

FOR SALE



PREMIER EXECUTIVE OFFICE CONDO

LOCATED ON THE THIRD FLOOR
2081 SE OCEAN BLVD. STUART, FL 34996

PRESENTED BY BRIAN SCHWAN 772.215.1167

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Premier Executive Office Condo

Stuart, FL

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

Exceptional opportunity to acquire an entire third-floor executive office condo prominently located along SE Ocean Boulevard in Stuart, Florida. Spanning approximately 6,230-sf, this upscale office environment offers a rare blend of owner-user functionality and income-producing potential.

The high-end interior layout features multiple executive office suites, two conference rooms, a full kitchen/break area, private balcony access, and convenient dual-elevator service. Approximately half of the space is currently owner-occupied, while the remaining executive suites generate supplemental income, creating an ideal scenario for professional firms seeking to offset occupancy costs.

Conveniently situated near a signalized intersection with excellent visibility and accessibility, the property is just minutes from Downtown Stuart, the Martin County Courthouse, Cleveland Clinic Martin Health, and numerous dining, retail, and business amenities. Ample on-site parking provides convenience for both employees and clients.

The executive suites command premium rental rates, currently achieving approximately \$120 per square foot, demonstrating strong demand for high-quality office space in one of Stuart's most desirable business corridors.



INVESTMENT OVERVIEW

PRICE	\$2,350,000
CONDO SIZE	6,230 SF
BUILDING TYPE	Office
FRONTAGE	±232'
TRAFFIC COUNT	13,100 AADT
ZONING	B-2 (Stuart)
LAND USE	Commercial
PARCEL ID	03-38-41-033-000-00031-2 03-38-41-033-000-00032-1

PROPERTY HIGHLIGHTS

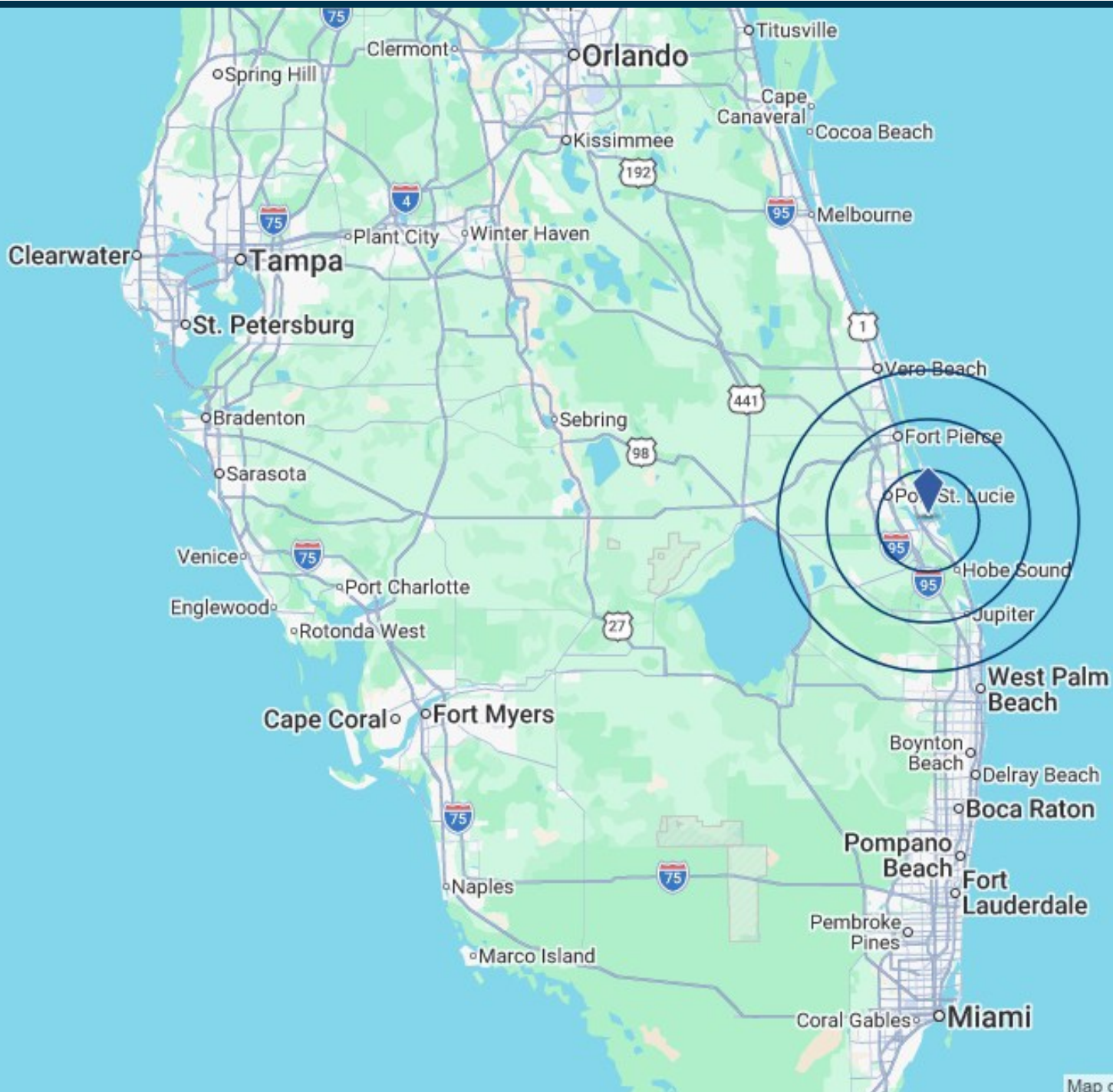
- ±6,230 SF Executive Office Space
- Ideal Owner/User Opportunity
- Existing Income from Executive Suites
- Premium Rental Rates Currently Achieving Approximately \$120/SF
- Ample On-Site Parking
- Signalized Corner Location
- Minutes to Downtown Stuart
- Professional, Upscale Office Environment



SITE SURROUNDINGS



10 - 20 - 30 MILE RADIUS



PROPERTY PHOTOS



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	6,579	38,120	93,158
2025 Population	7,763	42,409	102,529
2030 Population Projection	8,243	44,547	107,656
Households			
2020 Households	3,428	17,537	42,008
2025 Households	4,003	19,496	46,418
2030 Household Projection	4,244	20,486	48,819
Households By Income			
Avg Household Income	\$80,781	\$86,711	\$101,833
Median Household Income	\$56,515	\$58,358	\$71,889
Population Summary			
Median Age	61.50	52.30	53.70
Avg Age	54.00	48.80	49.40



CONTACT INFORMATION

PREMIER EXECUTIVE OFFICE CONDO

2081 SE OCEAN BLVD

STUART, FL 34996

\$2,350,000

PURCHASE PRICE

Brian Schwan

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