

FOR LEASE

1,688 Sq.Ft. OFFICE SUITE



3500 SW Corporate Parkway Palm City, Florida 34990

Exclusively Marketed by:

Broker/Owner

Chris Klein

Office: 772-288-6646 Ext 202

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TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

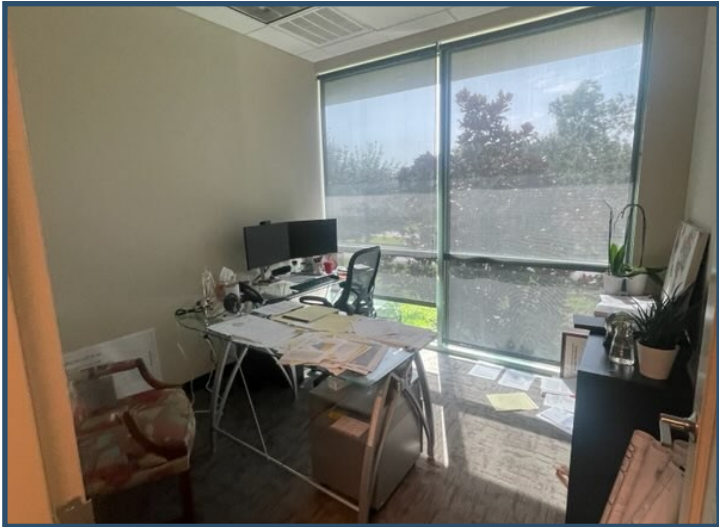
PROPERTY INFORMATION

ADDRESS:	3500 SW Corporate Parkway, Palm City, Florida 34990
PARCEL ID #	13-38-40-034-000-00010-0
LOCATION:	Minutes from I-95 and the Florida Turnpike at SW Martin Down Boulevard and SW Corporate Parkway.
SPACE AVAILABLE:	Suite 203—1,688 SF - Rentable
LEASE RATE:	\$26.00 p.s.f. net
YEAR BUILT:	2004
TRAFFIC COUNT:	18,600 AADT via Martin Downs Blvd
PARKING	50 parking spaces with 2 designated covered parking spaces
COMMENTS:	♦ One of the most attractive Class “A” office buildings in Palm City Florida. ♦ Property has excellent exposure and convenient access to both I-95 and the Florida’s Turnpike. ♦ Electricity is separately metered.

DEMOGRAPHICS - 2023

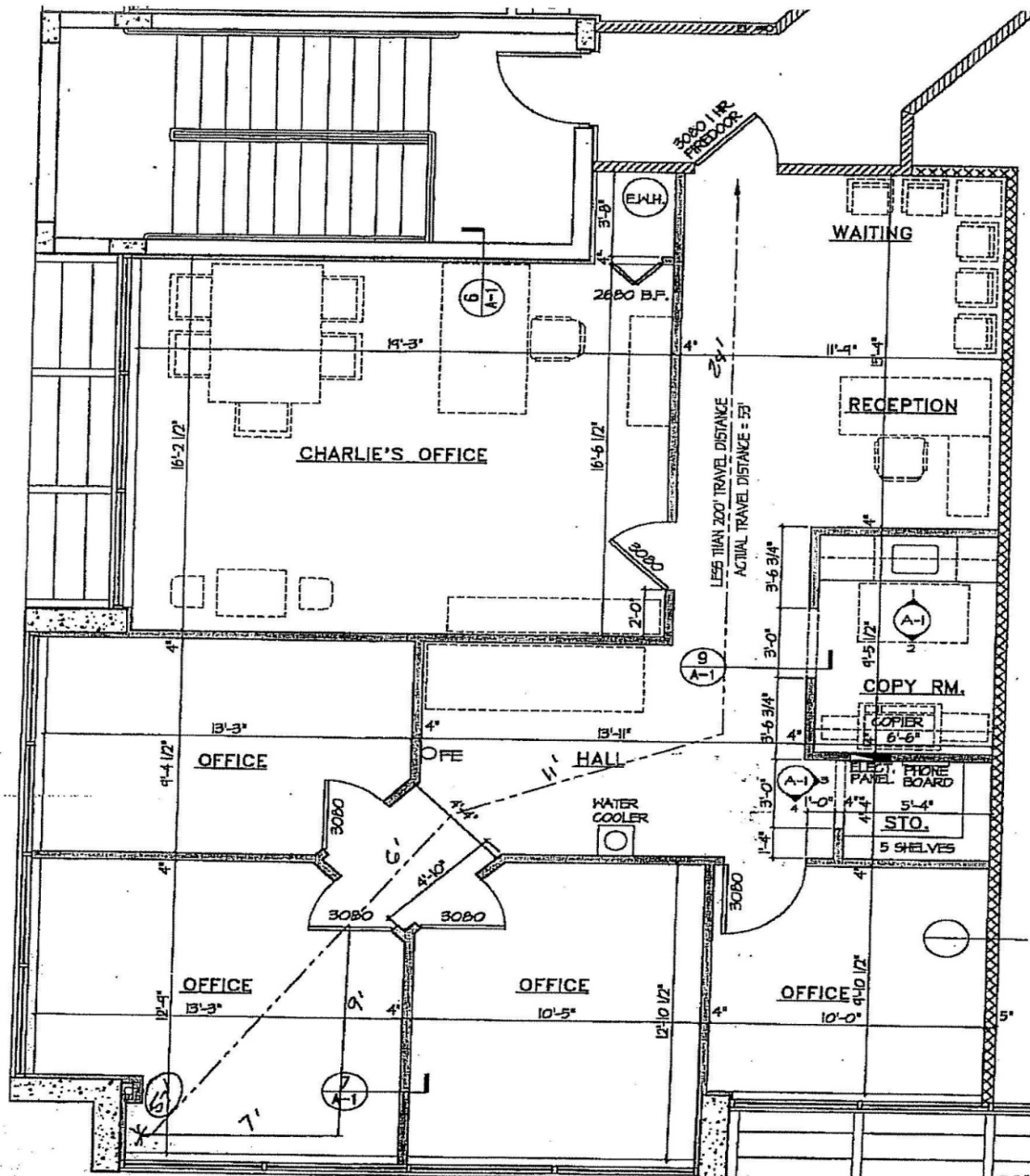
	1 Mile	3 Miles	5 Miles
Total Population:	7,995	34,408	83,504
Avg. Household Income:	\$95,869	\$123,120	\$109,829
Median Age:	59.5	55.7	51.1

PROPERTY PHOTOS

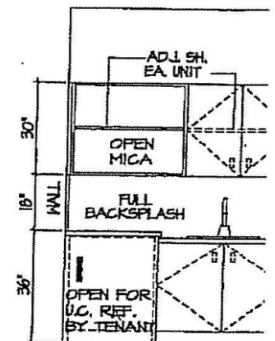


729A Colorado Avenue · Stuart, Florida · 772-288-6646

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$$1/4^3 = 1/4 \cdot 1/4^2$$


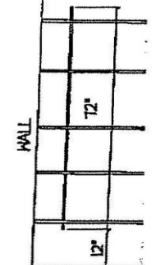
ALL FIRE RATED PARTITION
TO HAVE PROTECTED OPE
SHALL BE EFFECTIVE
PERMANENTLY IDENTIFIE
SIGNS OR STENCILING.
IDENTIFICATION SHALL BE
ANY DECORATIVE CEILING,
CONCEALED SPACES. SUGG
WORDING: FIRE AND SM
BARRIER PROTECT ALL OPE
(2001 FBC 704.2.1.4)



1 COPY R
A-1 SCALE 3/2

OFFICE

5 ADL 3/4" |
SHELVES 12" |
STANDARDS |

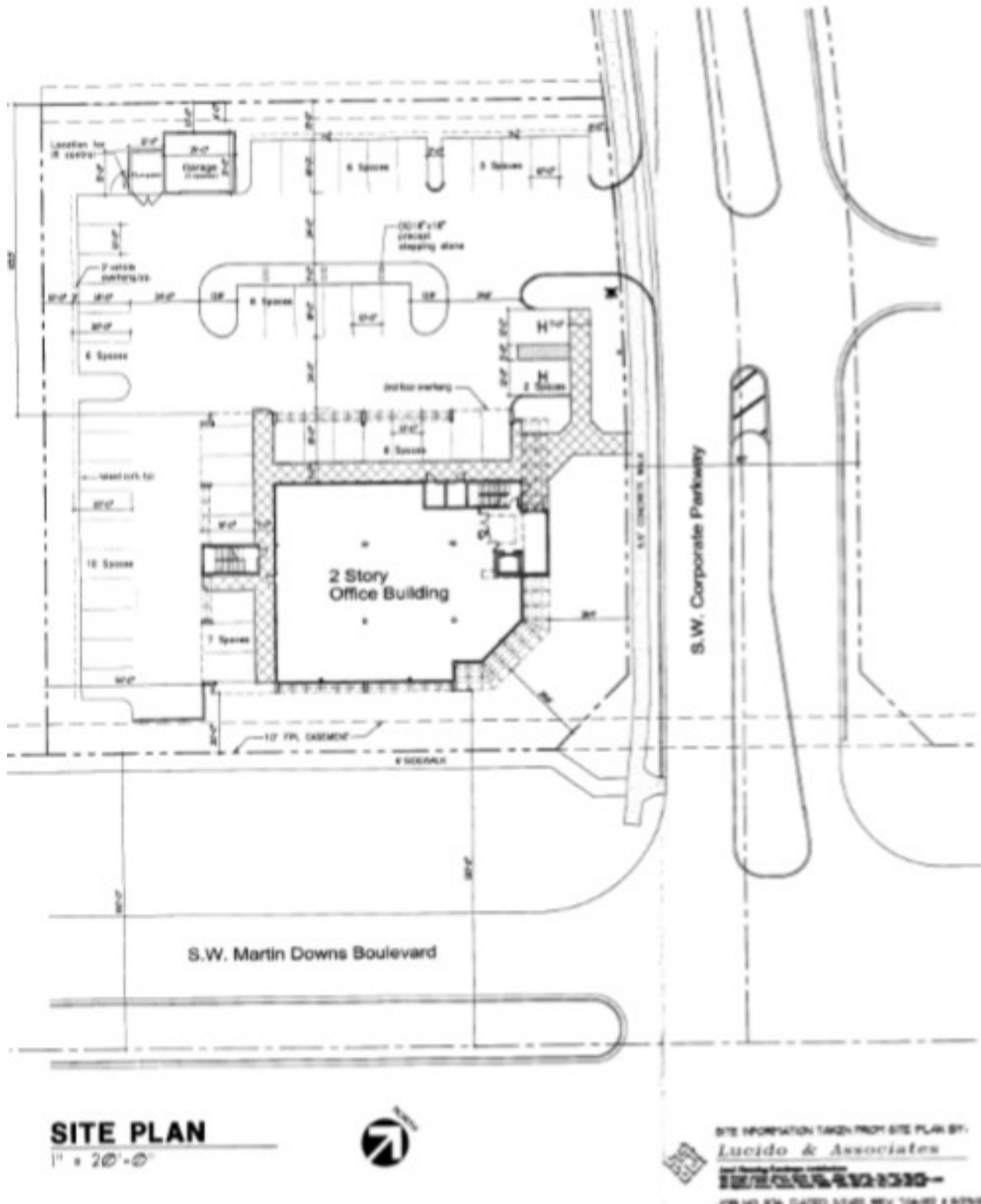


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A-1

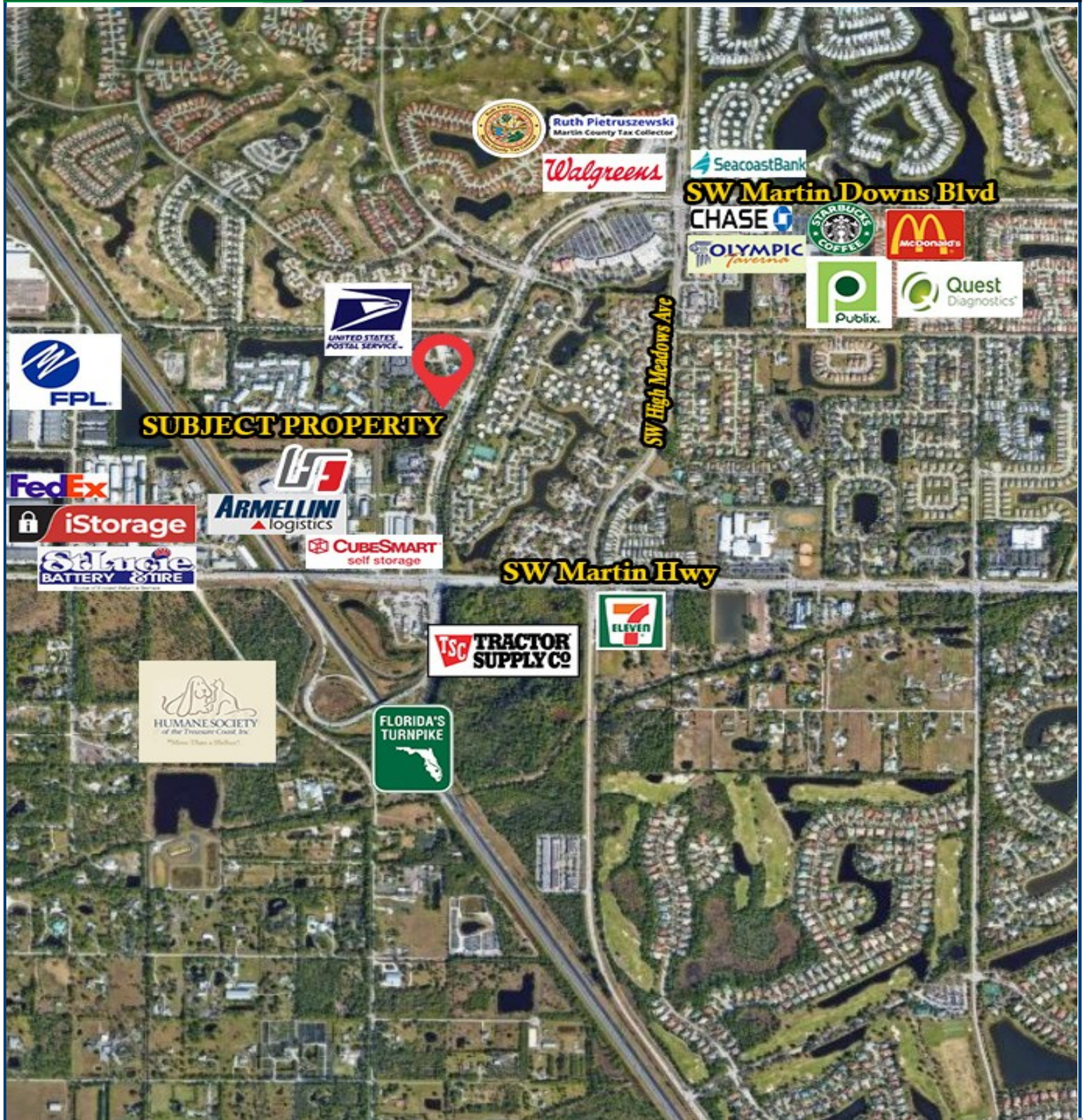
BALANCED RETURN AIR
2001 F.M.C. 601.4

PROVISIONS SHALL BE MADE IN BUILDINGS TO AVOID UNBALANCED AIR FLOWS AND PRESSURE

SURVEY



PROPERTY MAP



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