

HOBE SOUND FINANCIAL CENTER

±8,000 SF Ground-Floor Opportunity

11900 SE Federal Highway, Hobe Sound, Florida

Presented Exclusively by Chapman Commercial Real Estate

Chapman Commercial Real Estate | www.chapmancrefl.com

John W. Chapman, Broker | President • 772-631-9168 • John@Chapmancrefl.com

August Lovelace, Sales & Leasing Associate • 772-341-1112 • August@ChapmanCommercialRealEstate.com



Hobe Sound Office Opportunity

Approximately 8,000 square feet is available on the ground floor of this distinctive former bank building in Hobe Sound. The property is currently leased by Boys & Girls Club of Martin County, Inc., which is offering the space for sublease.

LEASE RATE \$25.00/SF MODIFIED GROSS

The space is divisible and well suited for a corporate headquarters, professional office, financial services, medical office, educational organization or nonprofit. Free-rent concessions may be negotiated in exchange for tenant-funded interior improvements.



EXPLORE THE INTERACTIVE 3D TOUR

Scan the QR code to explore the property in 3D.



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Property Highlights

- ±8,000 SF ground-floor availability
- Divisible for one or two occupants
- Former bank building
- Prominent Federal Highway location
- Monument signage opportunity
- Excellent visibility
- Abundant surface parking
- Flexible buildout potential
- Hobe Sound Redevelopment Zoning District
- Professional office environment



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Distinctive Architecture

Clean lines, dramatic glazing and mature landscaping give Hobe Sound Financial Center a polished, established identity. The former bank design offers a highly visible setting for an organization seeking permanence, professionalism and a distinctive corporate address.



Convenient Access and Parking



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Ideal Uses

Well suited for:

- Corporate headquarters
- Financial and wealth-management firms
- Law and accounting practices
- Medical and professional offices
- Engineering and architecture firms
- Technology companies
- Educational organizations
- Nonprofit and government-related uses



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Flexible Buildout

The available space offers flexibility for a customized interior plan. Boys & Girls Club prefers that the incoming tenant or subtenant complete its own buildout, with potential free-rent consideration negotiated in exchange for tenant-funded improvements. Divisible configurations are possible; smaller occupants may share restroom facilities.



Federal Highway Location

Located at 11900 SE Federal Highway in Hobe Sound, the property offers direct exposure along one of Martin County's principal commercial corridors. Its position within the Hobe Sound Redevelopment Zoning District supports general commercial office uses and convenient access to the surrounding business community.



Leasing Terms

AVAILABLE SPACE ±8,000 SF ground floor; divisible

LEASE RATE \$25.00/SF modified gross

STRUCTURE Sublease from Boys & Girls Club of Martin County, Inc.

BUILDOUT Tenant-funded improvements with potential free-rent consideration

Detailed floor plans and space planning information are available upon request.



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Chapman Commercial Expertise

Chapman Commercial Real Estate combines deep Martin County market knowledge with hands-on transaction management. Prospective occupants receive responsive guidance on space planning, lease structure, negotiations and the path from initial tour through occupancy.



Interior Overview



Expansive open floorplate



Glass-fronted offices and circulation

Representative Matterport imagery — space shown defurnished with AI.

Reception and Private Offices



Former bank counter and reception area



Private perimeter office with natural light

Representative Matterport imagery — space shown defurnished with AI.

Flexible Workspace and Support Areas



Flexible open workspace



Built-in storage and support room

Representative Matterport imagery — space shown defurnished with AI.

Specialty Features and Meeting Space



Former bank vault access



Conference, training or collaborative space

Representative Matterport imagery — space shown defurnished with AI.

Schedule a Property Tour

JOHN W. CHAPMAN, BROKER | PRESIDENT

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AUGUST LOVELACE
SALES & LEASING ASSOCIATE
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