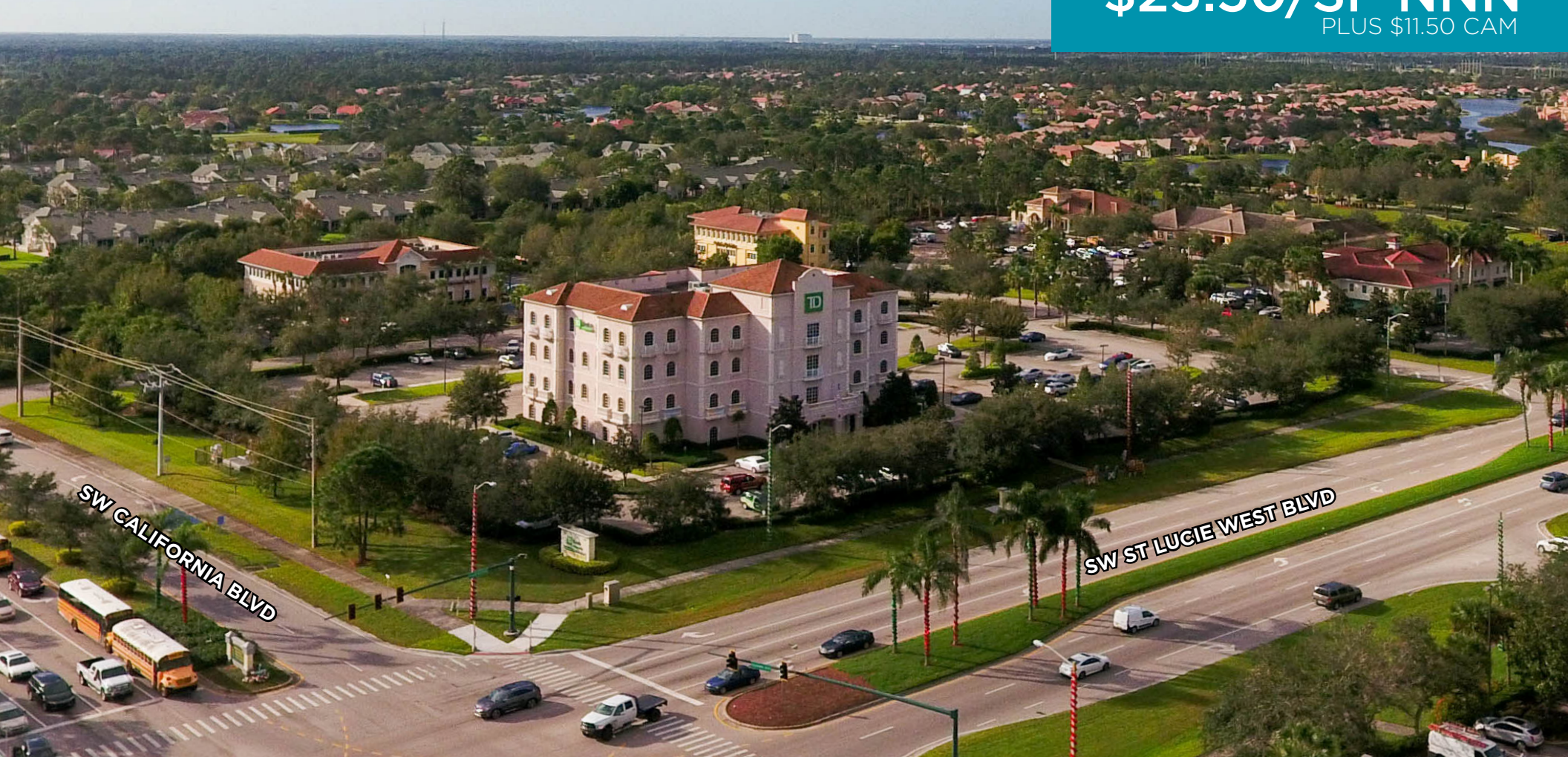


PROFESSIONAL OFFICE/MEDICAL SPACE

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

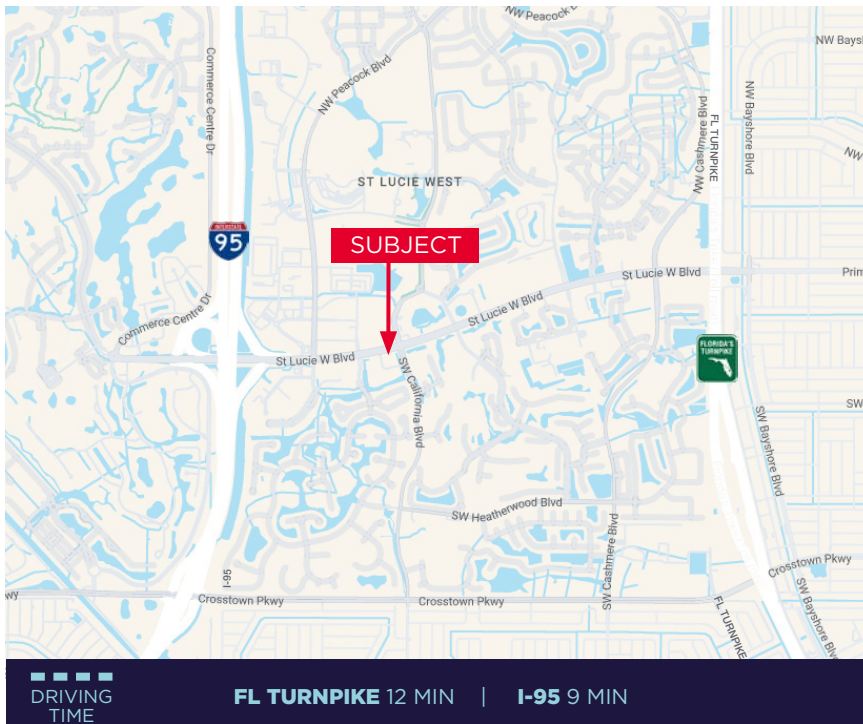
UNIT 3.3 - 3,169 SF

UNIT 3.2 - 2,021 SF

**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.



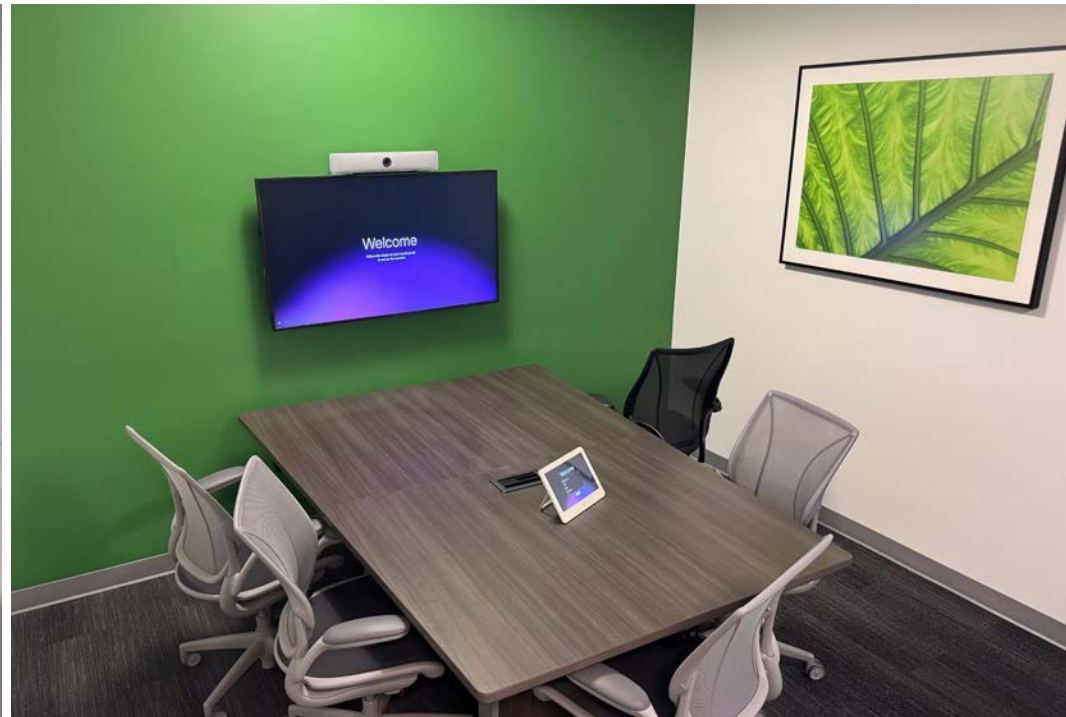
PROPERTY AERIALS

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986



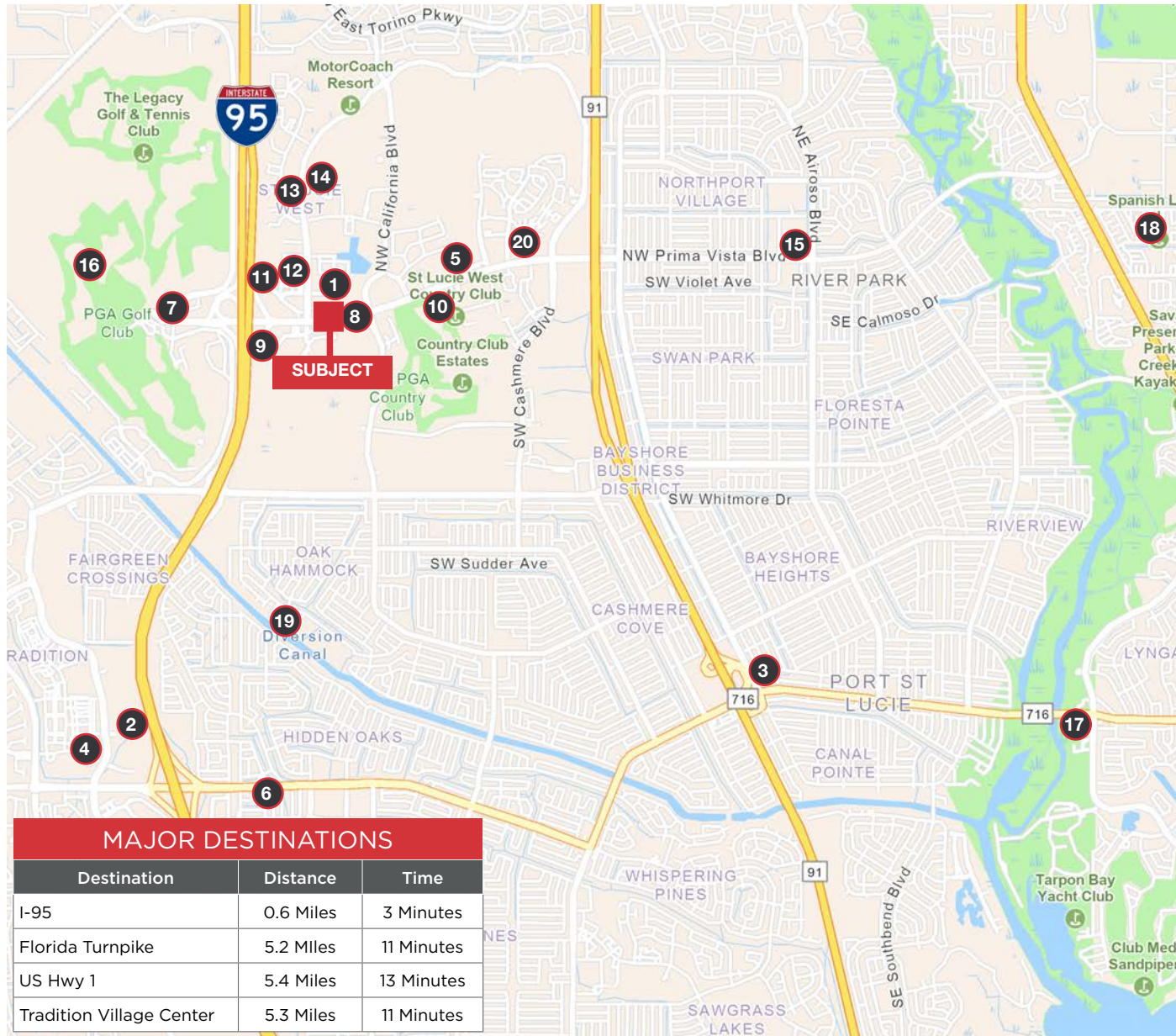
INTERIOR PHOTOS

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986



AREA HIGHLIGHTS

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986



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

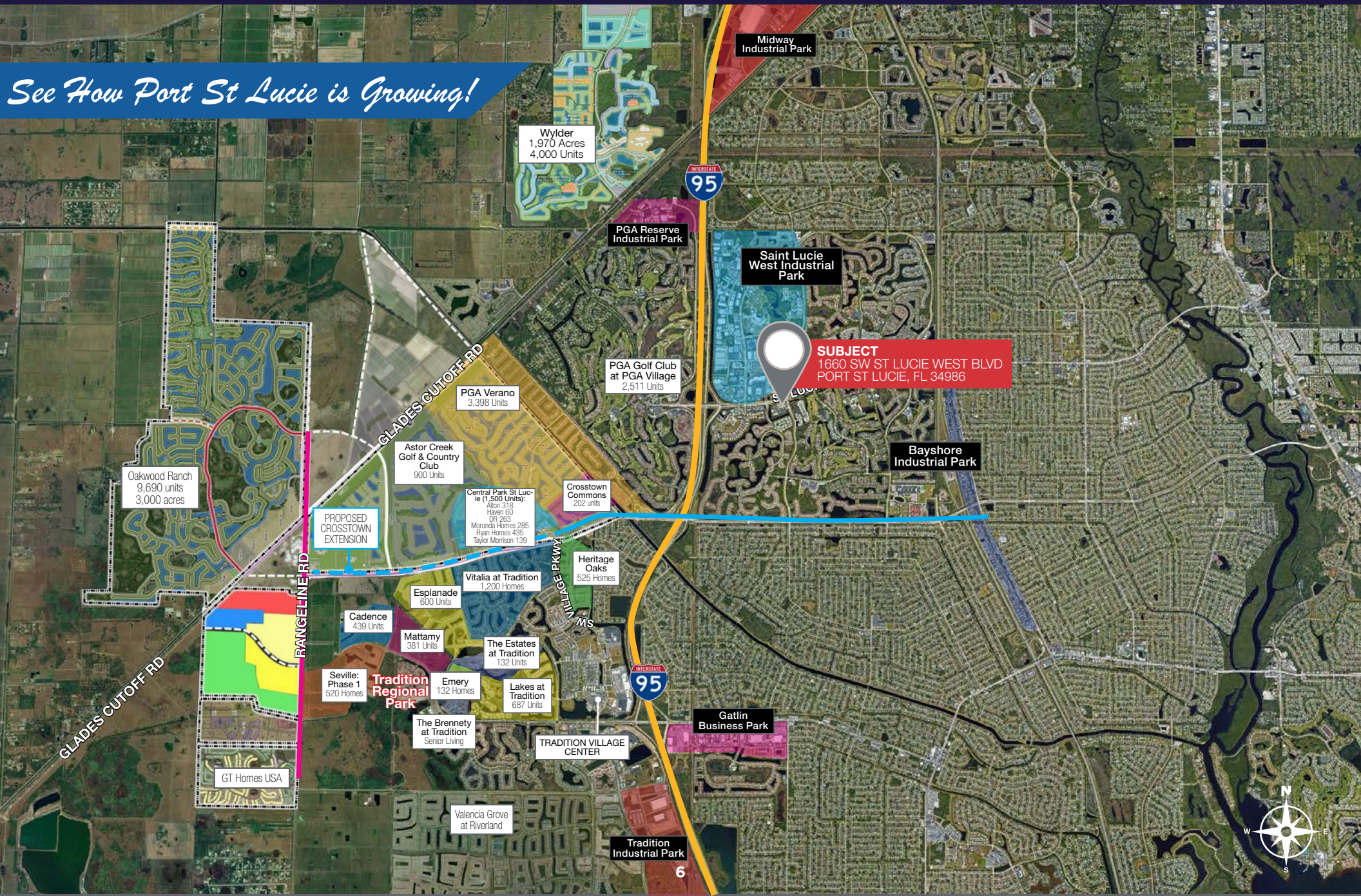
	Destination	Distance	Time
16	PGA Golf Village	1.9 Miles	7 Minutes
17	The Port District	7.9 Miles	19 Minutes
18	Spanish Lakes Golf Club	0.9 Miles	4 Minutes
19	Oak Hammock Park	3.0 Miles	9 Minutes

HEALTHCARE

	Destination	Distance	Time
	Cleveland Clinic Tradition	xx Miles	xx Minutes

PORT ST LUCIE

See How Port St Lucie is Growing!



PROPERTY HIGHLIGHTS



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.

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986



1660 SW SAINT LUCIE WEST BLVD



LOOKING NORTH



LOOKING SOUTH



TREASURE COAST DERMATOLOGY
Specializing in the Treatment of Skin Cancer



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



SW California Blvd

St Lucie W Blvd

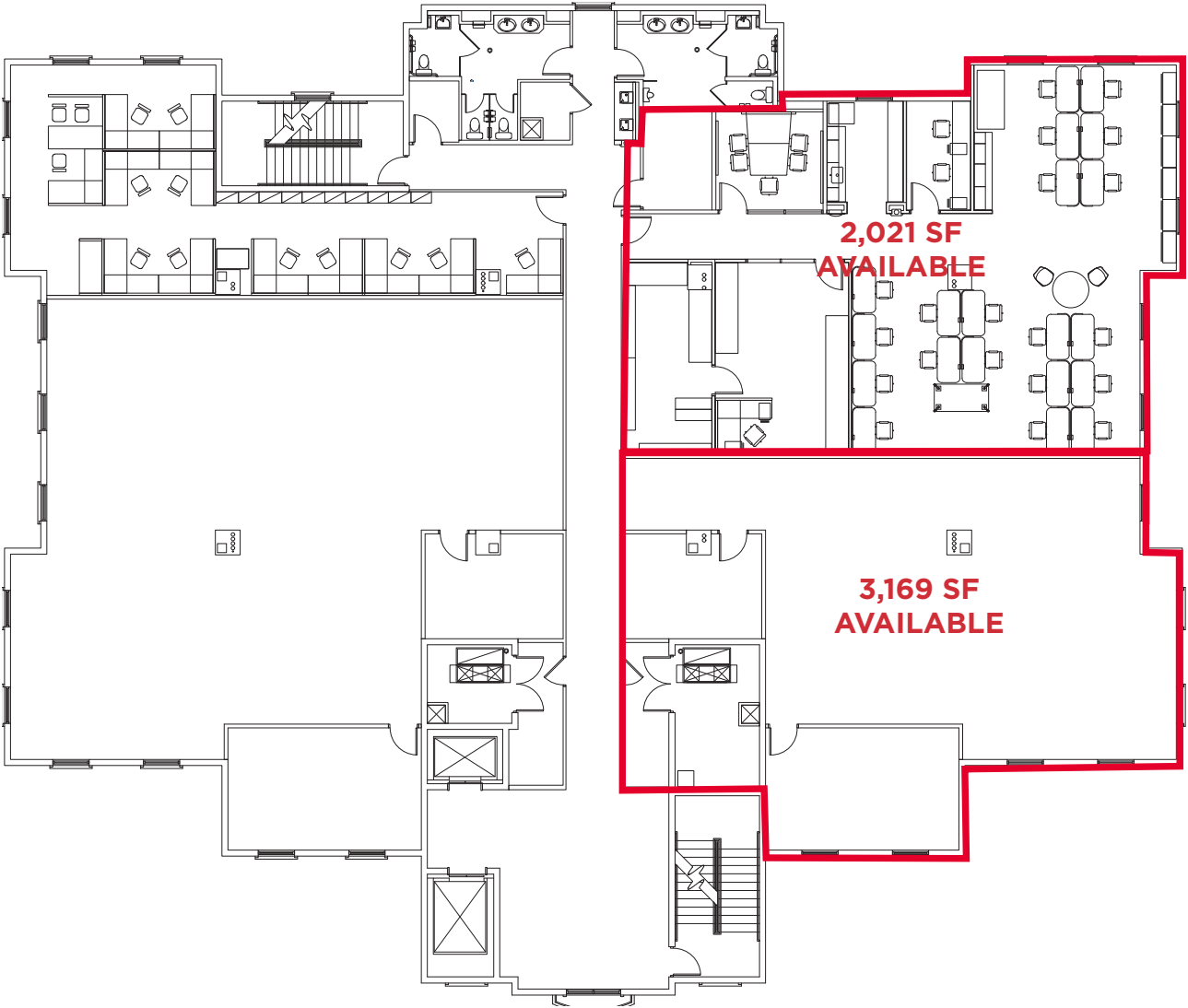
44,500 AADT

16,500 AADT



FLOOR PLAN

Third Floor Floor Plan



2025 DEMOGRAPHICS

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986

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



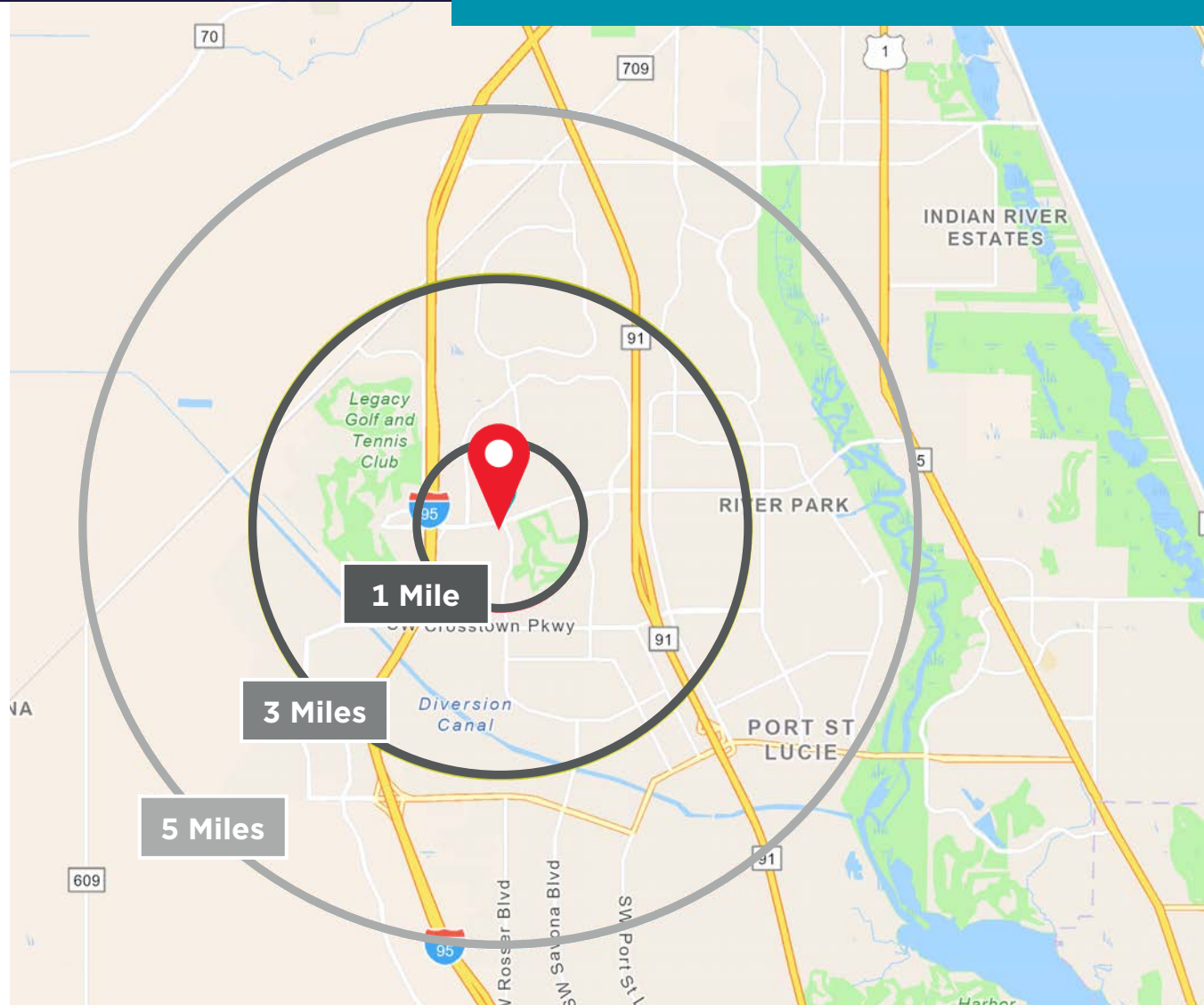
2.61

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

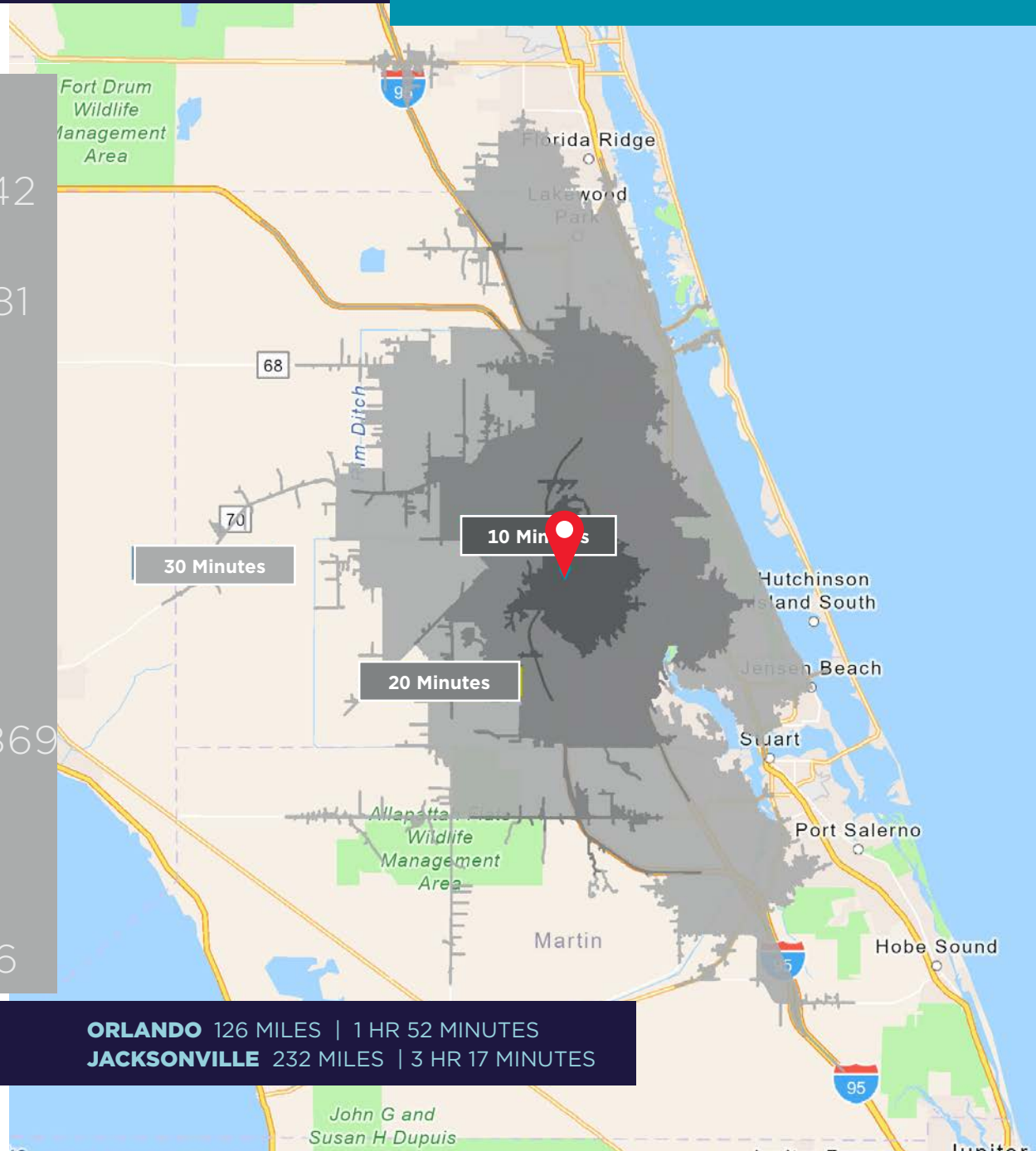
- 1 Mile 61.8
- 3 Mile: 48.1
- 5 Mile: 45.8

POPULATION GROWTH

PROFESSIONAL OFFICE/MEDICAL SPACE
1660 SW ST LUCIE WEST BLVD
PORT ST LUCIE, FL 34986

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	451†	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
	Wolfcube	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 I	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	\$
	P1 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**

**PROFESSIONAL OFFICE/
MEDICAL SPACE**

1660 SW St Lucie West Blvd
Port St Lucie, FL 34986

Lease Rate:
\$23.50/SF NNN
PLUS \$11.50 CAM



CONTACTS



NIKOLAUS SCHROTH, CCIM

Senior Director

Mobile: +1 772 403 3752

Office: +1 772 678 7601

nik.schroth@cushwake.com



JAMES MCKINNEY

Senior Associate

Mobile: +1 772 349 3414

Office: +1 772 678 7602

james.mckinney@cushwake.com

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