



FOR LEASE

■ 561 NW Lake Whitney Place

561 NW Lake Whitney Place

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

The space is located within a single-story professional office building and offers 1,613 SF of well-designed medical office space. The layout includes a welcoming waiting and reception area, four exam rooms each equipped with sinks, a large procedure room, two restrooms, and a kitchenette/breakroom. The floor plan supports efficient patient flow and is ideal for a variety of medical or clinical uses.

LOCATION OVERVIEW

Lake Whitney Medical and Professional offices are conveniently located on the corner of NW Lake Whitney Place and Peacock Blvd in the heart of St Lucie West. The property is well-located with access to I-95 (exit 121) less than 1 mile away and only minutes from the Florida Turnpike (exit 142). This property is well-positioned to service the surrounding residential subdivisions of St Lucie West and Fort Pierce.

OFFERING SUMMARY

Available Size: 1,613 SF
Zoning: Commercial Services
Utilities: St Lucie West Services District

LEASE RATE

\$27.00/SF NNN



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SLC Commercial
Realty & Development

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Property Details

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LEASE RATE

\$27.00/SF NNN

Building Information

Building Size	8,576 SF
Tenancy	Multiple
Gross Leasable Area	1,613 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Construction Description	CBS
Building Class	A
Number Of Floors	1

Location Information

Building Name	561 NW Lake Whitney Place
Street Address	561 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0

Property Details

Property Type	Office - Professional
Property Subtype	Office Building
Lot Size	15 Acres
Utilities	St Lucie West Services District
Maintenance	\$9.17 SF CAM (2025)

Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here For Permitted Uses](#)

Additional Photos

561 NW LAKE WHITNEY PLACE

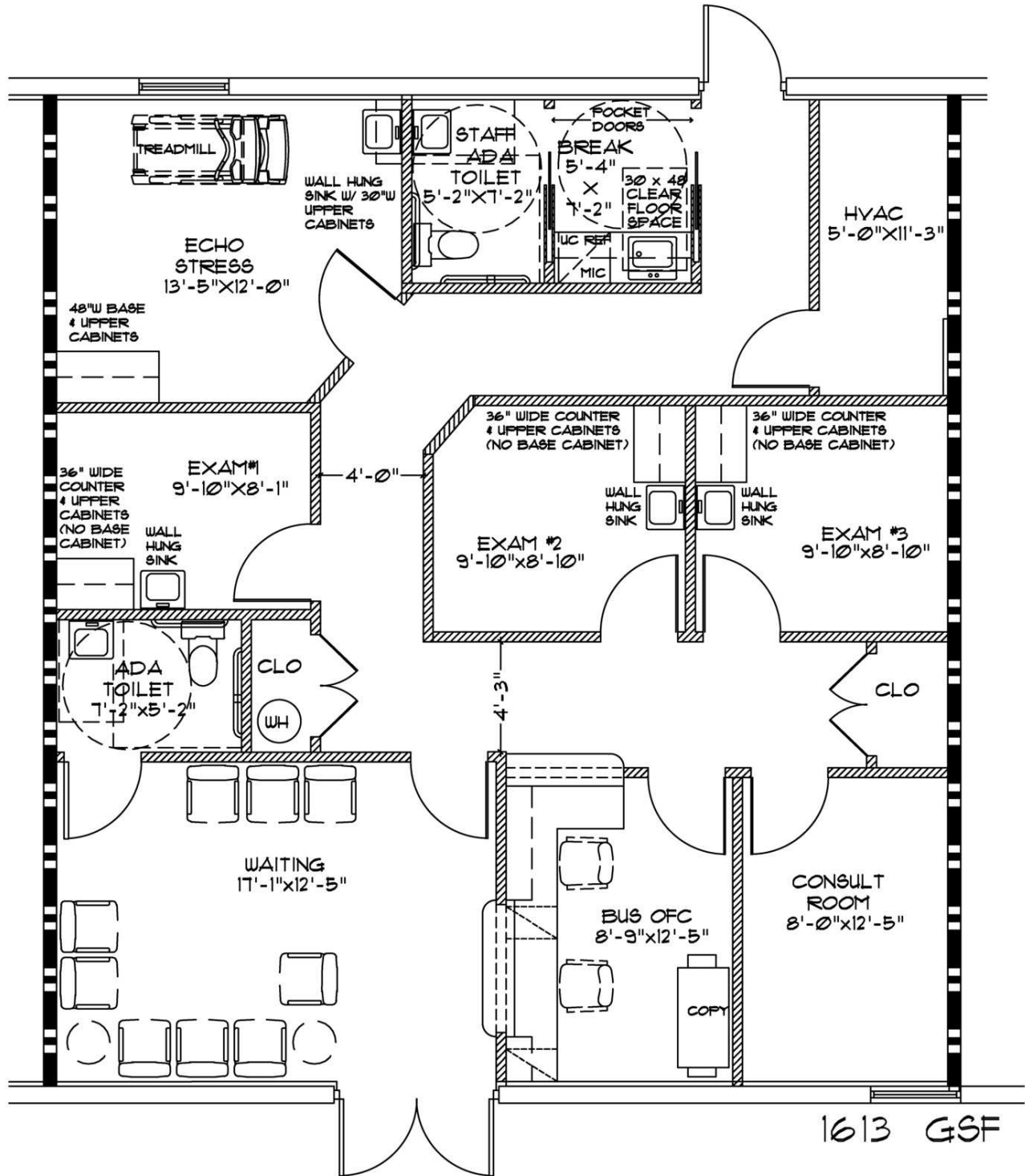
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Floor Plan

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Retailer Map

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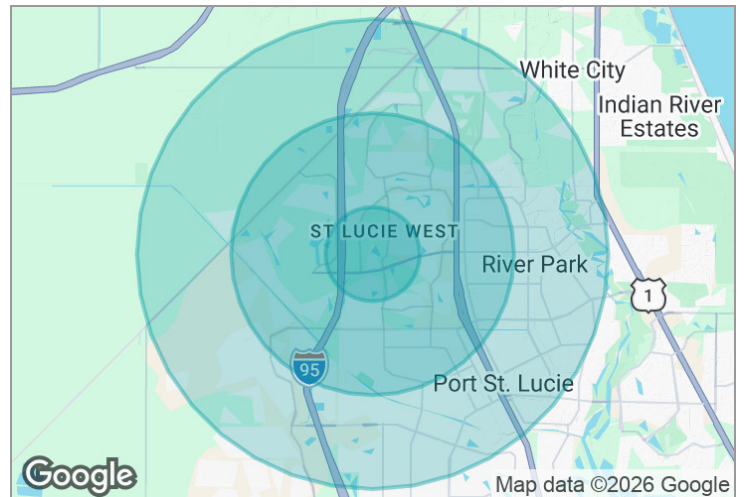
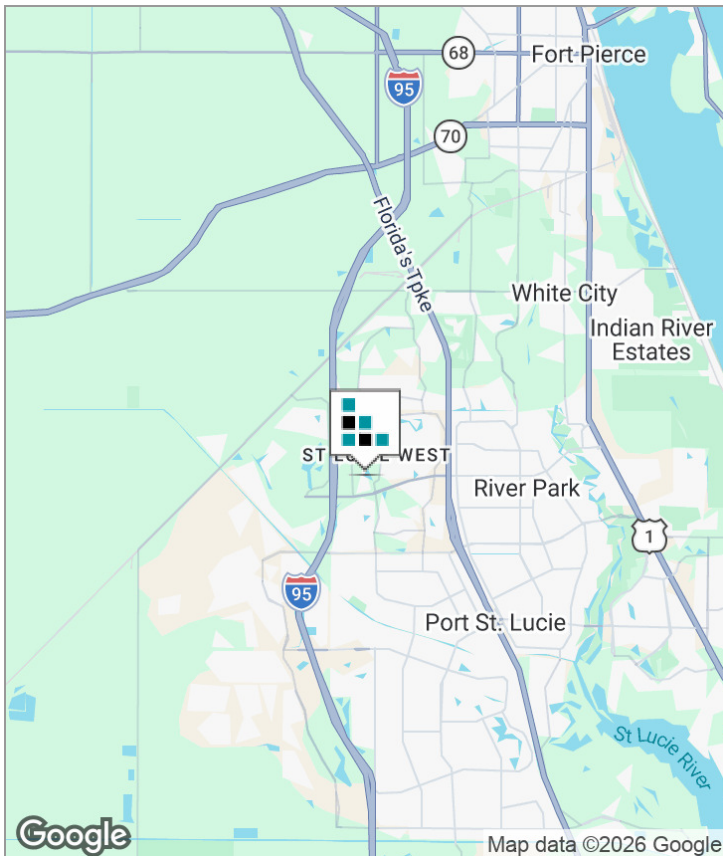
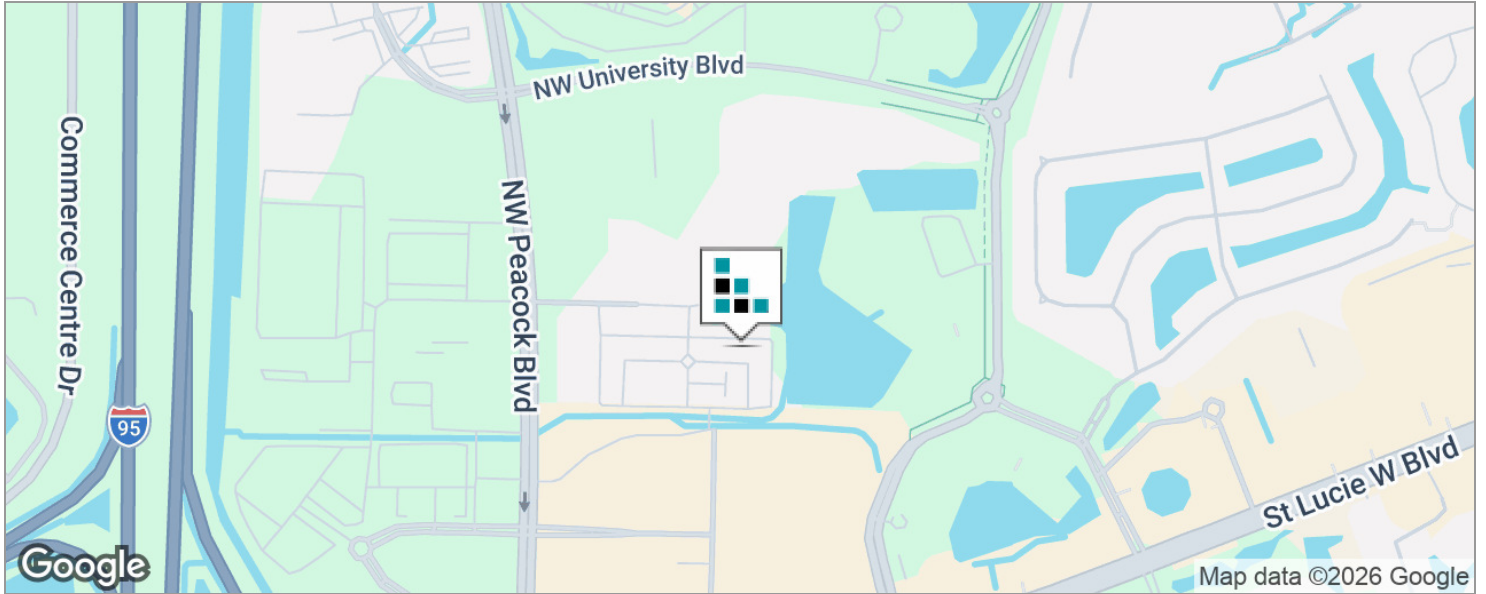


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Demographics Map

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,288	38,438	97,565
Total Households	1,807	14,724	35,464
Average HH Income	\$63,818	\$64,651	\$63,800
Average Age	48.9	43.4	40.6

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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