



• FOR LEASE

PROFESSIONAL & MEDICAL OFFICE • STUART, FLORIDA

The Commons at Indian Street

±4,634 SF turnkey building — new construction, pre-approved for medical use, in a high-demand corridor.

• PRE-APPROVED FOR MEDICAL USE

\$28 /SF

NNN LEASE RATE

2019

YEAR BUILT

23

PARKING SPACES

ADDRESS

1111 SE Indian Avenue

Stuart, FL 34994 • 772.781.1616

THE OPPORTUNITY

A move-in-ready medical address in one of Stuart's fastest-growing corridors

±4,634 SF
AVAILABLE



Completed in 2019, this freestanding building is approved for medical or professional use and is ready for a practice to make its own. Impact-rated throughout, with a standing-seam metal roof and deep covered porches, it pairs durable Florida construction with a calm, patient-friendly presence.

It sits within an established commercial node served by surrounding retail and services, with steady residential growth nearby and limited comparable medical inventory in the immediate market.

- ✓ Pre-approved for medical or professional offices
- ✓ Brand-new 2019 construction, impact-rated windows & doors
- ✓ Quick access to US-1, Kanner Highway & I-95

CONSTRUCTION

Built 2019 · impact windows & doors

ROOFING

Standing-seam metal roof

PARKING

23 dedicated tenant spaces

MUNICIPALITY

City of Stuart, Martin County

LOCATION & ACCESS

Established corridor, minutes from US-1, Kanner Highway and I-95

The Commons sits among established retail, services and steadily growing residential neighborhoods — a setting that draws consistent daytime traffic while keeping comparable medical space scarce.

CONNECTIVITY

- Direct frontage on Indian Street
- Quick connection east to US-1
- Minutes to Kanner Highway & I-95

HEALTHCARE ACCESS

12 min to Cleveland Clinic Martin Memorial Hospital

4 more area hospitals within 30 minutes



FLOOR PLAN

Laid out for clinical workflow

±4,634 SF

PROPOSED MEDICAL BUILD-OUT

SPACES INCLUDE

14 flexible rooms — exam, office & procedure

5 bathrooms (incl. ADA)

Conference / break room

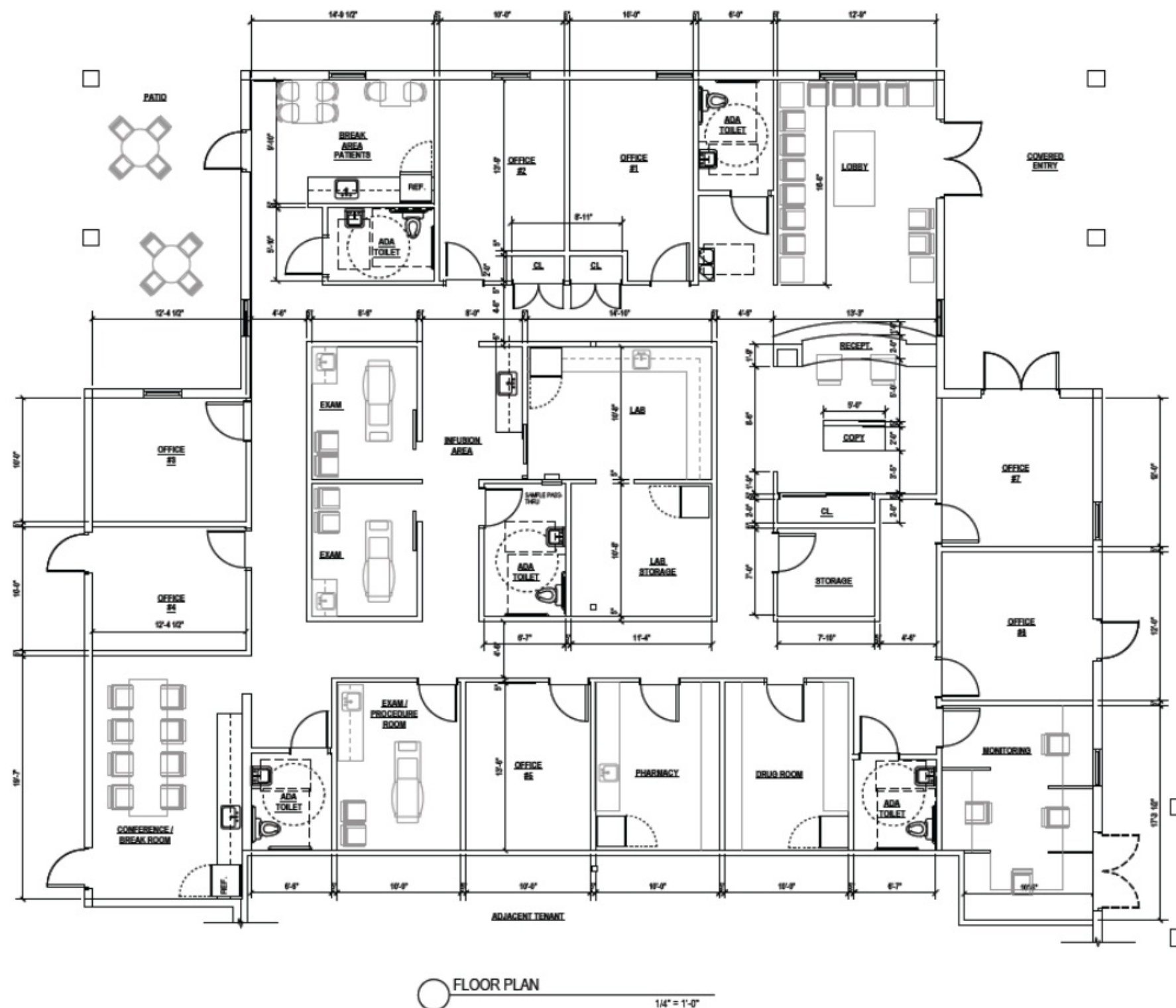
Lobby, reception & covered entry

Infusion area

Lab & lab storage

Pharmacy & drug room

Patient patio



Proposed medical layout — demising, finishes and room counts are flexible to tenant needs.

14

FLEXIBLE
ROOMS

5

BATHROOMS

1

CONFERENCE
ROOM

23 spaces reserved at the front door



Ample on-site parking with easy patient access and a covered drop-off entry.

SPECIFICATIONS

The details

AVAILABLE SF	±4,634 SF
USE / APPROVAL	Medical or professional office
YEAR BUILT	2019
CONSTRUCTION	Impact-rated windows & doors
ROOF	Standing-seam metal
EXTERIOR	Large covered porch overhangs
PARKING	23 dedicated tenant spaces
MUNICIPALITY	City of Stuart, Martin County
LEASE RATE	\$28.00 / SF · NNN

SCHEDULE A TOUR

Tour the space and explore terms.



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All information is deemed reliable but is not guaranteed and is subject to change, prior lease, or withdrawal without notice. Square footage and dimensions are approximate. Independent verification is recommended.