



FOR LEASE

■ NW Lake Whitney Place

573 NW Lake Whitney Place, Suite 104 & 105

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

The space is located in a single story medical office on the lake with lots of upgrades.

OFFERING SUMMARY

Available Size:	3,915 SF
Zoning:	Commercial Services
Maintenance:	\$9.17 SF CAM



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LEASE RATE

\$25.00 SF/yr (NNN)



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.

Property Details & Highlights

LAKE WHITNEY CAMPUS

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Property Name:	Lake Whitney Campus
Property Address:	NW Lake Whitney Place, Port St. Lucie, FL 34986
Property Type:	Office - Medical/Professional
Available Size:	3,915 SF
Building Class:	A
Zoning:	Commercial Services
Parking Ratio:	5.0
Number of Stories:	1

PROPERTY OVERVIEW

The 4,661 sf unit 104 has 1,261 sf and unit 105 has 2,654 sf. The floorplans are attached.

LOCATION OVERVIEW

St Lucie County's population and workforce, on average, is younger, more diverse, and twice the size of any other county comprising Florida's Research coast. Population growth in St Lucie county is expected to be close to half a million by the year 2030. With hits impressive growth, St Lucie and the Research Coast will be a better place to do business.



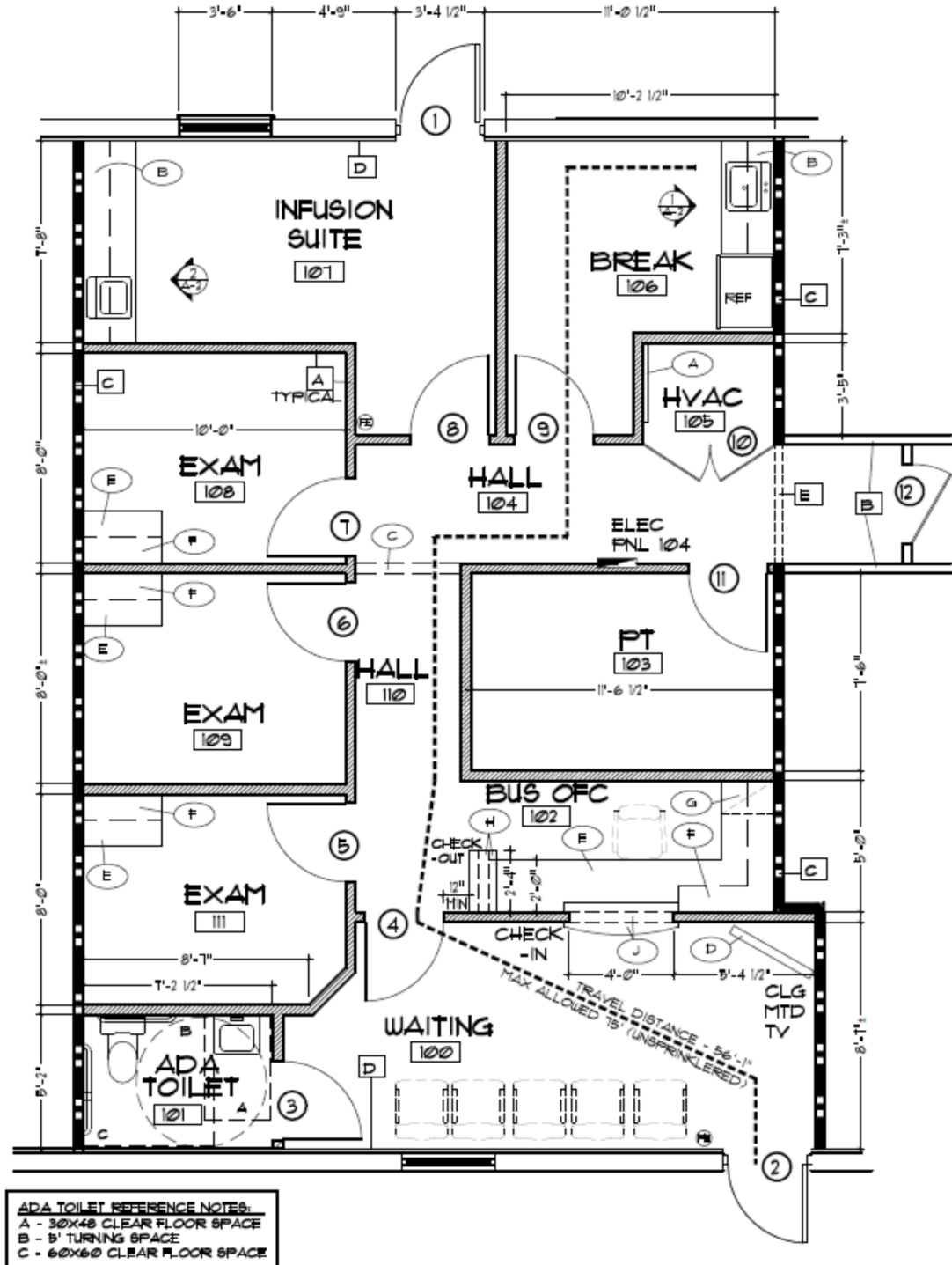
LEASE HIGHLIGHTS

- Turn key construction & interior build out
- Full time maintenance manager on site
- Generous on-site parking with high intensity security lighting (5 spaces per 1000 sq. ft.)
- Building directory signs identifying occupants
- Hurricane impact resistant glass on all windows and front doors
- Fully insulated glued down flooring system with S barrel tile Mediterranean roof and a 10 year warranty
- Kitchenette including refrigerator, microwave oven and sink in each unit
- Private fully furnished bathroom (Handicapped Accessible)

Unit 104 Floor Plan - 1,261 SF

LAKE WHITNEY CAMPUS

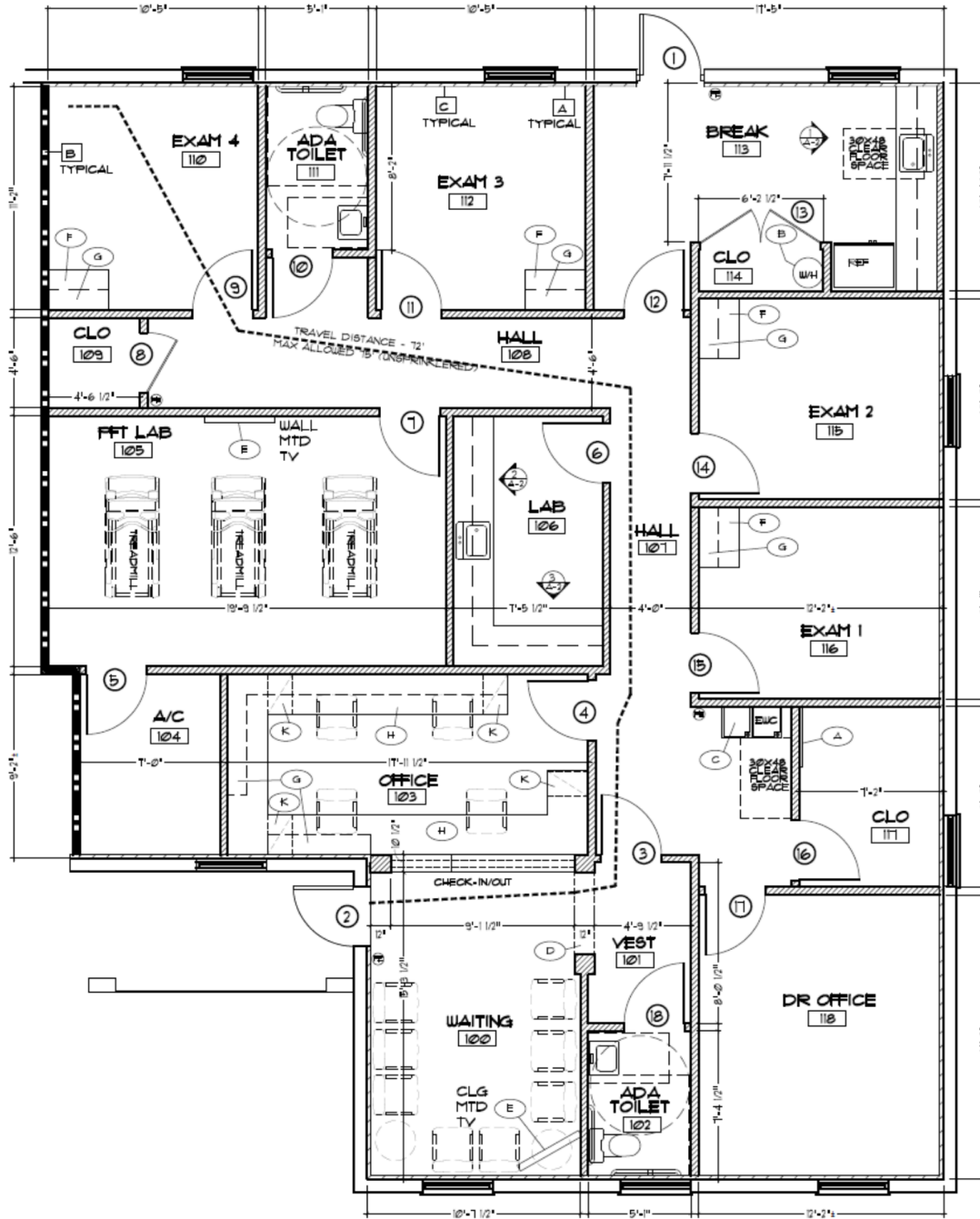
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Unit 105 Floor Plans - 2,654 SF

LAKE WHITNEY CAMPUS

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Location Map & Traffic Count

LAKE WHITNEY CAMPUS

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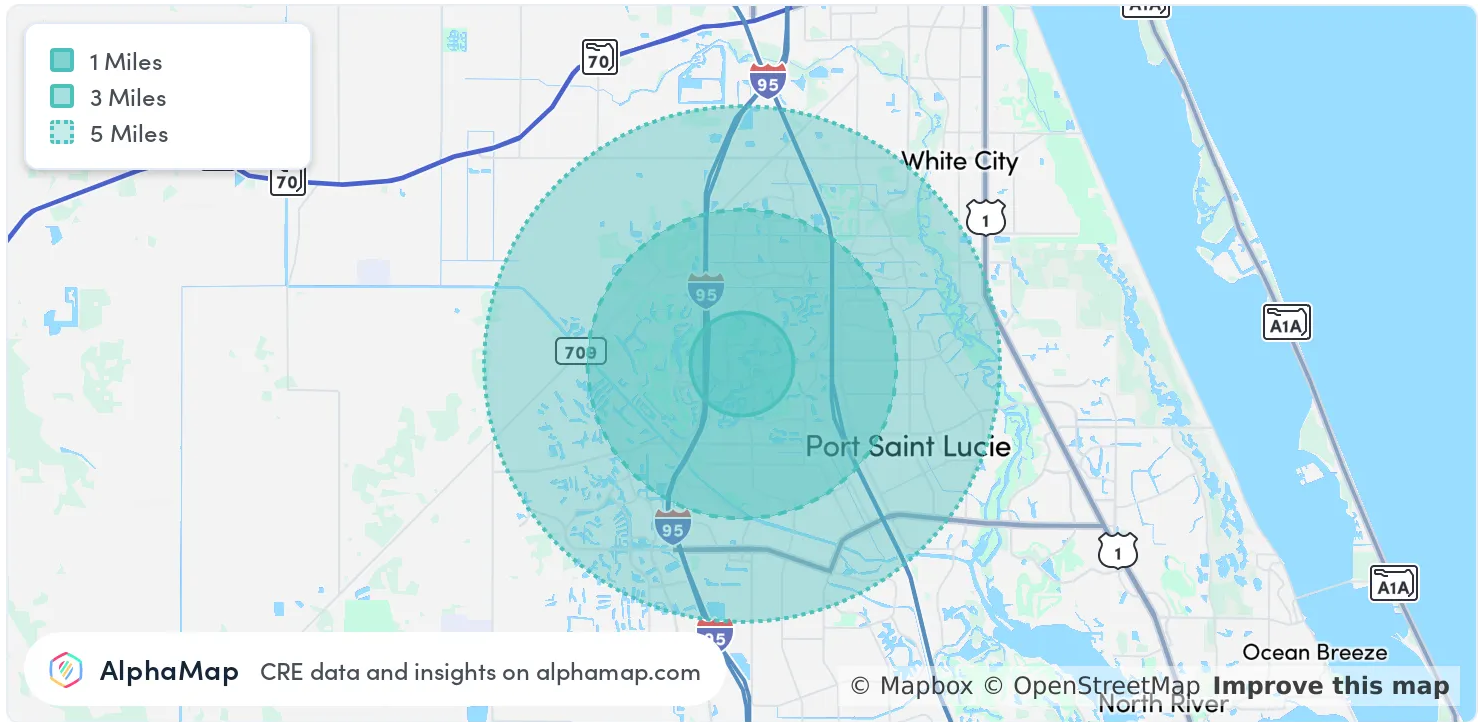


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Area Analytics

LAKE WHITNEY CAMPUS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,739	62,276	154,050
Average Age	59	47	45
Average Age (Male)	59	46	44
Average Age (Female)	59	48	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,478	24,452	58,125
Persons per HH	1.9	2.5	2.7
Average HH Income	\$96,654	\$95,872	\$92,824
Average House Value	\$404,636	\$368,125	\$352,996
Per Capita Income	\$50,870	\$38,348	\$34,379

Map and demographics data derived from AlphaMap

Disclaimer

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