



FOR LEASE

■ 585 NW Lake Whitney Place

585 NW Lake Whitney Place - Suite 101 - 104

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

Professional office buildout. See attached floor plan.

LOCATION OVERVIEW

St Lucie County's population and workforce, on average, is younger, more diverse, and twice the size of any other county comprising Florida's Research coast. Population growth in St Lucie county is expected to be close to half a million by the year 2030. With hits impressive growth, St Lucie and the Research Coast will be a better place to do business.

OFFERING SUMMARY

Available SF:

6,619 SF

[Click Here for Permitted Uses](#)

LEASE RATE

\$25 SF/yr (NNN) + \$9.17 CAM



**CHRISTINE M.
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SLC Commercial
Realty & Development

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Space Details

LAKE WHITNEY CAMPUS

FOR LEASE

Lease Rate	\$25.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office - Medical/Professional
Property Subtype	Medical
Zoning	Commercial Services
Utilities	St. Lucie West Service District
Maintenance	\$9.17 CAM

PARKING & TRANSPORTATION

Parking Ratio	5.0
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LOCATION INFORMATION

Building Name	Lake Whitney Campus
Street Address	585 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County	Saint Lucie

BUILDING INFORMATION

Number of Floors	1
Year Built	2015
Gross Leasable Area	6,619 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Building Class	A
Construction	CBS

Available Space

LAKE WHITNEY CAMPUS

FOR LEASE



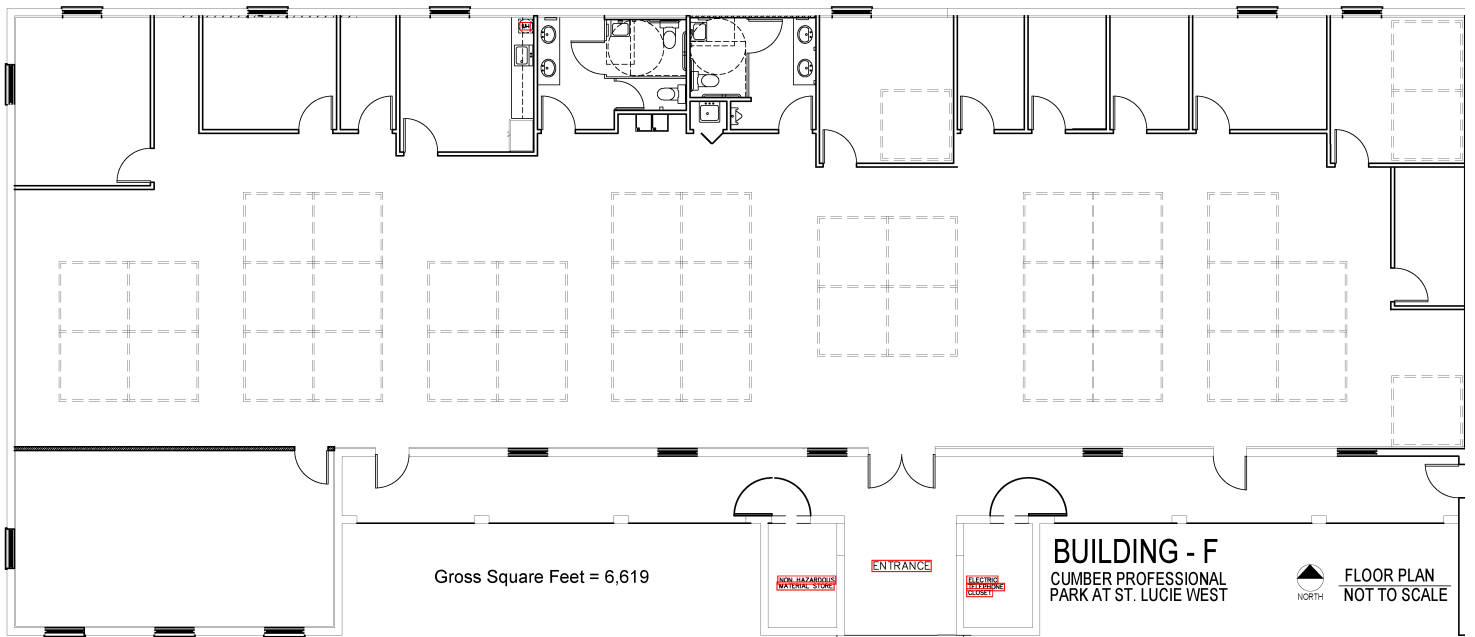
585 NW Lake Whitney - 101 - 104

\$25.00 SF/yr \$25 SF/yr (NNN) + \$9.17 CAM 6,619 SF Negotiable

Floor Plan - Suite 101-104

LAKE WHITNEY CAMPUS

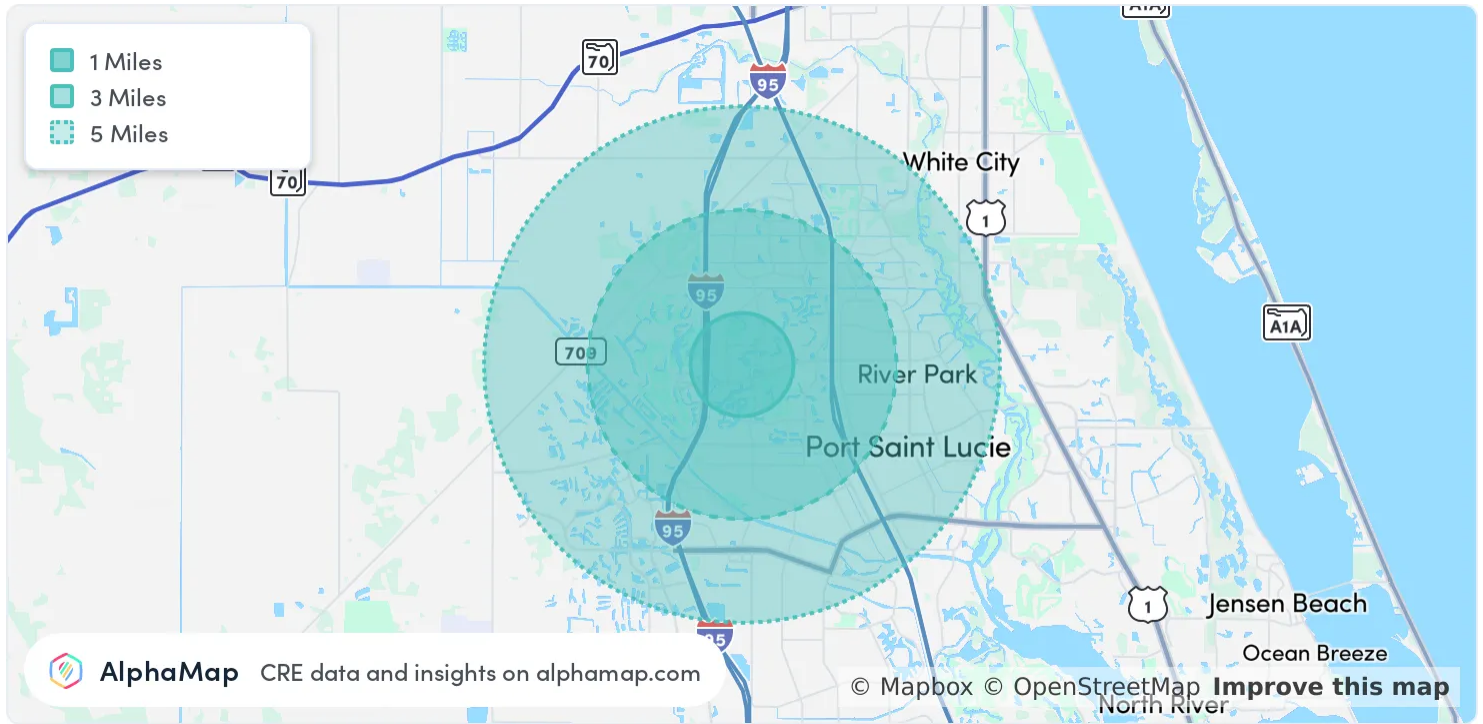
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Area Analytics

LAKE WHITNEY CAMPUS

FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,739	62,276	154,050
Average Age	59	47	45
Average Age (Male)	59	46	44
Average Age (Female)	59	48	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,478	24,452	58,125
Persons per HH	1.9	2.5	2.7
Average HH Income	\$96,654	\$95,872	\$92,824
Average House Value	\$404,636	\$368,125	\$352,996
Per Capita Income	\$50,870	\$38,348	\$34,379

Map and demographics data derived from AlphaMap

St. Lucie West Retailer Map

LAKE WHITNEY CAMPUS

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Disclaimer

LAKE WHITNEY CAMPUS

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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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