



# FOR LEASE

## ■ 585 NW Lake Whitney Place

585 NW Lake Whitney Place

Port St. Lucie, FL 34986

### PROPERTY OVERVIEW

Professional office buildout. Reception/waiting areas, conference room, 5 private offices, open work space and kitchenette. Located at the end cap of the building with 2 entrances.

### 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, Tradition and Fort Pierce.

### OFFERING SUMMARY

Zoning:	Commercial Services
Maintenance:	\$8.27 SF CAM
Available SF:	1,958

LEASE RATE

\$19.50 SF/yr (NNN)



**CHRISTINE M. SKURKA**

VICE PRESIDENT/BROKER  
Mobile 772.359.7199  
skurka@slccommercial.com

772.220.4096 | slccommercial.com



**SLC Commercial**  
Realty & Development



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# Property Details

LAKE WHITNEY CAMPUS - 585

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**LEASE RATE** **\$19.50 SF/YR (NNN)**

## Building Information

Building Size	8,576 SF
Year Built	2017
Gross Leasable Area	1,958 SF
Construction Status	Existing
Condition	Excellent
Handicap Access	Yes
Building Class	A
Number Of Floors	1
Construction	CBS

## Location Information

Building Name	Lake Whitney Campus
Street Address	585 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 - Medical/Professional
Property Subtype	Medical
Utilities & Amenities	St Lucie West Service District
Maintenance	\$8.27 SF CAM

## Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here for Permitted Uses](#)

# Available Spaces

LAKE WHITNEY CAMPUS - 585

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585 - 105

\$19.50 SF/yr

NNN

1,958 SF

Negotiable

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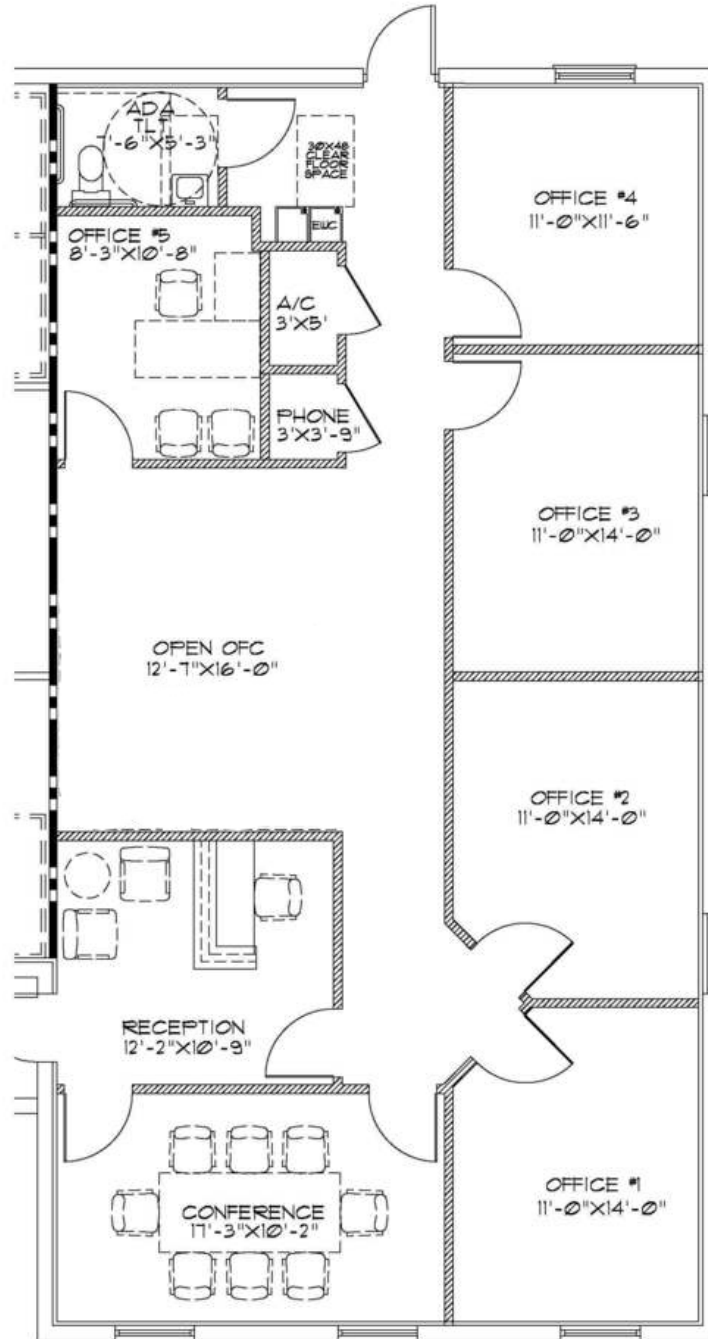
3



# Floor Plan - 105

LAKE WHITNEY CAMPUS - 585

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**BUILDING - F**  
CUMBER PROFESSIONAL  
PARK AT ST. LUCIE WEST

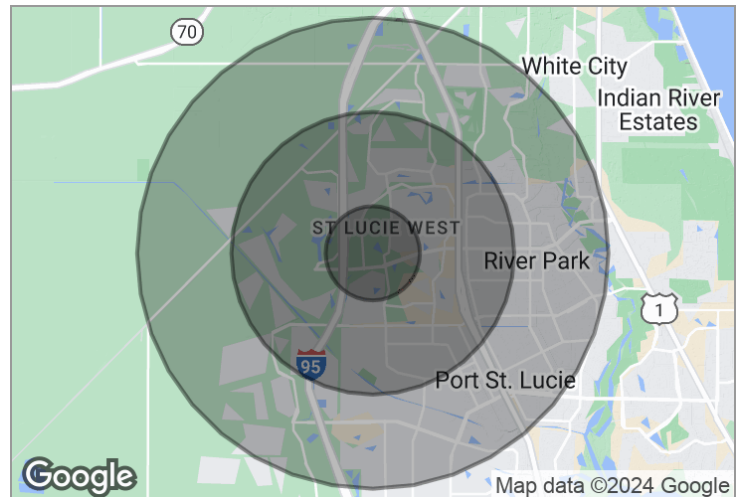
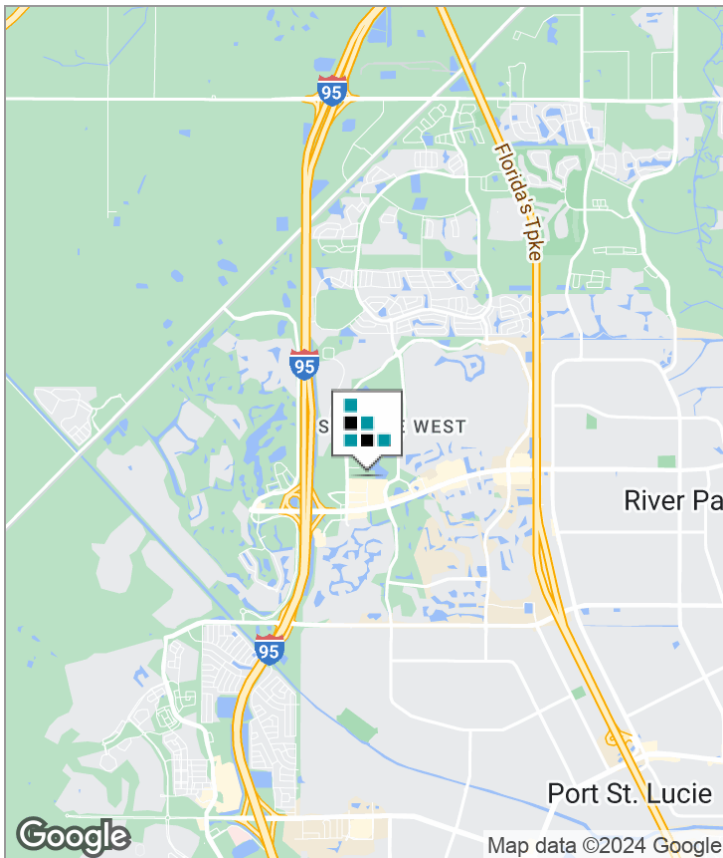
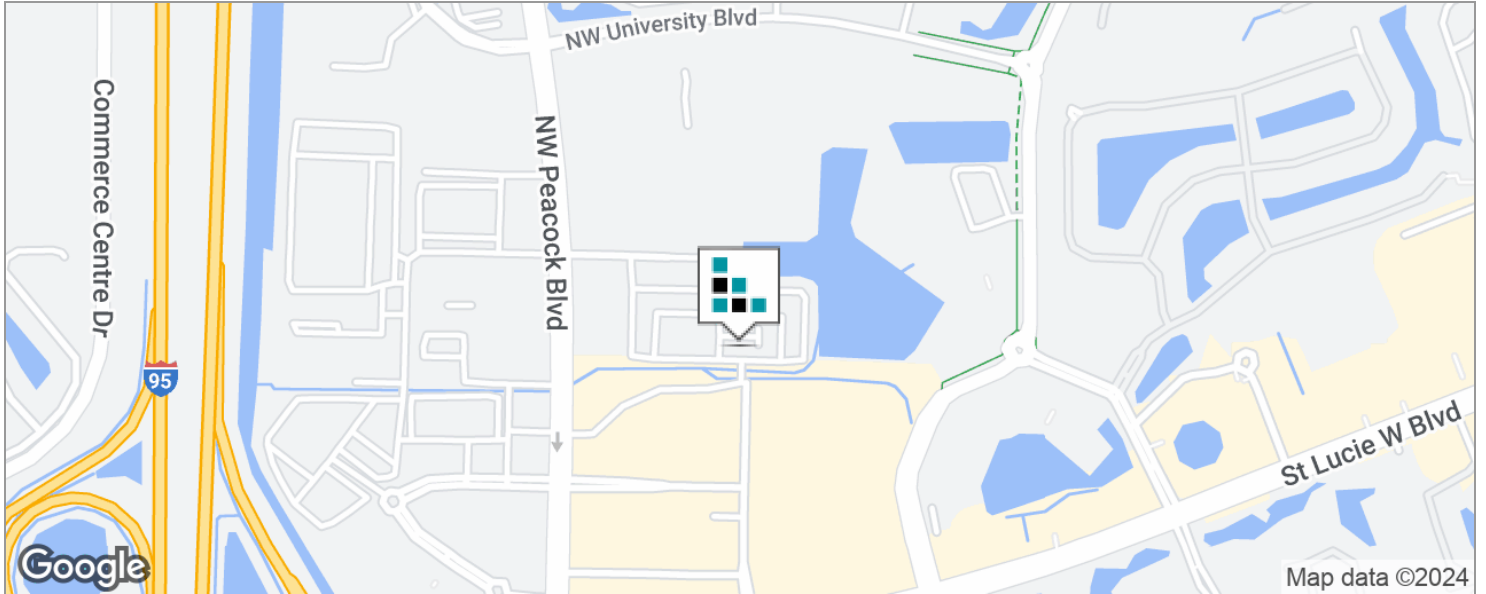


**FLOOR PLAN SUITE 105**  
NOT TO SCALE  
04-04-2018

# Demographics Map

LAKE WHITNEY CAMPUS - 585

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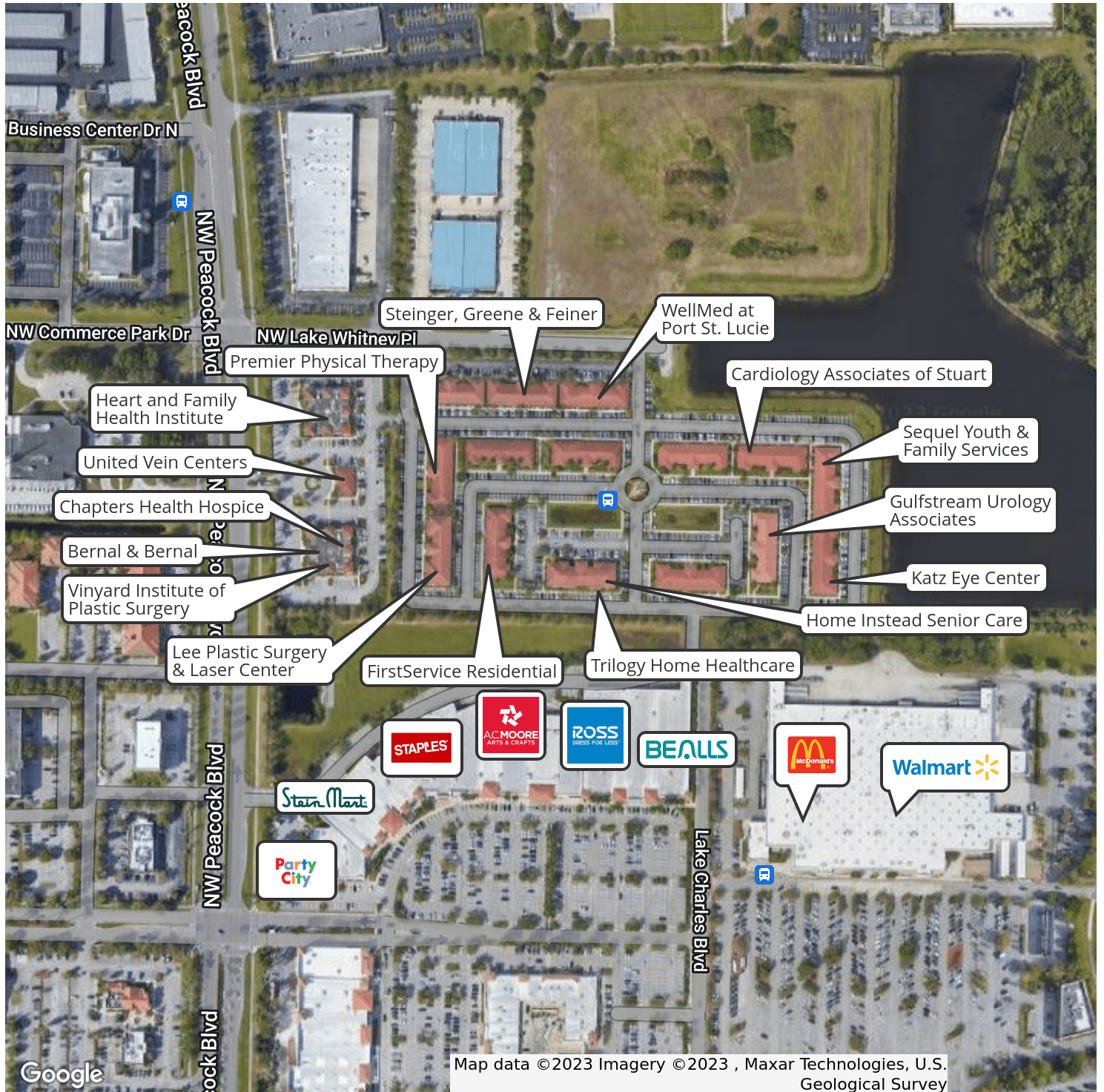
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,527	40,121	99,672
Total Households	1,909	15,317	36,219
Average HH Income	\$63,109	\$64,265	\$63,616
Average Age	48.8	43.2	40.6

# Retailer Map - Lake Whitney Campus

LAKE WHITNEY CAMPUS - 585

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Google

Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey

# Retailer Map - SLW @ I-95

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# Disclaimer

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