

UP TO ±10,374 SF OFFICE/MEDICAL SPACE

1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986

LEASE RATE
\$23.50/SF NNN
PLUS \$11.50 CAM



PROPERTY DETAILS

LOCATION

1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986

LOT SIZE

±4.34 ACRES

ZONING

GU-PSL1

SIGNAGE

MARQUEE

LEASE RATE

\$23.50/SF NNN
(\$11.50/SF/YR CAM)

LEASE TERM

NEGOTIABLE

AVAILABLE SIZE

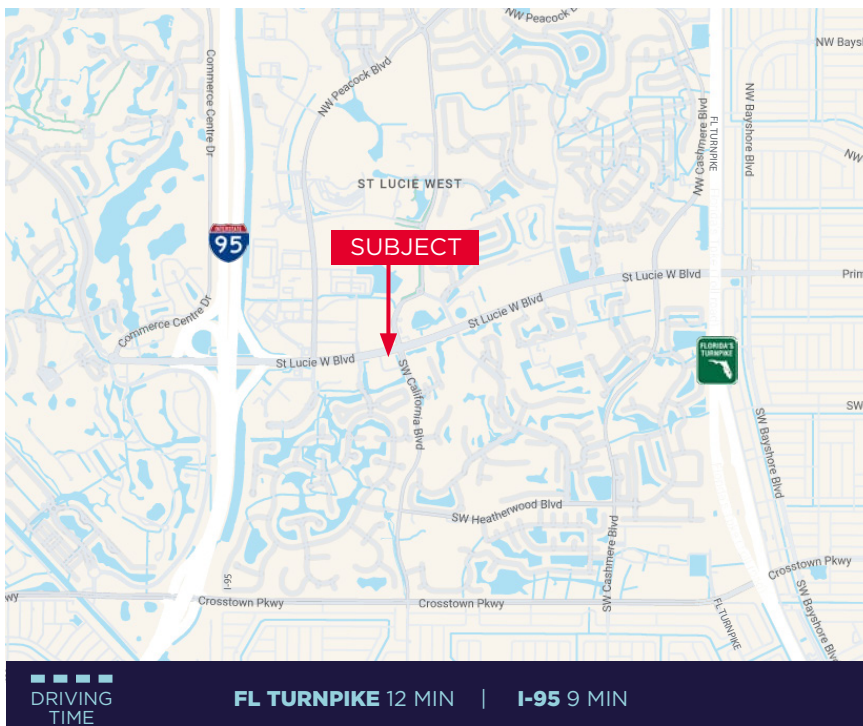
UNIT 3.3 - 3,169 SF
UNIT 3.2 - 2,021 SF
4TH FLOOR - 10,374 SF

**PROFESSIONAL OFFICE
SPACE FOR LEASE**

OVERVIEW

Professional and Medical office space located in a landmark building within the St. Lucie West neighborhood. Located at a signalized corner

with marquee signage the TD Bank building is central to all of St. Lucie West and boasts convenient access to Interstate 95.



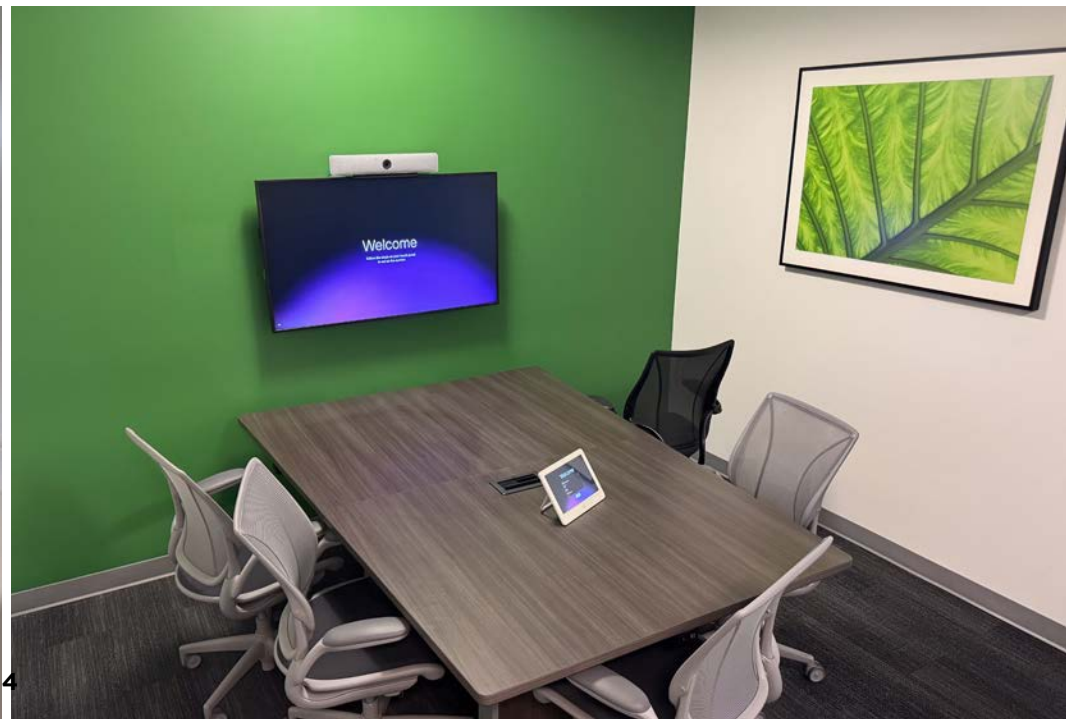
PROPERTY AERIALS

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
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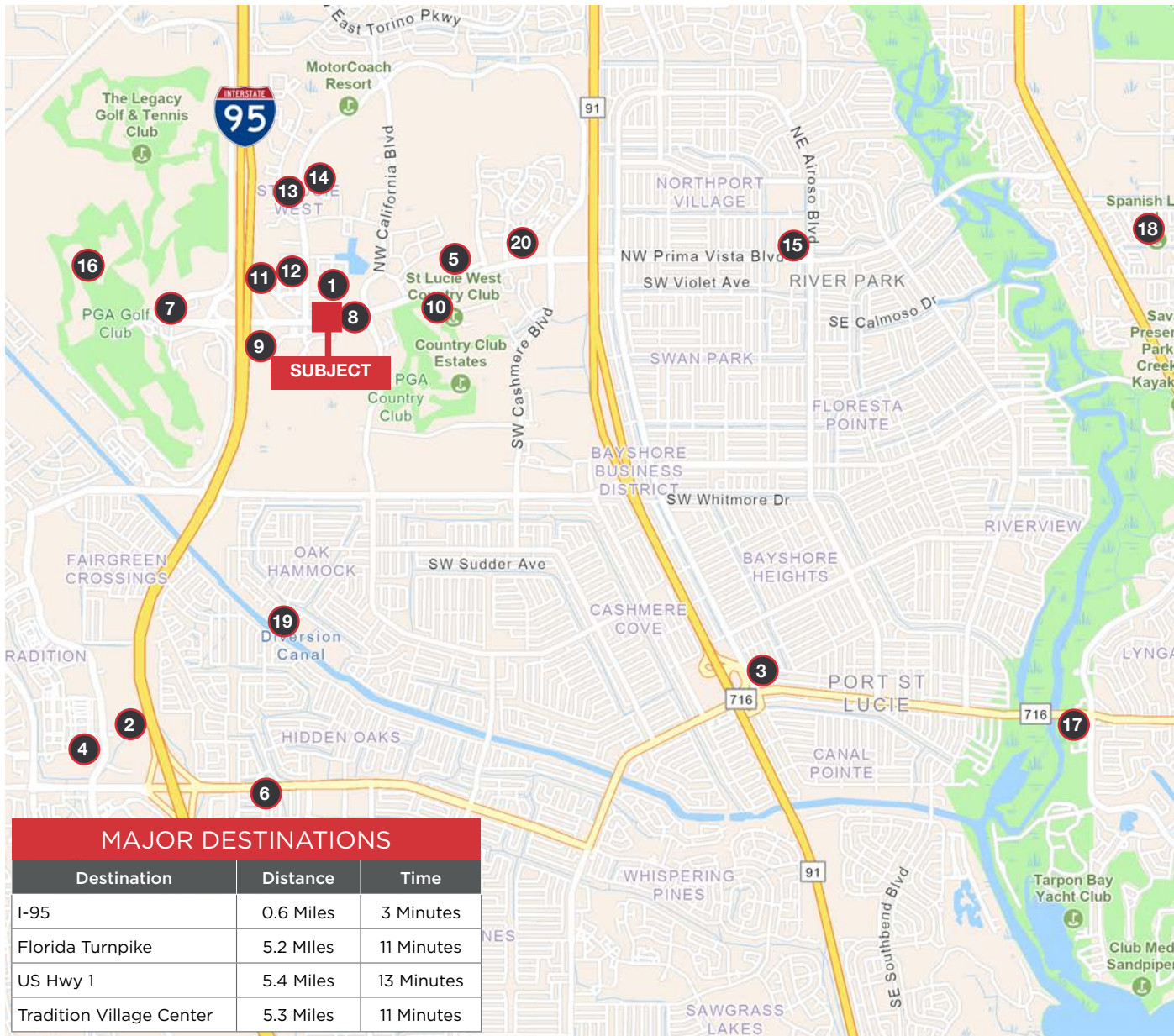
INTERIOR PHOTOS

PROFESSIONAL OFFICE/MEDICAL SPACE
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AREA HIGHLIGHTS

PROFESSIONAL OFFICE/MEDICAL SPACE
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MAJOR DESTINATIONS

Destination	Distance	Time
I-95	0.6 Miles	3 Minutes
Florida Turnpike	5.2 Miles	11 Minutes
US Hwy 1	5.4 Miles	13 Minutes
Tradition Village Center	5.3 Miles	11 Minutes

POINTS OF INTEREST



SHOPPING

	Destination	Distance	Time
1	Town Center at St Lucie	0.5 Miles	3 Minutes
2	The Landing at Tradition	5.4 Miles	13 Minutes
3	Shoppes of Victoria Square	5.2 Miles	12 Minutes
4	Tradition Village Center	5.4 Miles	13 Minutes
5	Shoppes at St Lucie West	1.1 Miles	5 Minutes
6	Walmart Supercenter	11.7 Miles	29 Minutes

DINING

	Destination	Distance	Time
7	Tutto Fresco	1.8 Miles	7 Minutes
8	Berry Fresh Cafe	0.5 Miles	3 Minutes
9	Carabba's	1.0 Miles	5 Minutes

ENTERTAINMENT

	Destination	Distance	Time
10	St Lucie West Country Club	1.0 Miles	4 Minutes
11	AMC Port St Lucie 14	1.0 Miles	5 Minutes
12	Bowlero Port St Lucie	0.9 Miles	4 Minutes
13	Sky Zone Trampoline Park	1.3 Miles	6 Minutes
14	Clover Park	1.6 Miles	6 Minutes
15	Sportsman's Park	3.4 Miles	10 Minutes

RECREATION

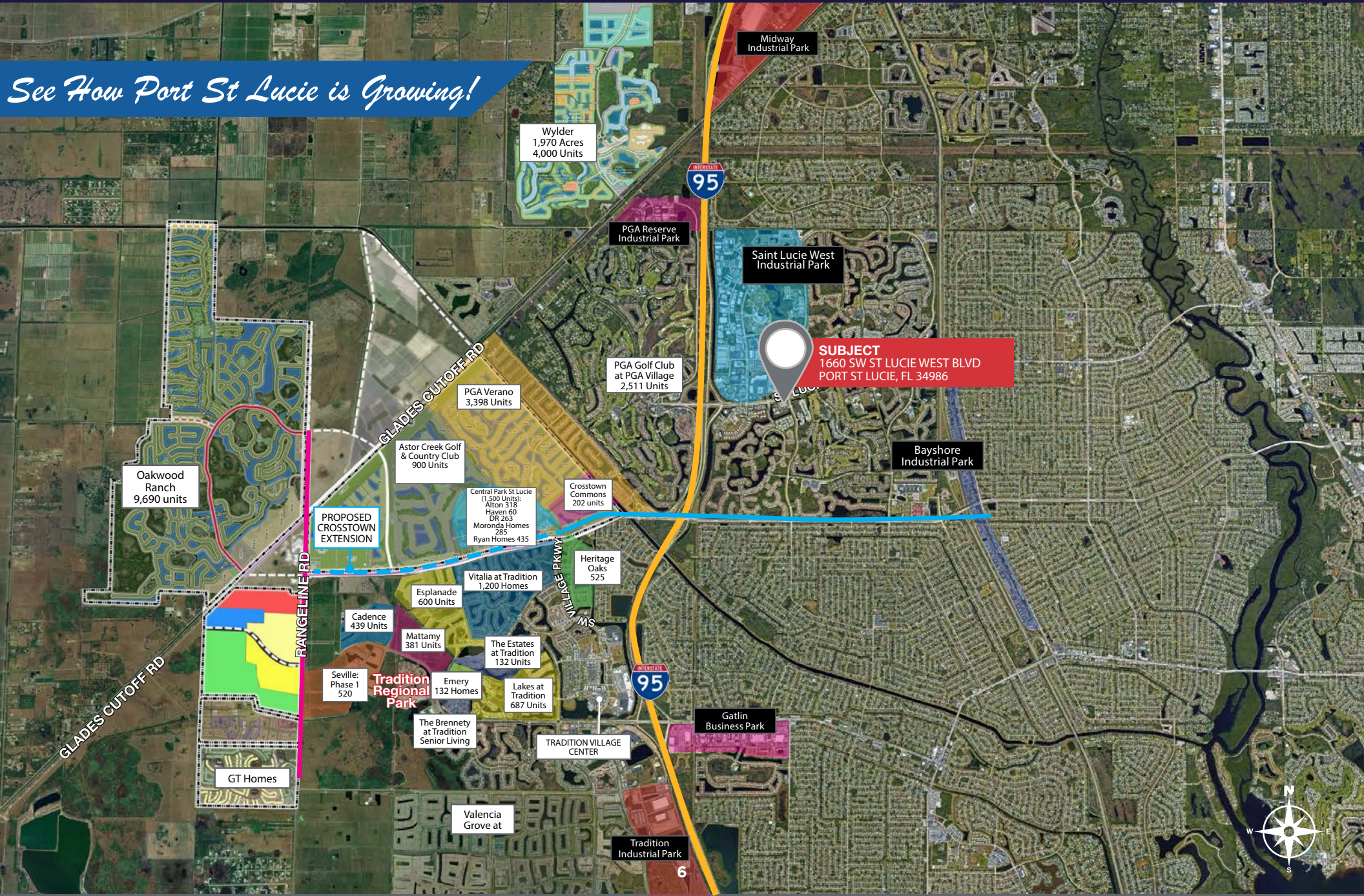
	Destination	Distance	Time
16	PGA Golf Village	1.9 Miles	7 Minutes
17	The Port District	7.9 Miles	19 Minutes
18	Spanish Lakes Golf Club	0.9 Miles	4 Minutes
19	Oak Hammock Park	3.0 Miles	9 Minutes

HEALTHCARE

	Destination	Distance	Time
	Cleveland Clinic Tradition	xx Miles	xx Minutes

PORT ST LUCIE

See How Port St Lucie is Growing!



PROPERTY HIGHLIGHTS

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CLASS A OFFICE

Built in 2006, concrete construction, well-appointed tenant suites.



EXCELLENT CONDITIONS

Institutionally maintained, ample parking, well kept tenant spaces.



IDEAL LOCATION

Signalized corner location at the major intersection of California Boulevard and St. Lucie West Boulevard.



CONVENIENT ACCESS

Less than 1 mile from I-95. Corner location for great access, good parking.



LANDMARK BUILDING

Designed for financial, medical, or professional offices, offering modern finishes, parking, and convenient access to retail and dining.



GREAT PARKING

Ample on-site parking provides convenience for both employees and clients.



LOOKING NORTH



SPRINGHILL SUITES[®]
BY MARRIOTT

SPROUTS
FARMERS MARKET

petco
THE HEALTH + WELLNESS CO.

Marshalls[®]

Total Wine
& MORE

Walmart
Save money. Live better.



St Lucie W Blvd

44,500 AADT

SPIROS
TAVERNA

Walgreens

müv
CANNABIS

SUBJECT
1660 SW ST LUCIE WEST BLVD
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SW California Blvd



LOOKING SOUTH



TREASURE COAST DERMATOLOGY
Specializing in the Treatment of Skin Cancer



SUBJECT
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SW California Blvd

St Lucie W Blvd

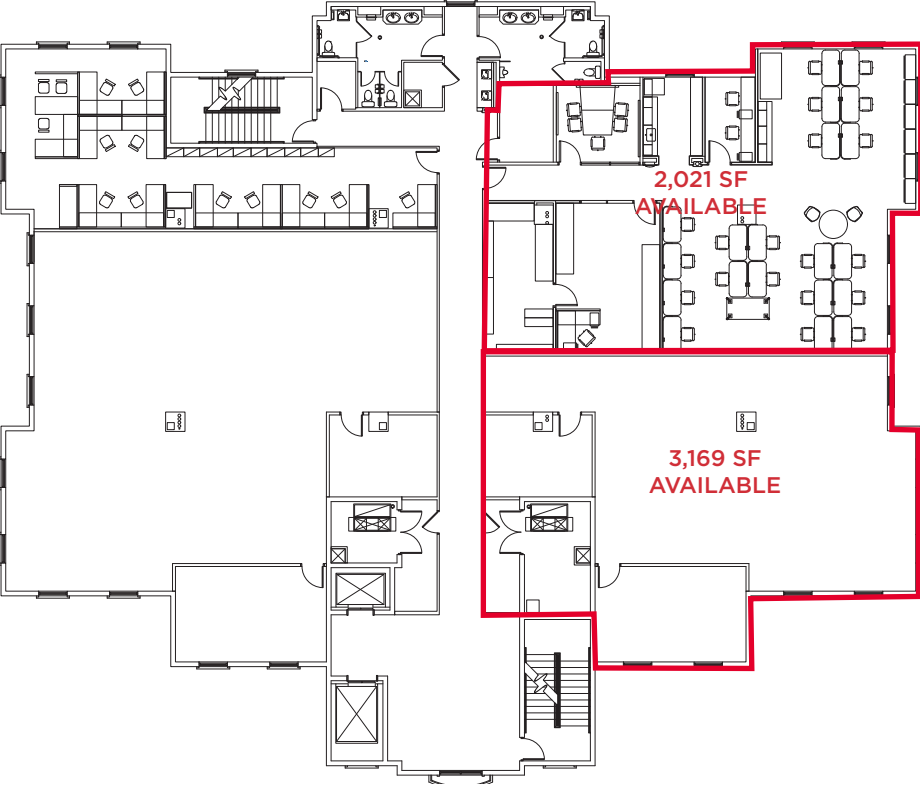
44,500 AADT

16,500 AADT

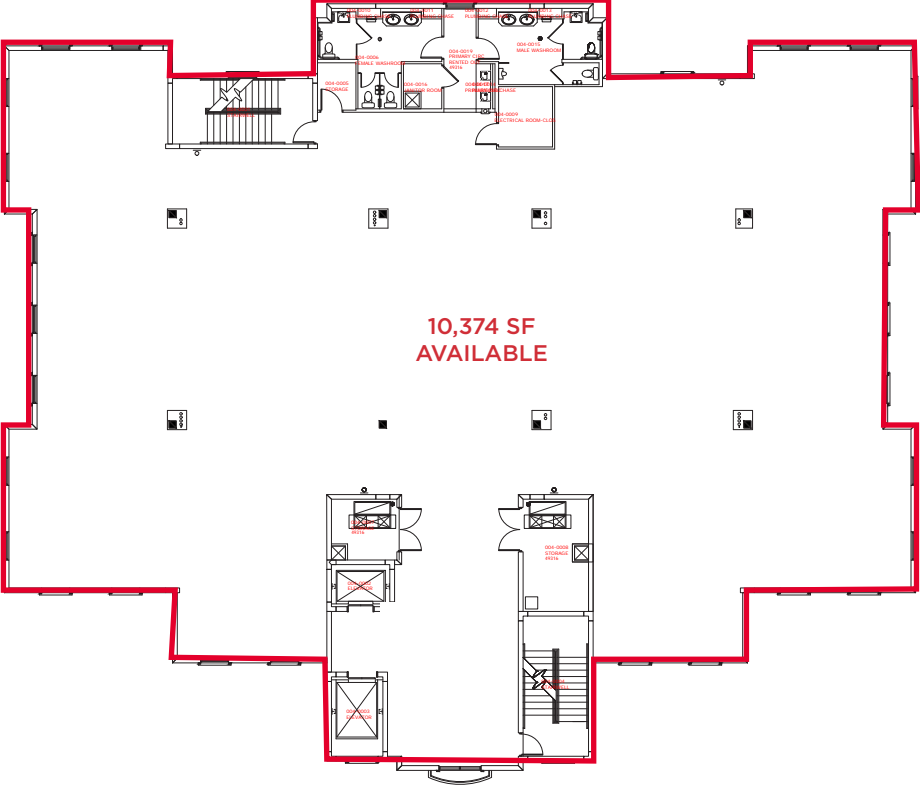


FLOOR PLAN

THIRD FLOOR



FOURTH FLOOR



2025 DEMOGRAPHICS

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KEY FACTS (5 MILES)



169,830

2025 Total Population



\$102,685

2025 Average Household Income



64,813

2025 Total Households



45.8

2025 Median Age



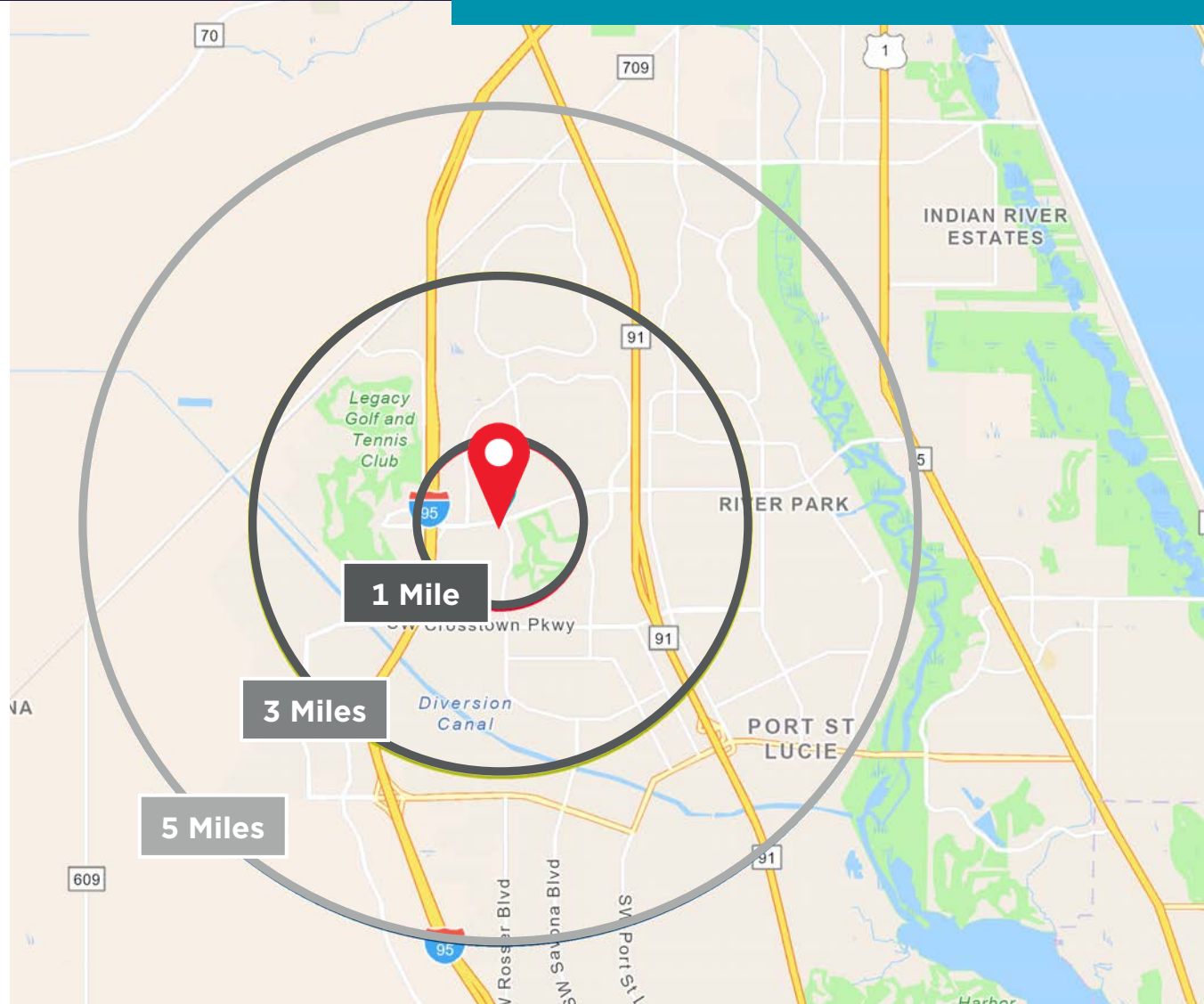
2.61

2025 Average Household Size



\$445,145

2025 Average Home Value



Population

- 1 Mile: 4,885
- 3 Mile: 71,180
- 5 Mile: 169,830

Average Household Income

- 1 Mile: \$103,024
- 3 Mile: \$107,072
- 5 Mile: \$102,685

Median Age

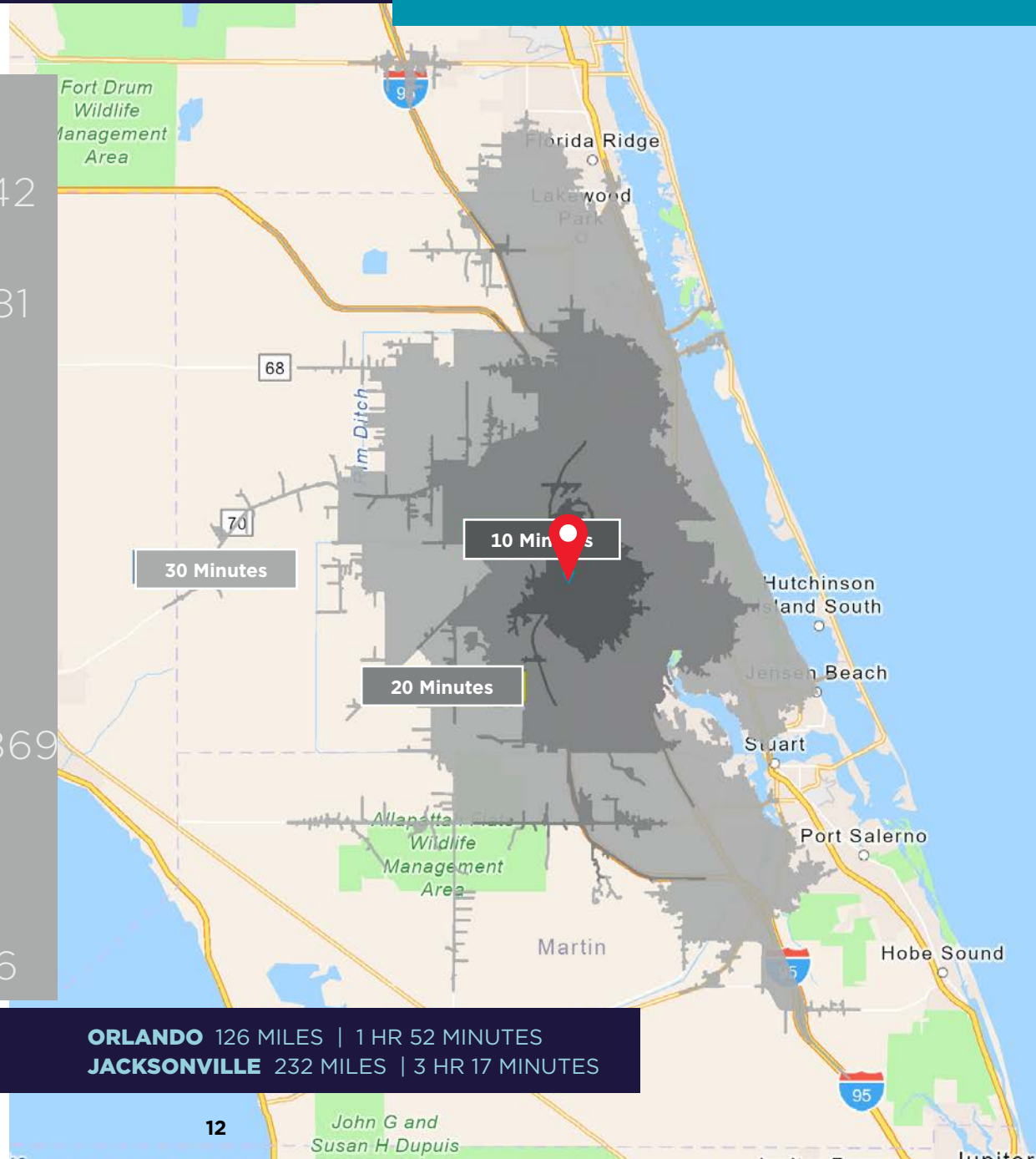
- 1 Mile: 61.8
- 3 Mile: 48.1
- 5 Mile: 45.8

POPULATION GROWTH

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DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 45,696	202,784	328,642
2025 Population 61,338	287,915	438,081
2010-2025 Population Growth 34.2%	41.9%	33.3%
2024-2029 (Annual) Est. Population growth 2.40%	2.66%	2.23%
2025 Median Age 46.6	44.6	46.4
Average Household Income \$104,561	\$98,052	\$100,869
Percentage with Associates Degree or Better 41.2%	40.1%	41.7%
Total Employees 21,906	88,719	141,506



MIAMI 122 MILES | 2 HR 6 MINUTES
TAMPA 160 MILES | 2 HR 43 MINUTES

ORLANDO 126 MILES | 1 HR 52 MINUTES
JACKSONVILLE 232 MILES | 3 HR 17 MINUTES

ECONOMIC EXPANSION

St Lucie County | 2019 - Present

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000	
Calendar Year 2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower	
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490†	0	45†	245,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000	
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡	
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780	
	Wolfube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000	
	Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
		Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
Chemical Technologies Holdings		Manufacturing	St. Lucie County	NEW	5	0	2	8,000	
Cheney Brothers		Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000	
Contender Boats		Marine	St. Lucie County	NEW	200	0	120	100,000	
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000	
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000	
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375	
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	X	67,193	
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	0	650,000	
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	333	106,000	
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**	
SRS Distribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000	

X Not expected to be operational

NR No response

** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000	
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750	
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500	
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200	
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	NR	207,458	
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841	
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000	
	Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000	
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000	
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000	
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000	
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000	
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925	
	Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000
		Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics		Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000	
Legacy Park Cold Storage Facility		Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521	
Orange 95 Commerce Center		Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡	
Tradition Commerce Park		Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346	
Treasure Coast Food Bank		Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000	
Twin Vee		Marine	Fort Pierce	EXPANSION	0	120	55	23,456	
Calendar Year 2024		Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
		Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
	APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600	
	BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$	
	Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685	
	Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825	
	Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000	
	Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	\$	
	PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD	
	Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000	
	SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000	
	8 YEAR TOTALS					12,935	6,743	11,297	16,510,578

† Includes full-time, part-time and per diem workers

‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year

\$ Square footage – see Interstate Crossroads & Legacy Park 2020

CITY OVERVIEW

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



COUNTY OVERVIEW



Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a customserved international airport, and a deep-water port - all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public

and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring Training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more highpaying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%) and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job-creating projects with a net growth of building area of approximately 6,500,000 square feet.



CUSHMAN & WAKEFIELD

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PLUS \$11.50 CAM



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