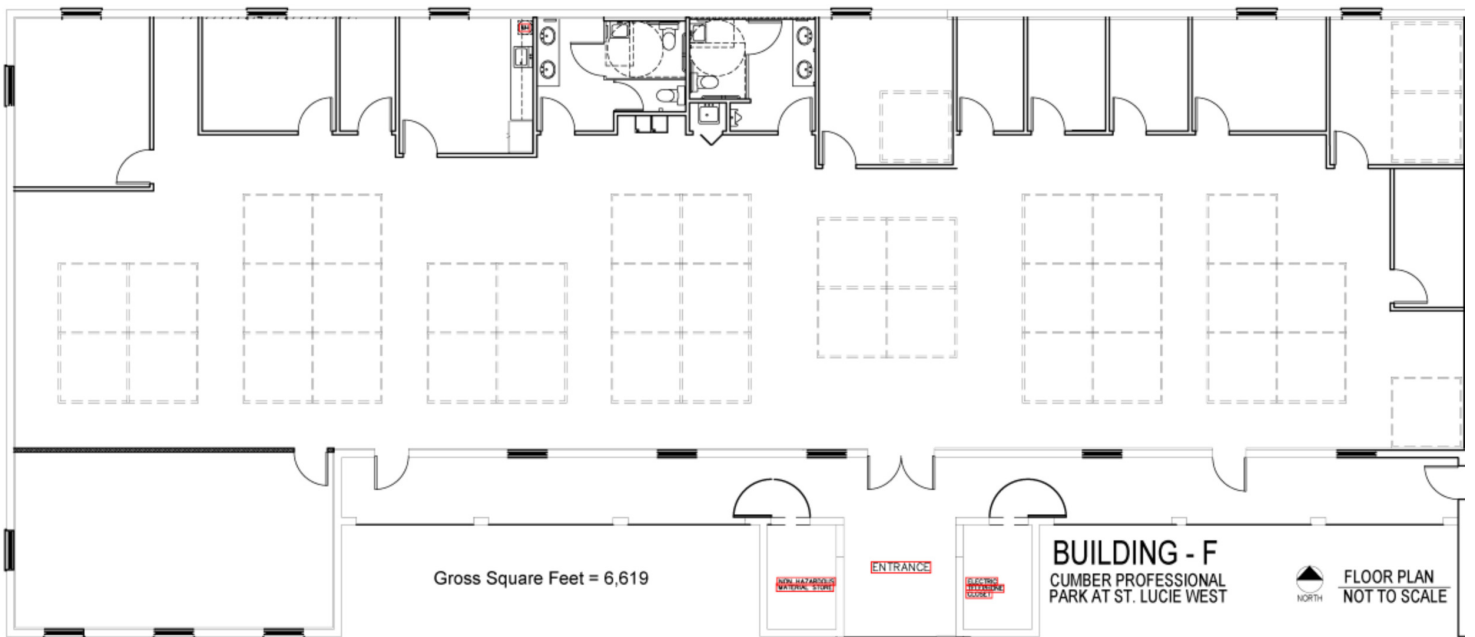
585 NW Lake Whitney - 101-104

\$25 SF/yr (NNN) + \$9.17 CAM NNN 6,619 SF Negotiable

Floor Plan - Suite 101-104

LAKE WHITNEY CAMPUS - 585

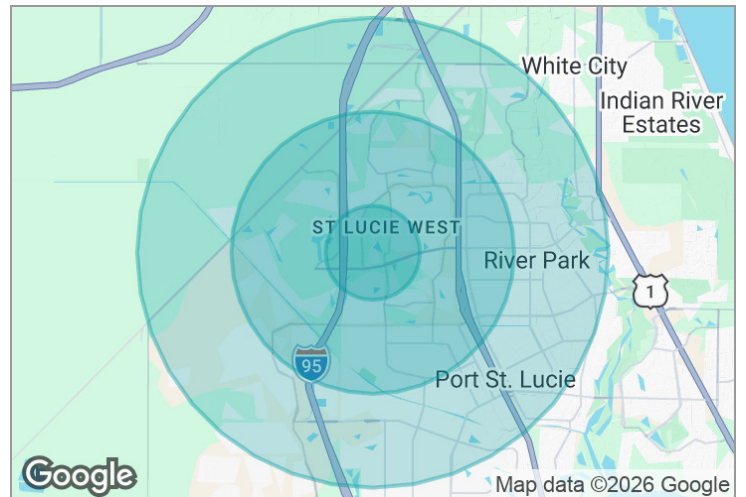
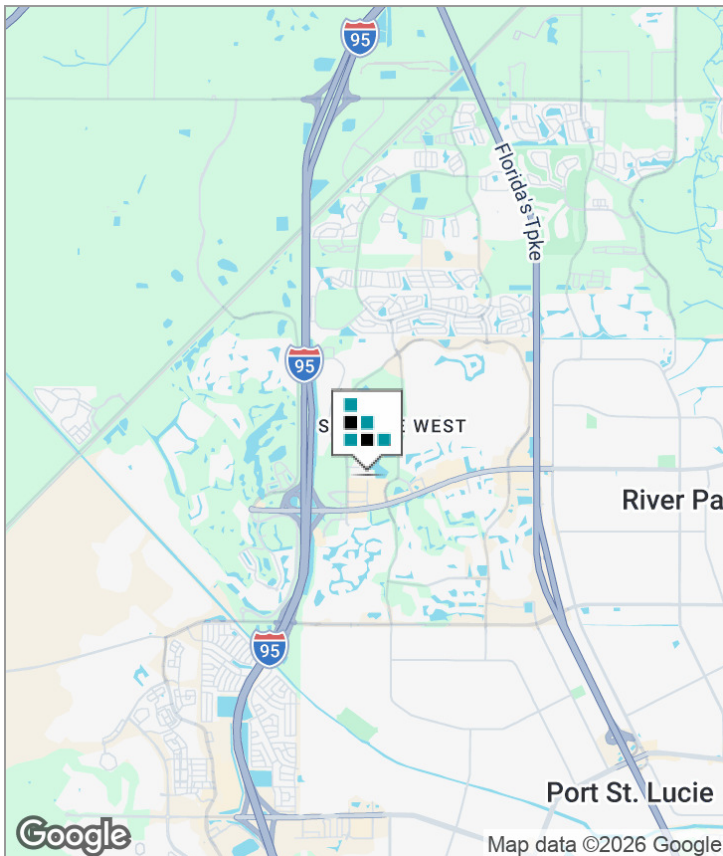
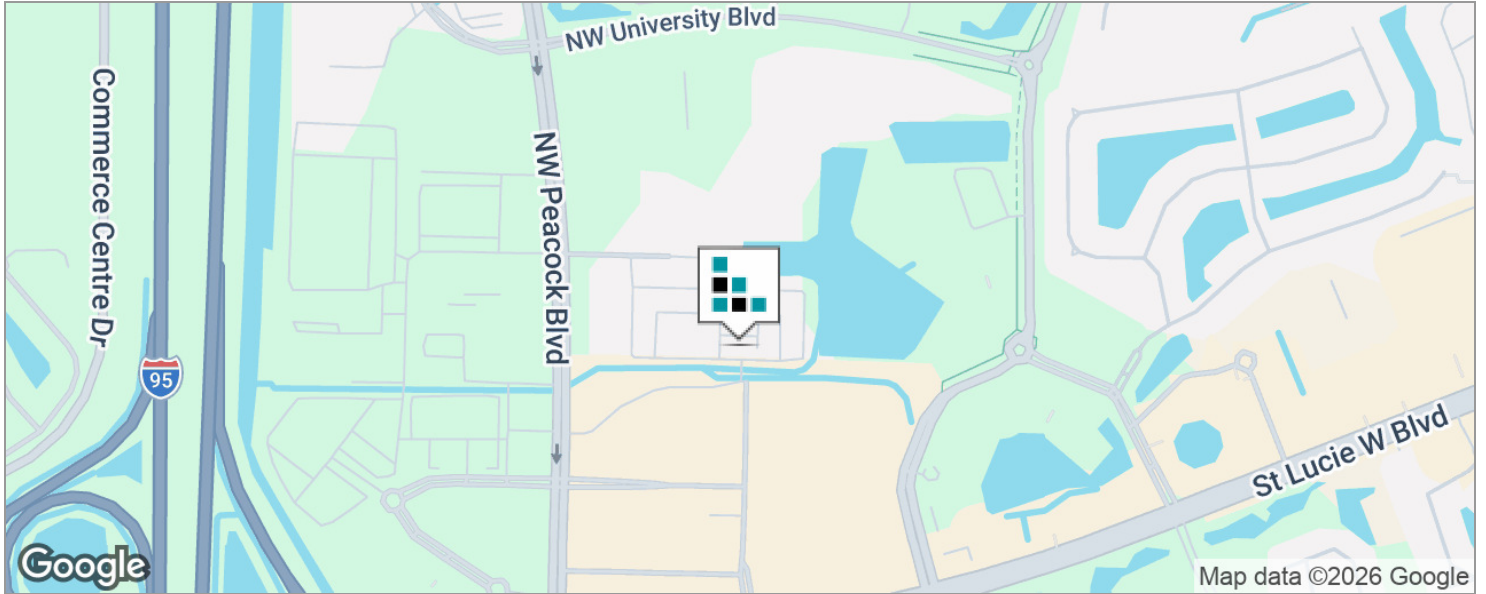
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Demographics Map

LAKE WHITNEY CAMPUS - 585

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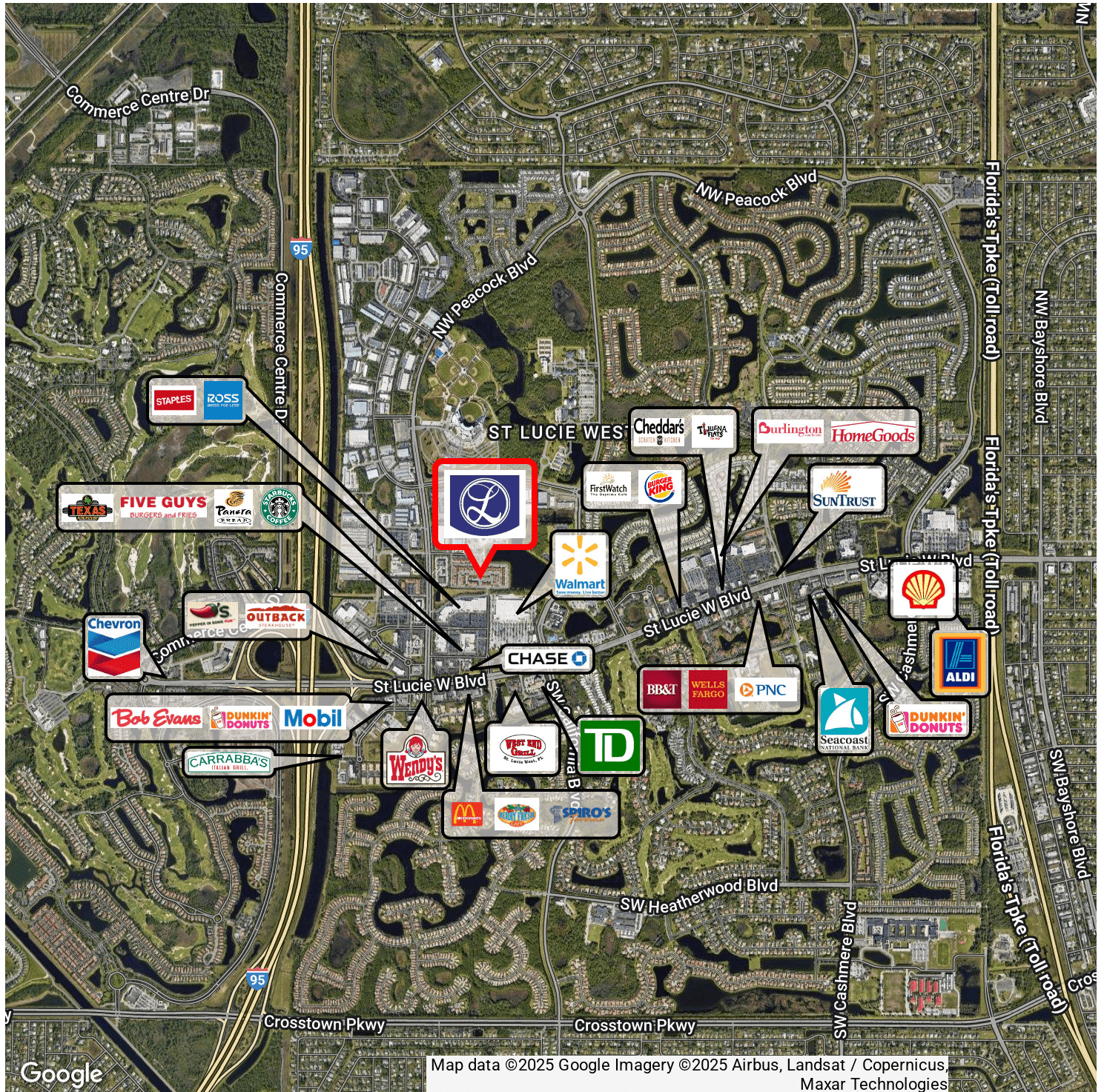
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,527	40,121	99,672
Total Households	1,909	15,317	36,219
Average HH Income	\$63,109	\$64,265	\$63,616
Average Age	48.8	43.2	40.6

Lake Whitney Retailer Map

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Disclaimer

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