

STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

EXECUTIVE SUITES FOR LEASE



PROPERTY DESCRIPTION

Discover a truly exceptional leasing opportunity at this prime commercial property in Stuart, Florida. The property offers a professional and adaptable space for your business needs. With ample parking and convenient access to major roadways, tenants can enjoy ease of accessibility for employees and clients alike. Inside, a well-appointed lobby and contemporary interior finishes provide an inviting and polished atmosphere. This is the perfect location for your office or business. Elevate your company's presence in this impressive and sought-after location.

PROPERTY HIGHLIGHTS

- - \$875/Month - Rent includes electric, WiFi, cleaning, kitchen, and conference room access
- - New vinyl plank flooring and fresh paint in offices
- - All offices feature abundant natural light through exterior windows
- - Conference Room with river views and exterior balcony

OFFERING SUMMARY

Suite Available: 300J

PRICE: \$875/Month

Square Footage: 194 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	360	1,941
Total Population	341	654	4,100
Average HH Income	\$116,926	\$113,647	\$96,635

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

EXECUTIVE SUITES FOR LEASE



Building



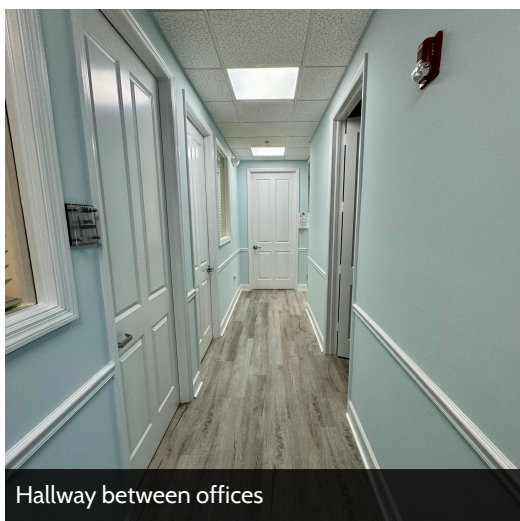
Suite 300J



Conference Room



Office Reception Area



Hallway between offices



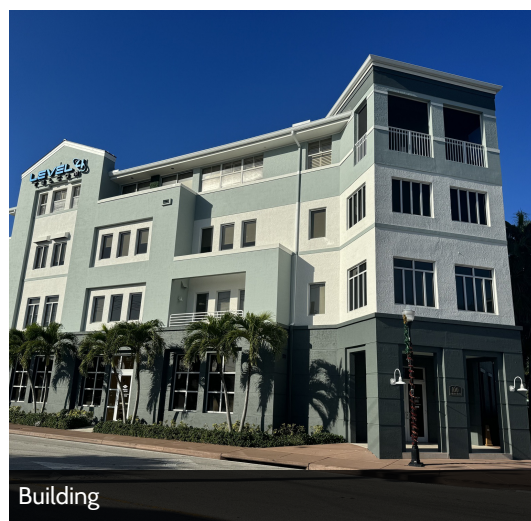
Conference Room



Building Lobby



Kitchen



Building

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

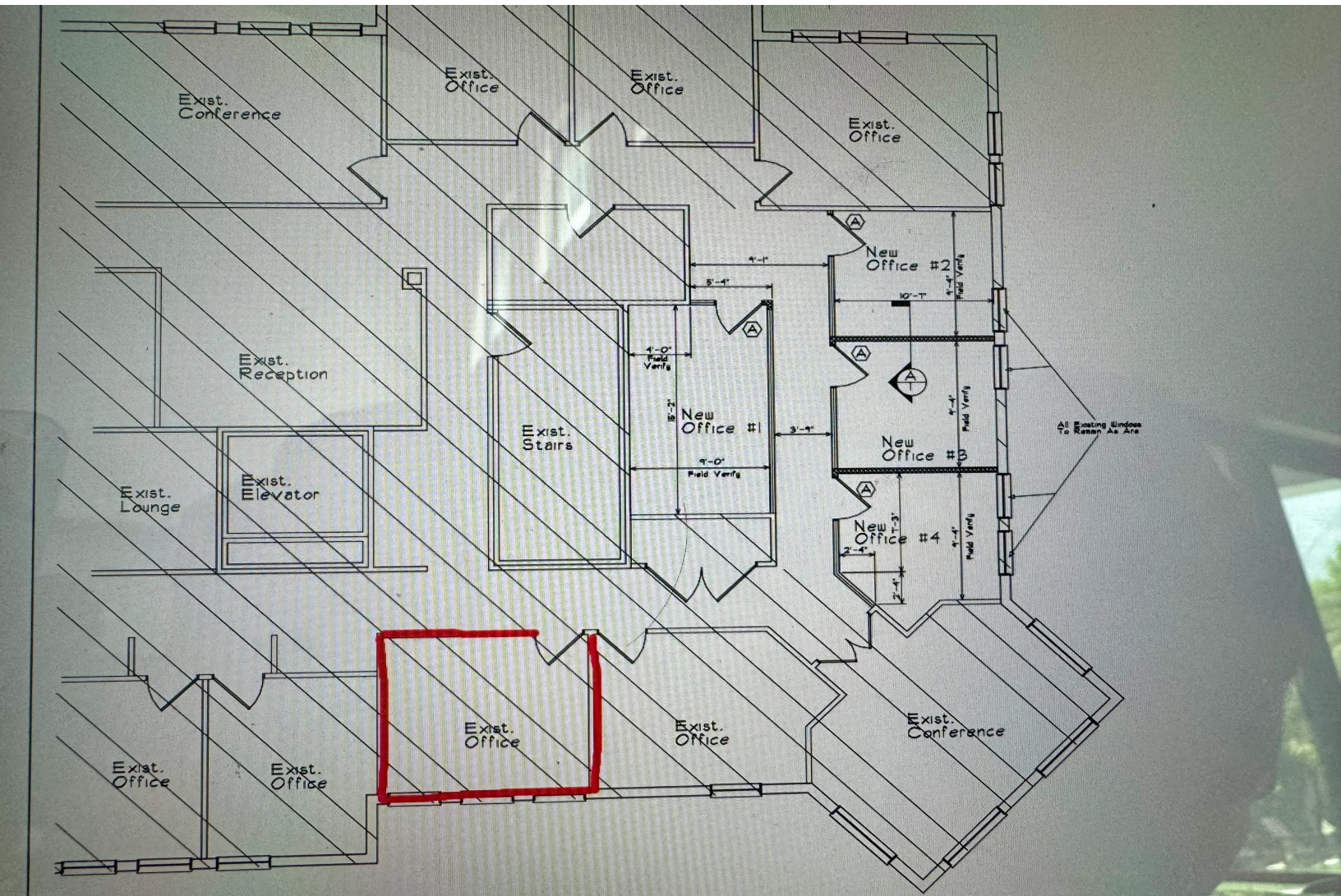
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

OFFICE BUILDING FOR LEASE - 300B FLOOR PLAN



JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

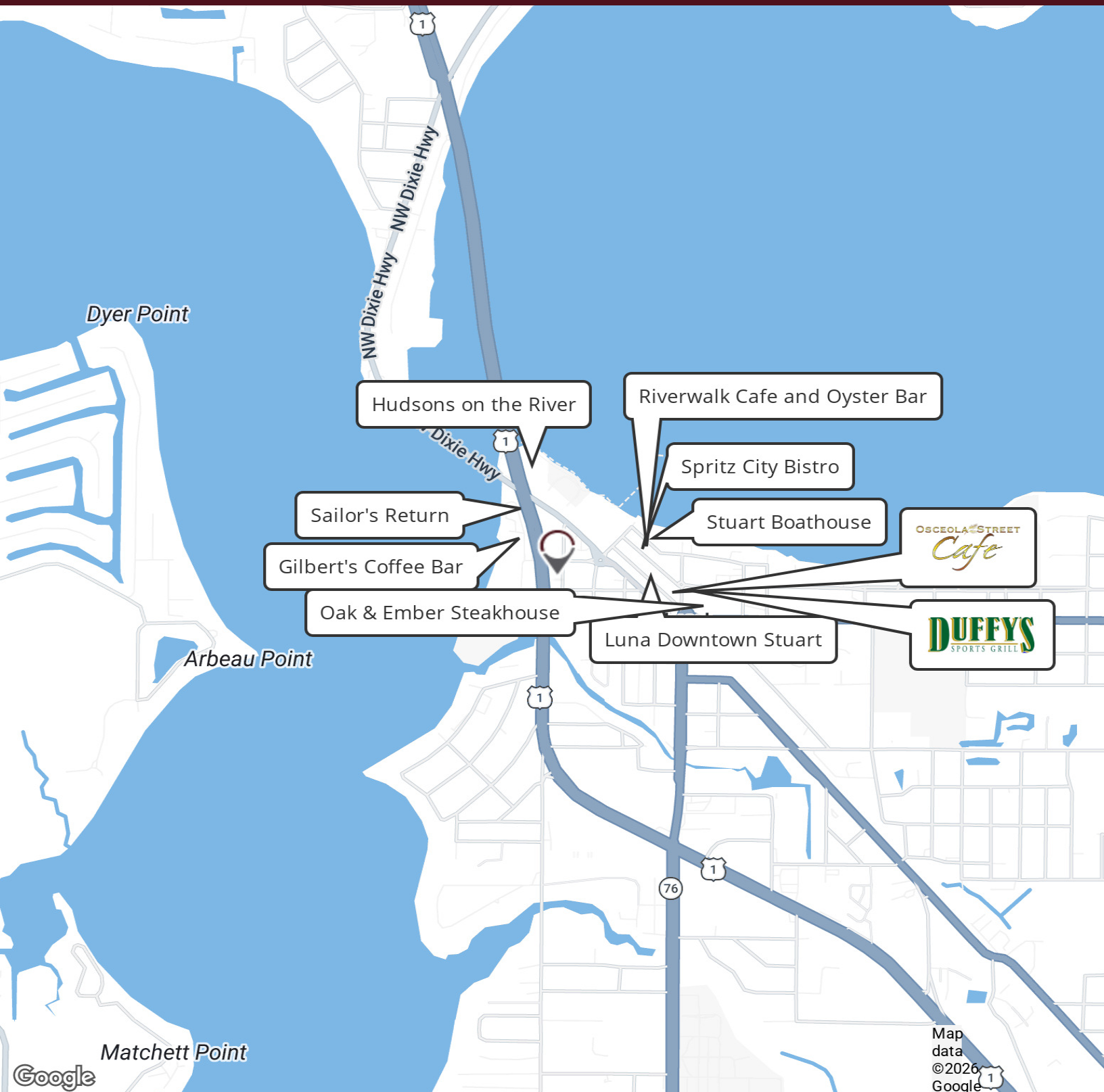
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

NEIGHBORING DINING ESTABLISHMENTS



JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

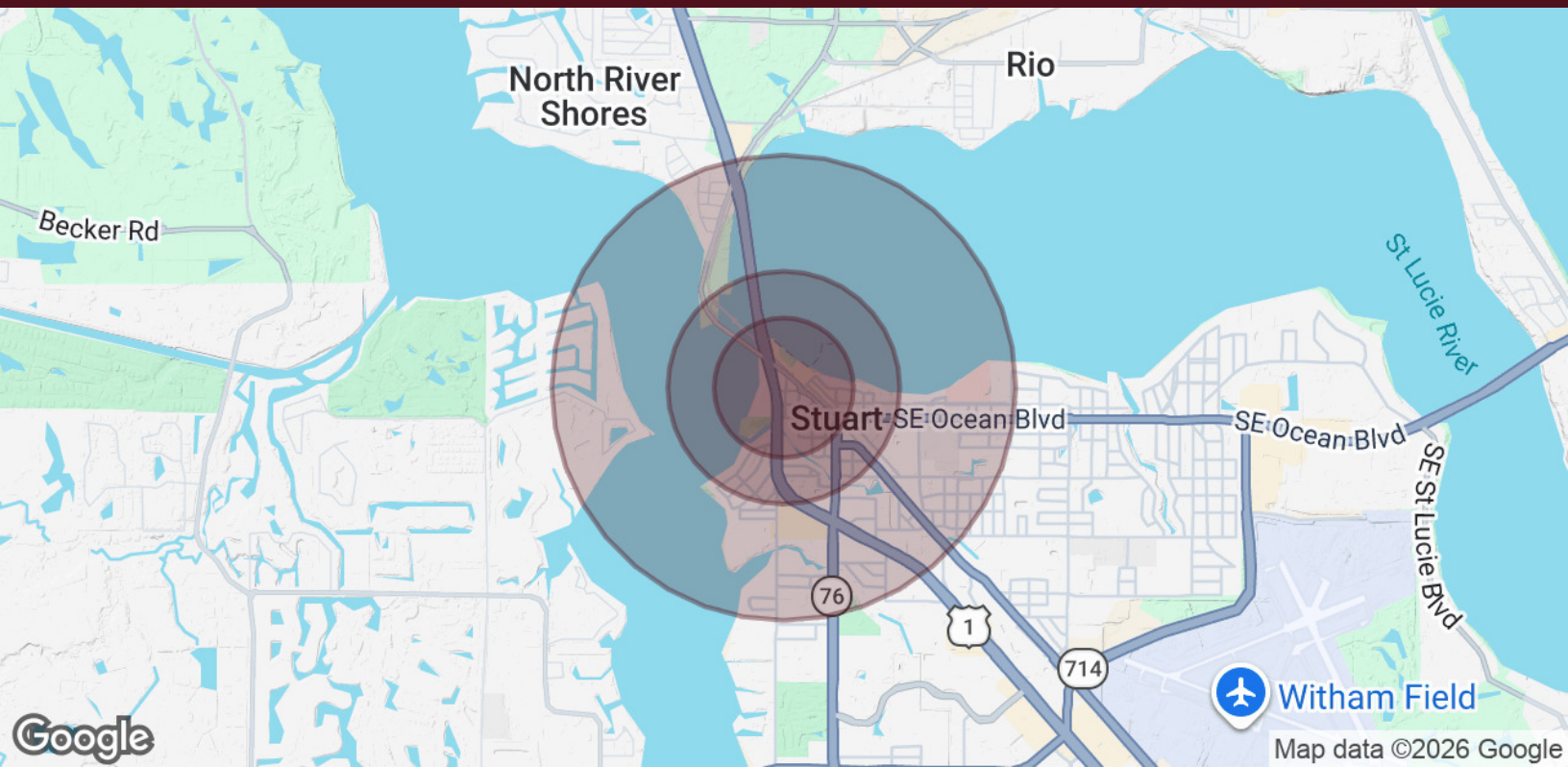
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

EXECUTIVE SUITES FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	341	654	4,100
Average Age	54	53	52
Average Age (Male)	52	51	50
Average Age (Female)	55	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	360	1,941
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$116,926	\$113,647	\$96,635
Average House Value	\$415,686	\$407,426	\$447,833

2020 American Community Survey (ACS)

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168

