

900 SE Federal Hwy, Stuart, FL 34994

BANK OF AMERICA  
OFFICE SUITES



FOR **LEASE**



**JAIME' OLDENBORG**  
Sales Associate  
O: 772.223.3646 C: 772.370.6467  
E: [jaime@florida-commercial.net](mailto:jaime@florida-commercial.net)

**1,997 SF**

**1 Unit Available**

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • [florida-commercial.net](http://florida-commercial.net)

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# EXECUTIVE SUMMARY

900 SE Federal Hwy, Stuart, FL 34994 | BANK OF AMERICA OFFICE SUITES

## SPECS

Available Suites 300 & 305 SF:	1,997 SF (Combined)
Prices:	\$13 SF PER YR + \$6 CAM / NNN
Lot Size:	1.63 AC
Year Renovated:	2017
Year Built:	1973
Building Size:	29,736 SF
Zoning:	B-2 / City of Stuart

## PROPERTY OVERVIEW

The iconic Bank of America Building stands at the gateway to Downtown Stuart at the signalized intersection of US-1 and Kanner Highway. This renovated, Bank of America–anchored office building offers exceptional visibility, a welcoming lobby, and ample on-site parking in one of Martin County’s most convenient and recognized locations. Functional floor plans are available at below-market rents, with all quoted lease rates to include electricity, water/sewer, garbage, and A/C maintenance and repair.

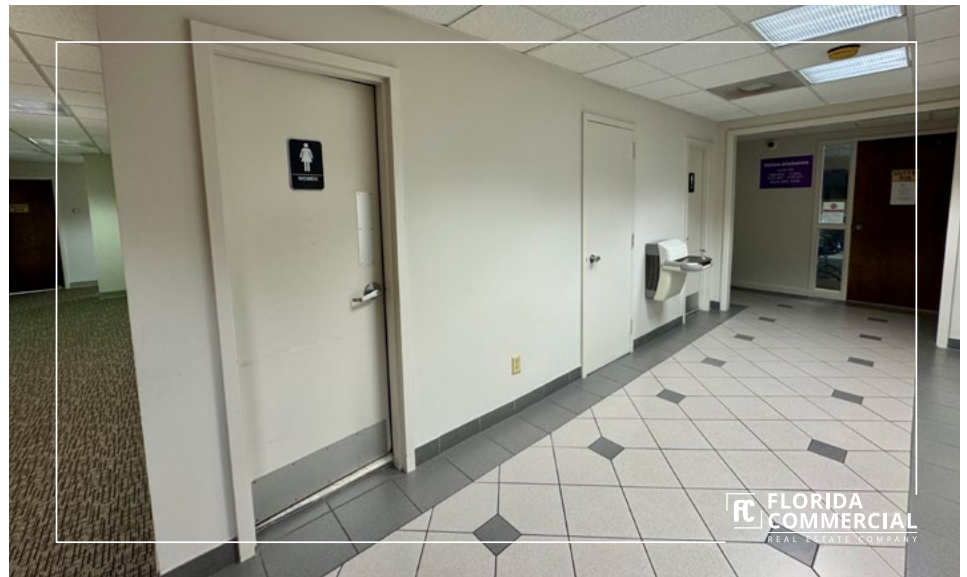
Suites 300 & 305 function as one combined third-floor office totaling 1,997 SF, located directly off the elevator lobby for immediate visibility upon entry. The space features an open reception area, two private offices, an IT/storage closet, built-in counter space, and an open floor area suitable for cubicles or collaborative workstations. The combined suite offers three entry doors, with restrooms conveniently located just outside the entrance.



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**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY



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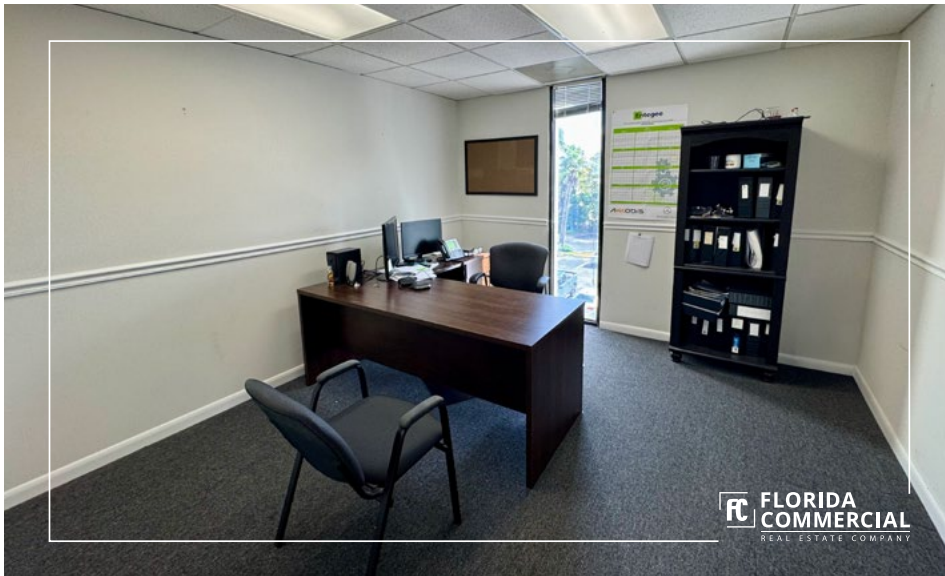
300 & 305



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# 300 & 305



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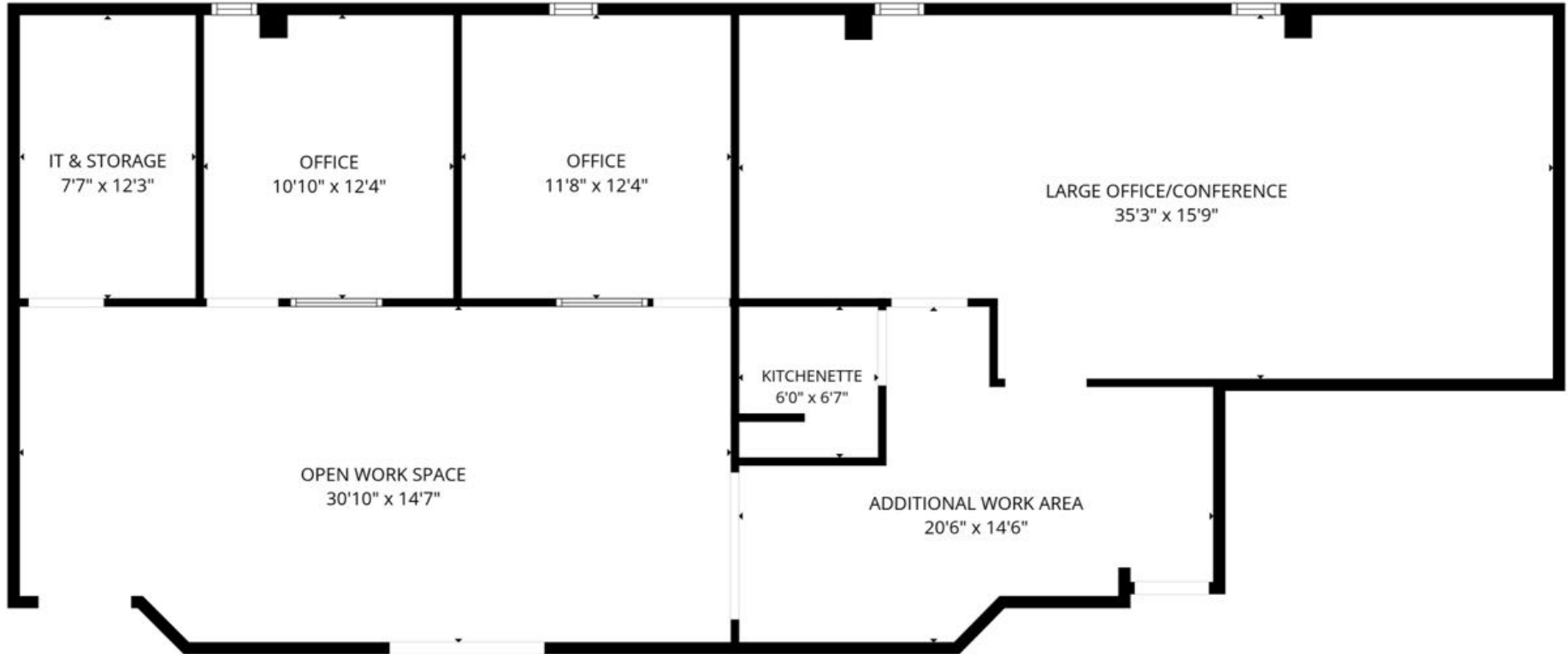
**JAIME' OLDENBURG**  
Sales Associate  
O: 772.223.3646 C: 772.370.6467  
E: [jaimie@florida-commercial.net](mailto:jaimie@florida-commercial.net)

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# FLOOR PLAN / 300 & 305

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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# RETAIL MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
Population	4,069	45.7K	95.7K
Median Age	48.6	48.5	47.7



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.5K	20.1K	40.3K
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$55.9K	\$70.6K	\$78.7K



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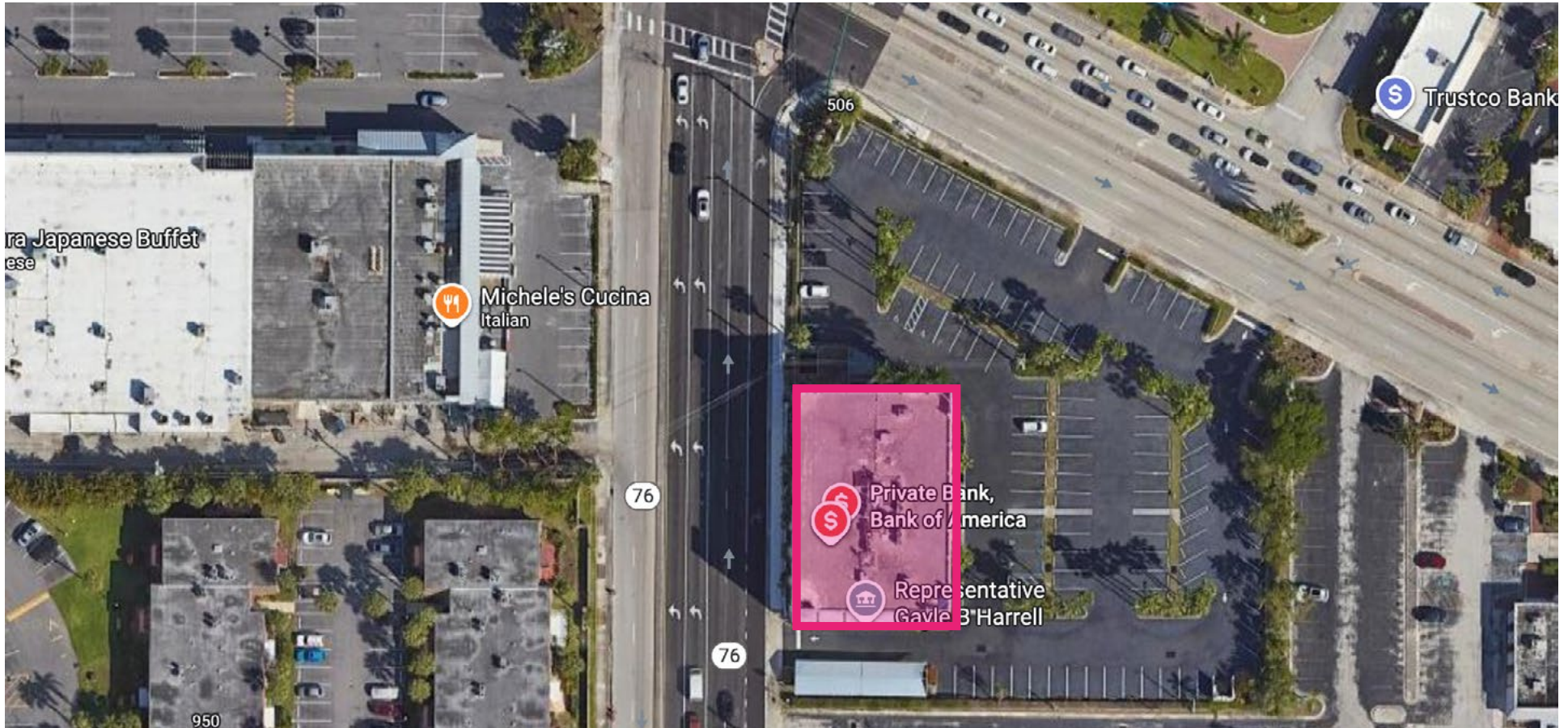
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# AERIAL VIEW

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