

FOR SALE
\$825,000

Turnkey Corporate Headquarters | Central Martin County
2110 SE Rays Way, Stuart, FL 34994



Presented By:

NAI Southcoast

Reid Armor

Senior Director

772-631-4248

reid@naisouthcoast.com

NAI Southcoast | 1115 SE Ocean Blvd, Stuart, FL 34996 | O: 772 286 6292 | naisouthcoast.com



Property Details

Property Address: 2110 SE Rays Way, Stuart, Florida 34994

PID: 09-38-41-033-003-21080-0

Offering Price: \$825,000

Building Information

Building Size: ±2,774 SF

Year Built: 2006

Construction: Concrete Block & Stucco

Occupancy: Single Tenant, 100% Leased

Lease: Current lease in place through April 2028

(may be made available for an owner-user)

Zoning: CPUD

FLU: Commercial

Layout Includes

- Approximately 10 Private Offices
- Executive Conference Room
- Spacious Reception Lobby
- Dual Reception Stations
- Large Open Bullpen (8–10 Workstations)
- Executive Office Suite
- Full Employee Kitchen & Break Room
- Employee Lounge
- Dedicated Copy / Production Room
- Large File & Records Room
- Dedicated IT / Technology Office
- Two ADA-Compliant Restrooms
- Multiple Storage Closets
- Flexible Floor Plan



Key Highlights

- Highly desirable Stuart office location with excellent access to US-1, Monterey Road, and I-95
- Professionally maintained office park offering an attractive corporate environment
- Move-in ready professional office requiring minimal capital expenditures
- Efficient corporate headquarters layout designed to accommodate a wide range of professional office users
- Approximately 10 oversized private offices featuring abundant natural light
- Impressive reception lobby with dual reception workstations and spacious visitor waiting area
- Large executive conference room comfortably accommodating 8-10 people
- Open bullpen with existing cubicle system supporting approximately 8-10 workstations
- Multiple executive offices ideal for ownership, partners, or department managers
- Fully equipped employee break room with refrigerator, dishwasher, microwave, cabinetry, and dining area
- Separate employee lounge providing additional collaboration, training, or break space
- Dedicated copy/production room and expansive records/storage room
- Dedicated IT/server room ideal for technology infrastructure and equipment
- Two ADA-compliant restrooms
- High-quality interior finishes including crown molding, recessed LED lighting, ceiling fans, tile flooring, and professional décor throughout
- High ceilings and abundant natural light create an inviting, productive work environment
- Flexible floor plan adaptable to attorneys, CPAs, financial advisors, insurance agencies, engineering firms, architects, real estate companies, medical administration, title companies, and a variety of other professional office users





Executive Summary

NAI Southcoast is pleased to offer this exceptional professional office condominium located within the highly desirable City Professional Center in Stuart, Florida. Situated in one of Martin County's premier professional office corridors, the property encompasses approximately 2,774 square feet of professionally designed office space constructed in 2006. Currently leased to an established professional office tenant through April 2028 (with the potential to accommodate an owner-user), the property offers immediate rental income while preserving long-term flexibility for future occupancy.

Designed with efficiency, functionality, and professionalism in mind, the office features an ideal blend of executive offices, collaborative workspace, employee amenities, and client-facing areas rarely found within an office condominium of this size. The thoughtfully designed floor plan includes approximately ten oversized private offices with abundant natural light, an impressive reception lobby with dual receptionist workstations and visitor waiting area, a spacious executive conference room accommodating eight to ten people, and an open bullpen with existing cubicle systems supporting approximately eight to ten additional workstations.

Additional improvements include a dedicated IT/server room, copy and production room, expansive records storage, executive offices, employee lounge, full kitchen with dining area, and two ADA-compliant restrooms. High ceilings, recessed LED lighting, crown molding, ceiling fans, quality tile flooring, and professional finishes throughout create an inviting, move-in-ready work environment requiring minimal capital investment.

The property is ideally suited for attorneys, CPA's, wealth management firms, insurance agencies, real estate professionals, engineers, architects, consultants, medical users, and a wide variety of other professional service businesses seeking a prestigious Stuart business address. Its exceptional location provides convenient access to US-1, Monterey Road, and Interstate 95, placing employees and clients within minutes of Downtown Stuart, Cleveland Clinic Martin Health, numerous dining and retail amenities, and the broader Treasure Coast business community.

Whether acquired as a stable investment property or positioned as a future owner-user headquarters, 2110 SE Rays Way represents a rare opportunity to own a high-quality professional office asset in one of Stuart's most established and desirable office developments.

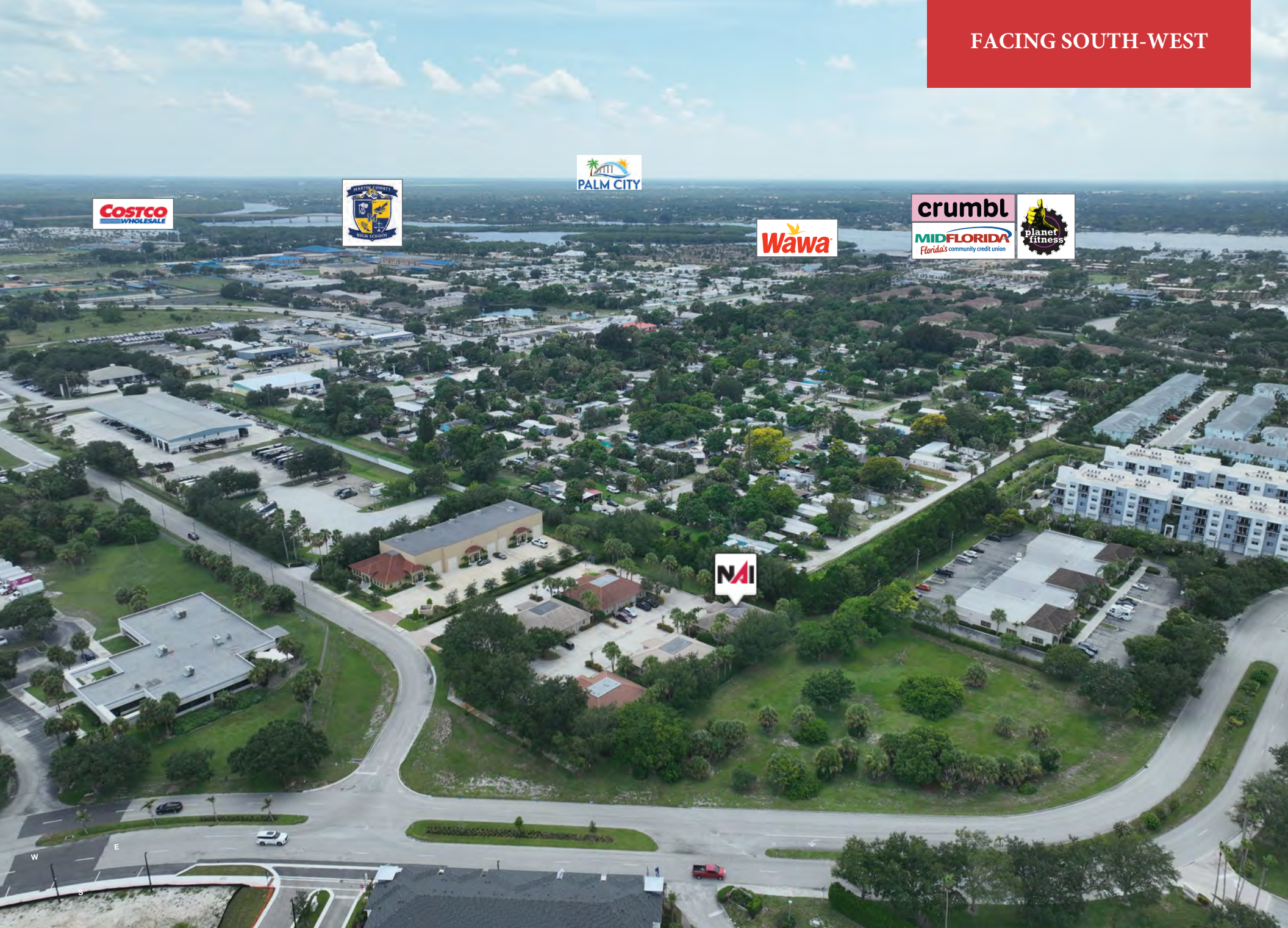
FACING NORTH-WEST



CORPORATE HEADQUARTERS OPPORTUNITY | 2110 SE Rays Way, Stuart, FL 34994

NAISouthcoast

FACING SOUTH-WEST



CORPORATE HEADQUARTERS OPPORTUNITY | 2110 SE Rays Way, Stuart, FL 34994

NAISouthcoast





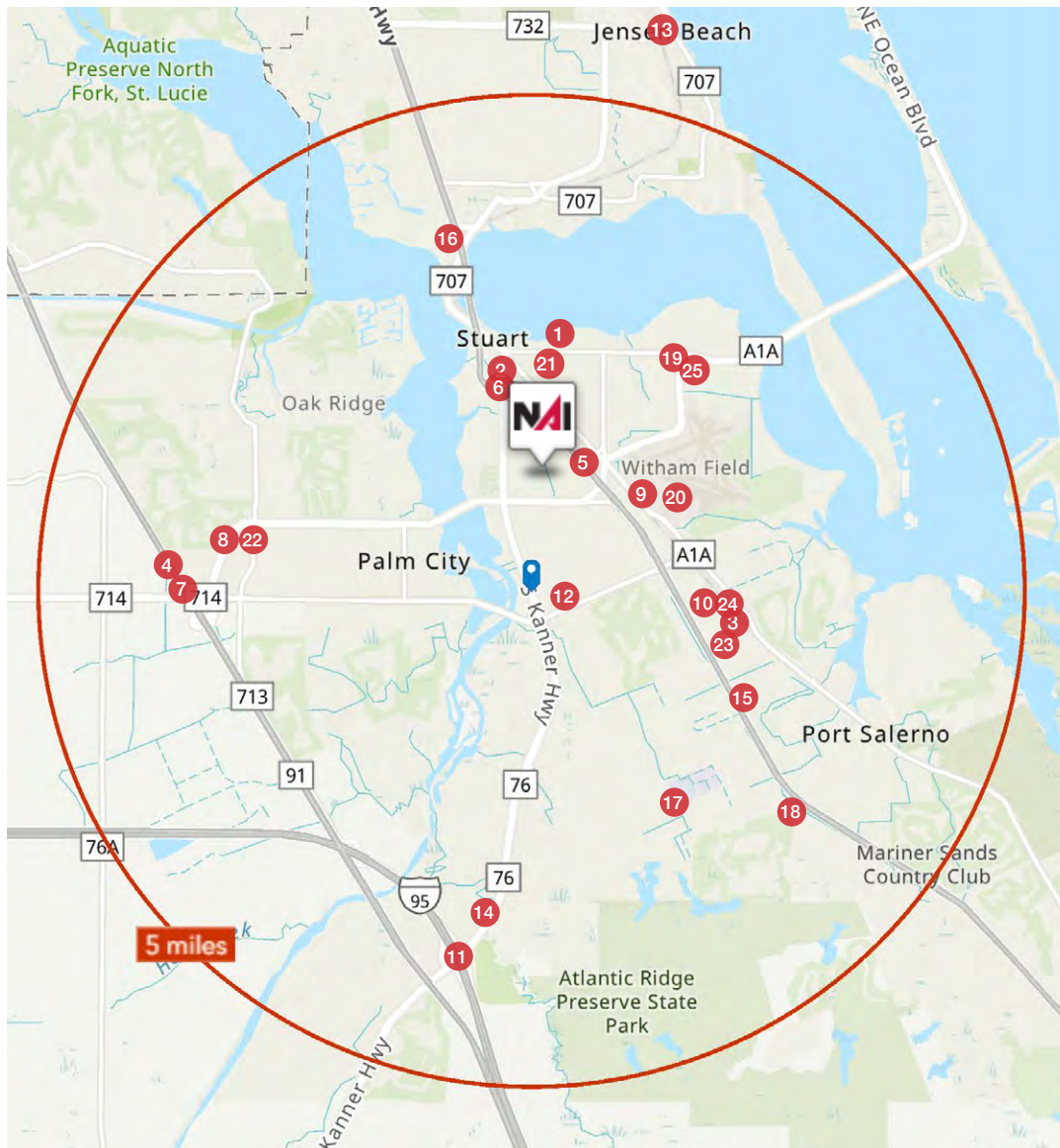
PRIVATE OFFICE



FULL KITCHEN &
BREAK ROOM



MAJOR EMPLOYERS



Major Employers		Employees
1	Martin Mem Hlth Systems Inc - Martin Health	1,500
2	Chicago Title Insurance III LP-Chicago Title	1,007
3	Labor Ready Southeast III LP-Labor Ready	666
4	Embraer Serices Inc - Embraer	600
5	Martin County School District	520
6	Seacoast Banking Corp Florida - SEACOAST	519
7	Armellini Industries Inc	450
8	Fast Food Enterprises 2 LLP - Burger King	437
9	Daher Aerospace Inc	400
10	Turbocombustor Technology Inc - Paradigm Precision	350
11	Melton Management Inc	349
12	Smiths Interconnect Americas Inc - Smiths Interconnect	308
13	Airplanes LLC-Airplanes Inc	304
14	Positive Behavior Support	304
15	Liberator Medical Holdings Inc	297
16	Principal Residential Mortgage	286
17	Eden Park Management Inc-Martin Nrsing Rstrtive Care Ct	280
18	Publix Super Markets Inc - Publix Super Markets 1783	268
19	Mid-Florida Anesthesia Assoc Inc	260
20	Embraer Aircraft Holding Inc - Embraer	240
21	Stuart News	225
22	Publix Super Markets Inc - Publix	222
23	Nuco2 Supply LLC	221
24	Florida Homexpress-South Inc	219
25	Martin Memorial Med Ctr Inc-Martin Memorial Medical Ctr S	211

Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

"This is going to be an added addition to our merchants and businesses downtown," said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

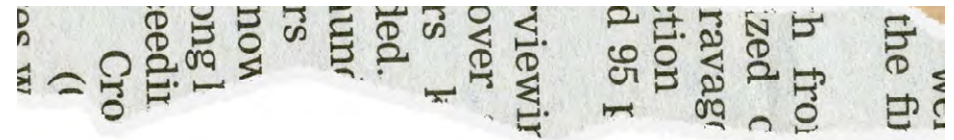
CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

abc 25 WPBF News

Jossie Carbonare, Reporter



Martin County has been discovered.



USA Today names Stuart Best Coastal Town in America 2024.

<https://www.wpbfl.com/article/florida-stuart-usa-todays-2024-best-coastal-small-towns/60467025>

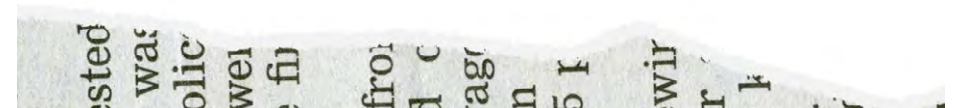
Skip Miami Beach, go to Stuart instead.

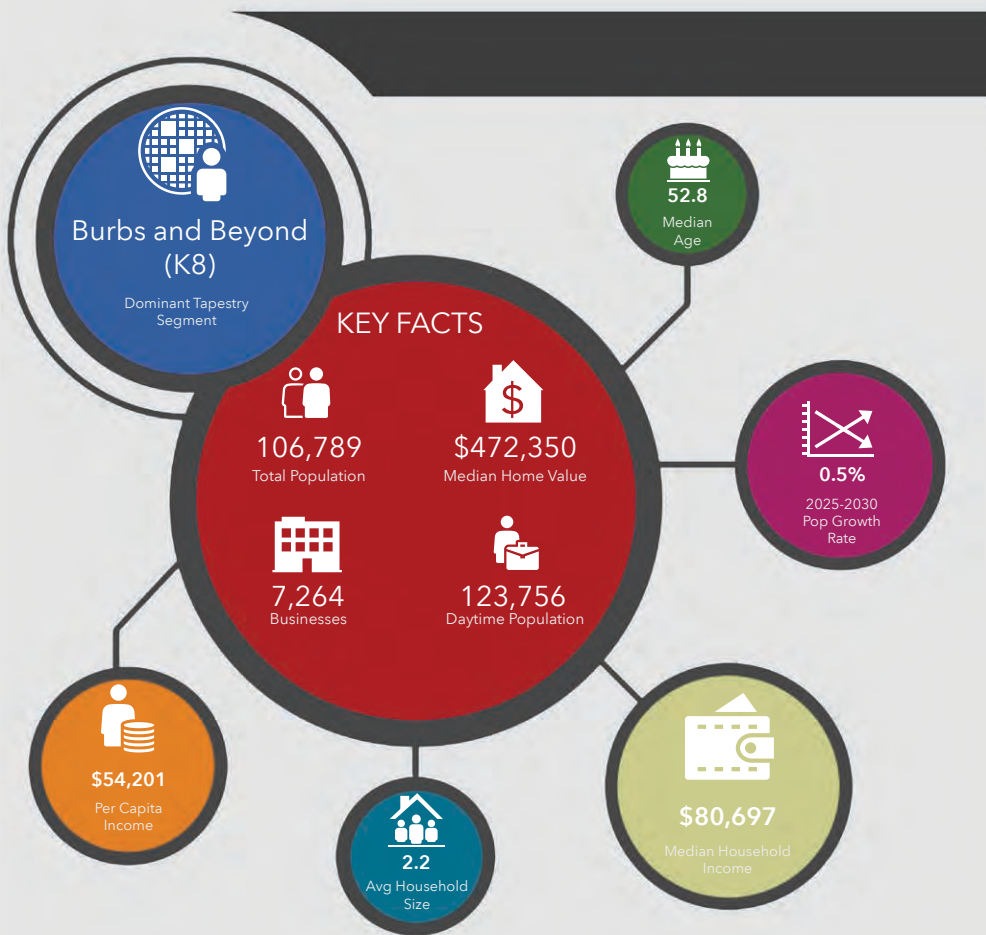
<https://www.thetravel.com/underrated-scenic-coastal-town-florida-stuart/>

10 Best Small Towns in America

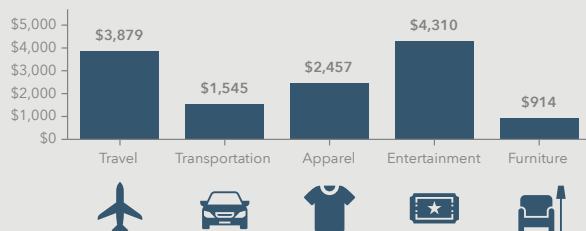
<https://10best.usatoday.com/interests/explore/best-small-towns-2024/>

<https://www.tcpalm.com/story/news/local/martin-county/2025/05/28/florida-best-beaches-for-summer-in-clearwater-destin-stuart-delray-beach/83884974007/>





KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE OPPORTUNITIES

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

Population

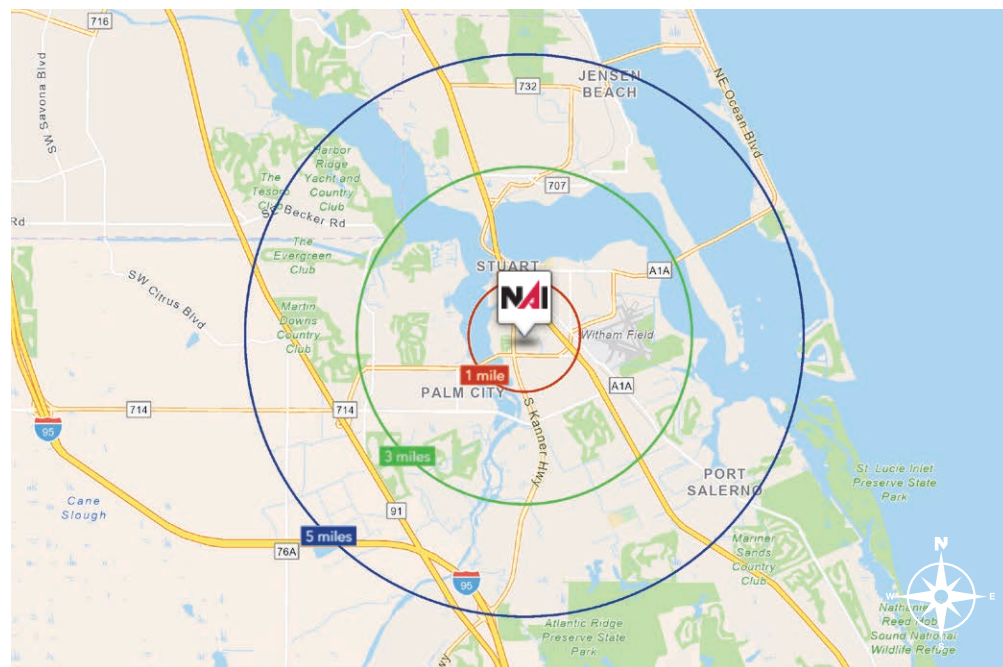
1 Mile:	8,503
3 Mile:	51,574
5 Mile:	106,789

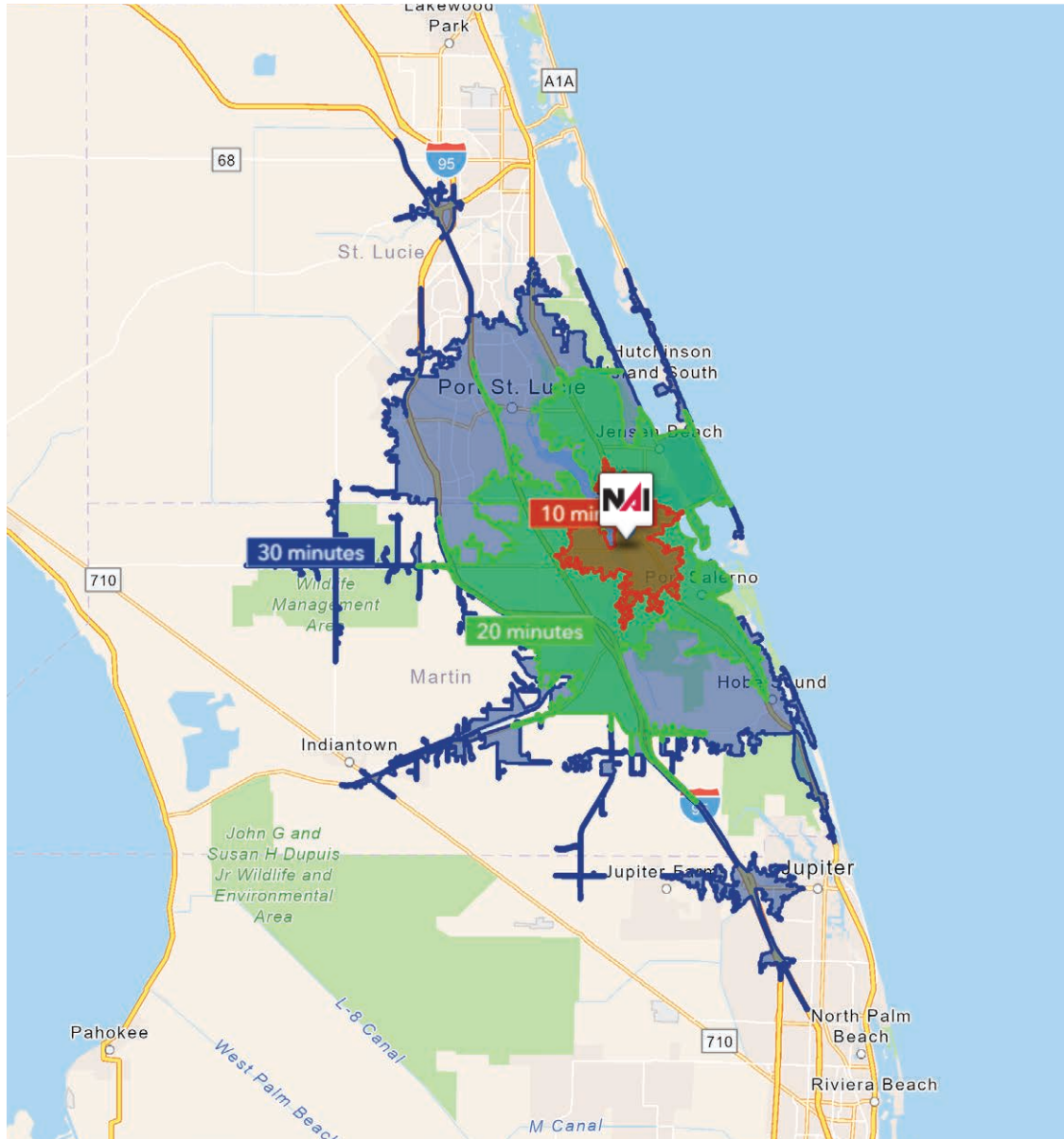
Average Household Income

1 Mile:	\$76,448
3 Mile:	\$107,912
5 Mile:	\$120,965

Median Age

1 Mile:	52.5
3 Mile:	52.0
5 Mile:	52.8





10 Minutes	20 Minutes	30 Minutes
37,985 2010 Population	141,088 2010 Population	293,006 2010 Population
43,541 2025 Population	165,259 2025 Population	368,250 2025 Population
0.36% 2025-2030 (Annual) Est. Population Growth	0.92% 2025-2030 (Annual) Est. Population Growth	1.66% 2025-2030 (Annual) Est. Population Growth
51.1 2025 Median Age	51.8 2025 Median Age	48.6 2025 Median Age
\$98,642 Average Household Income	\$113,303 Average Household Income	\$110,042 Average Household Income
46.5% Percentage with Associates Degree or Better	47.9% Percentage with Associates Degree or Better	44.9% Percentage with Associates Degree or Better
56.5% Percentage in White Collar Profession	60.7% Percentage in White Collar Profession	58.9% Percentage in White Collar Profession



City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

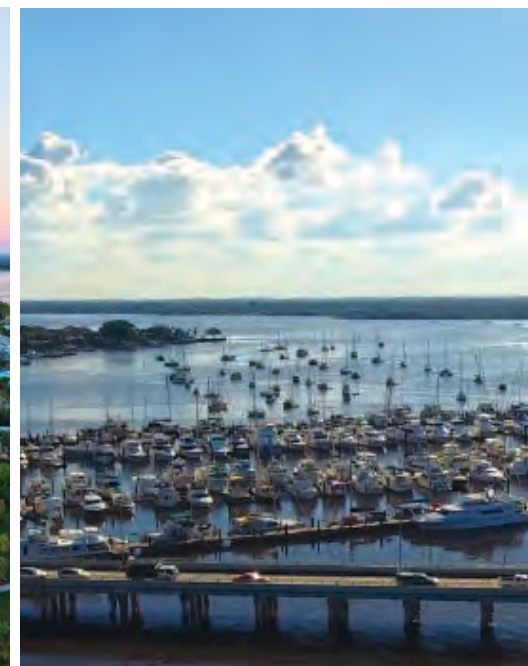
Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





Reid Armor
Senior Director
772-631-4248
reid@naisouthcoast.com

Turnkey Corporate Headquarters in Central Martin County
2110 SE Rays Way, Stuart, FL 34994

FOR SALE:
\$825,000