



FOR LEASE

■ Class "A" Office Space

800 SE Monterey Commons Blvd

Stuart, FL 34996

PROPERTY OVERVIEW

Monterey Commons consists of three classic Mediterranean style office buildings situated in a campus-like setting nestled amongst rows of royal palm trees and oak trees, creating a warm working environment. Monterey Commons is located in the heart of Stuart's business corridor in Martin County featuring an impressive tenant roster of professional firms including Wilmington Trust, Gunster Law Firm, Bessemer Trust, Comiter Singer, Steward Partners, Awbury Analytics, The Business Development Board of Martin County, Economic Council of Martin County, Hill Barth & King, Taft Law Firm, Wright Ponsoldt Lozeau Trial Attorneys, HBK CPA's, UKA, and more. Other surrounding businesses include Northern Trust and Merrill Lynch.

OFFERING SUMMARY

Available SF:

Suite 102 - 4,283 SF

Zoning:

CPUD - Professional and office uses.

LEASE RATE

\$23.00/ SF + (\$10.05/SF CAM)



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CLASS "A" OFFICE SPACE

SPACE OVERVIEW

- Multiple private offices
- Large open work areas
- Reception with conference room

Two private restrooms

- Double door lobby entry
- Multiple exterior personnel doors
- Central corridor connecting office areas

- Perimeter windows throughout
- Dedicated kitchenette area
- Combination of smaller and larger private offices

February 1, 2027

Information is reproduced from attached original unit architectural floor plan.



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Additional Photos

CLASS "A" OFFICE SPACE

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Exterior Images

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Location Map

CLASS "A" OFFICE SPACE

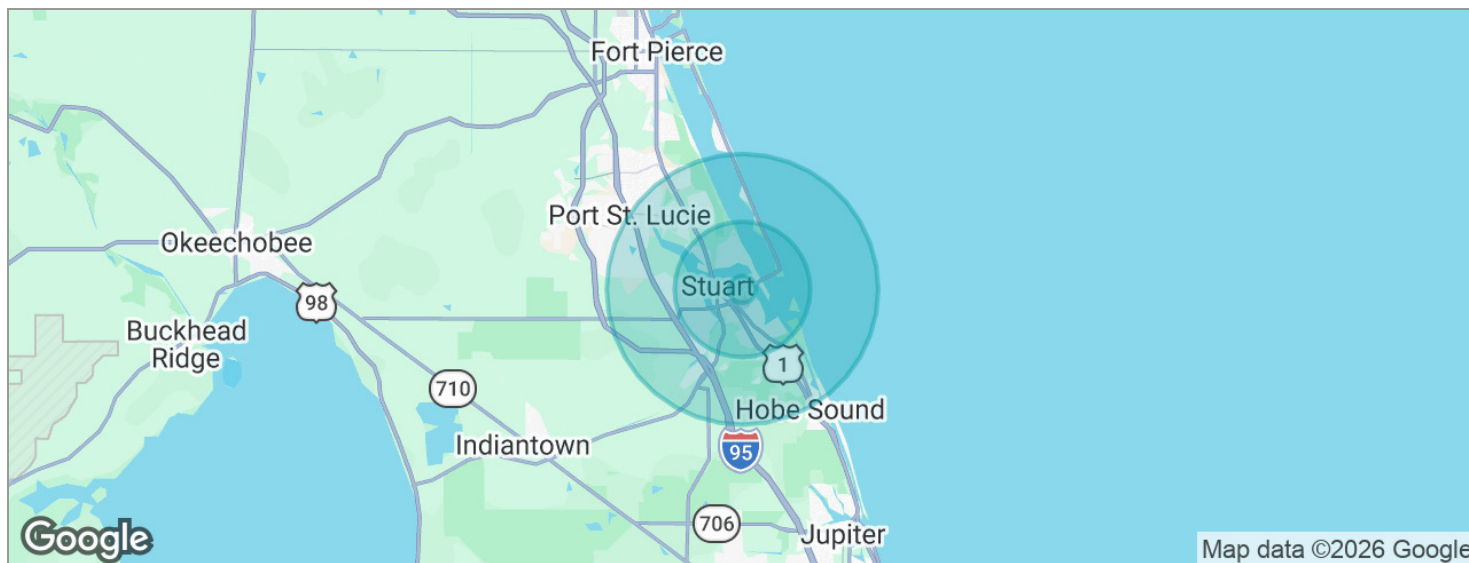
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Demographics Map

CLASS "A" OFFICE SPACE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,743	88,444	187,206
Median age	58.5	48.4	48.3
Median age (Male)	48.3	45.8	46.6
Median age (Female)	62.2	50.0	49.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,377	37,998	78,823
# of persons per HH	2.0	2.3	2.4
Average HH income	\$67,275	\$79,164	\$74,333
Average house value	\$233,507	\$295,889	\$269,132

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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