

**2300 SE MONTEREY RD,
STUART, FL 34996**

**PREMIER CLASS 'A'
OFFICE BUILDING**

FOR SALE



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

**14,318 SF
1.02 AC**

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

EXECUTIVE SUMMARY

2300 SE MONTEREY RD, STUART, FL 34996 | PREMIER CLASS 'A' OFFICE BUILDING

SPECS

Sale Price:	\$4,100,000
Building Size:	14,318 SF
Land Size:	1.02 AC
Year Built:	1999
Year Renovated:	2019 & 2024
Zoning:	R-3 City of Stuart
Parking:	55 Spaces

PROPERTY OVERVIEW

Rio Vista Commons is a Premier Class 'A' Office Building located in Stuart's desirable Business District! This Multi-Tenant Income Producing Asset features a mix of Professional Businesses providing Excellent Cash Flow and near 100% Occupancy. Highly Visible and Prominent Two-Story Building is subdivided into 3 Office Suites with an additional component of Executive Office Suites, providing an ideal blend of flexible lease space for Long-Term Stability. The Building has been upgraded and renovated in recent years to include a New Metal Roof, HVAC systems, Exterior and Interior Painting, New Flooring, and more. Conveniently located on Monterey Road just south of its intersection with East Ocean Boulevard, providing easy access to Downtown Stuart, US#1, and Kanner Highway. Due to the Flexible Lease Structures in place, there could also be an Opportunity for an Owner/User to Occupy Space in the Building in the future. Please contact Listing Broker for Financial Information as well as a Private Property Tour.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

1ST FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



FLORIDA COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



FLORIDA COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

1ST FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

2ND FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

2ND FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

2ND FLOOR



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



FLORIDA COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

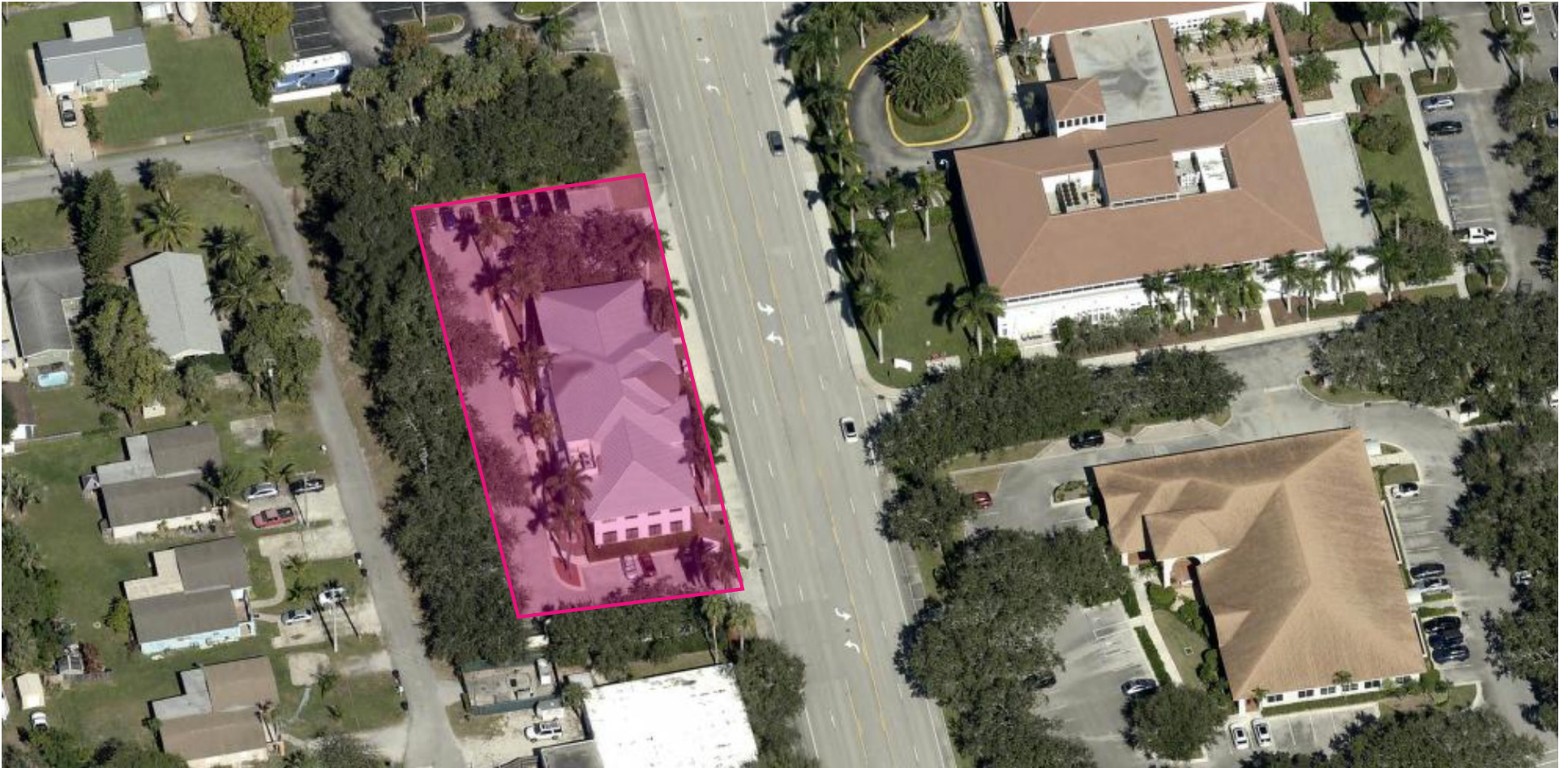
STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

LOCATION

2300 SE MONTEREY RD, STUART, FL 34996 | PREMIER CLASS 'A' OFFICE BUILDING



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

MAPS & REPORT

2300 SE MONTEREY RD, STUART, FL 34996 | PREMIER CLASS 'A' OFFICE BUILDING



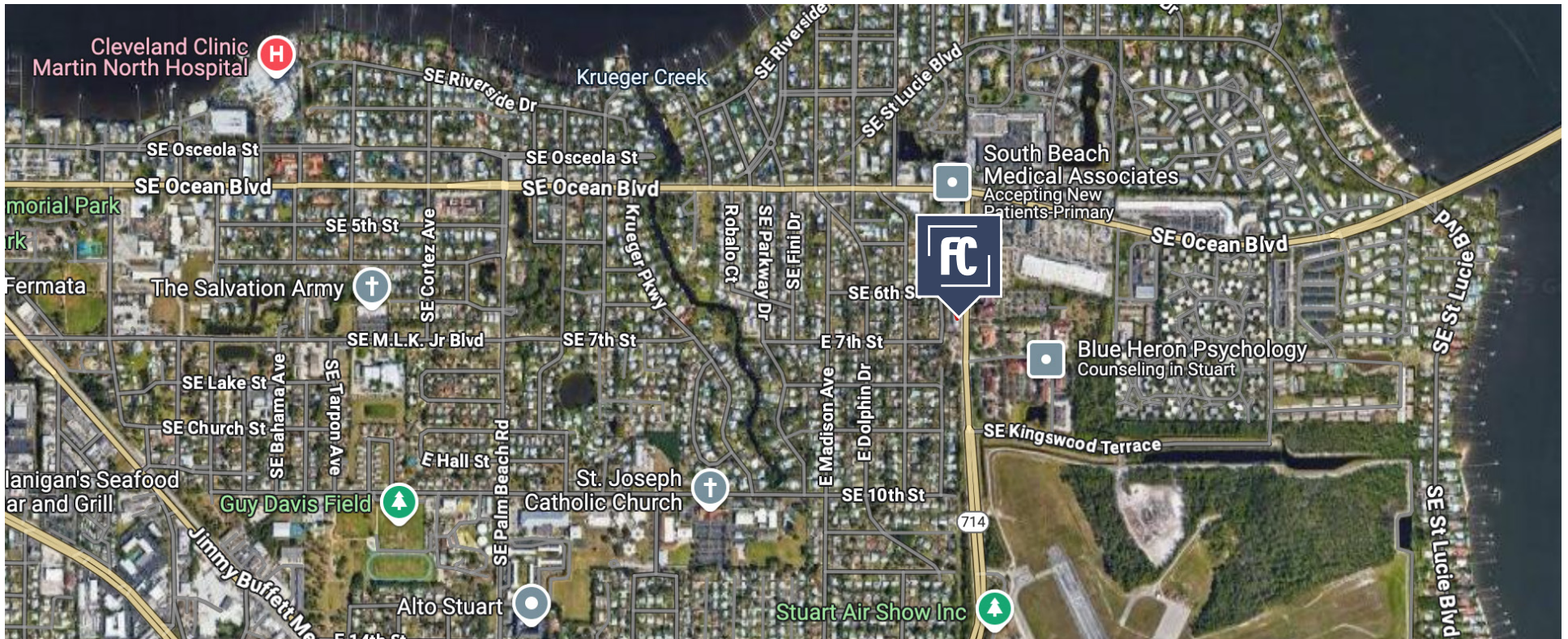
POPULATION

	1 MILE	3 MILES	5 MILES
Population	16.2K	77.5K	103.3K
Median Age	53.3	52.3	51.6



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Occupied Households	5,226	26K	41.8K
# of Employees	13.9K	66.2K	111.3K
Average HH Income	\$78.7K	\$78.8K	\$80K



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

14,318 SF
1.02 AC

STUART, FL