



FOR LEASE

■ 525 NW Lake Whitney Place

Suite 104

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

The 1,133 SF professional office suite offers an efficient layout featuring two private offices, a small waiting area, and a large private meeting/work area. The unit includes a standard office finish and buildout with a private entrance, restroom, and kitchenette, making it well-suited for a variety of professional or administrative uses.

OFFERING SUMMARY

Available Size: 1,133 SF
Zoning: Commercial Services
Utilities: St Lucie West Service District



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LEASE RATE

\$21 SF/yr (NNN)



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

525 NW LAKE WHITNEY PLACE

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LEASE RATE

\$21 SF/YR

Building Information

Available SF	1,133 SF
Construction Status	Existing
Condition	Excellent
Number Of Elevators	1
Construction Description	CBS
Building Class	A

Location Information

	Lake Whitney Campus
Street Address	525 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here for Permitted Uses](#)

Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0

Property Details

Property Type	Office - Medical/Professional
Property Subtype	Medical
Utilities	St Lucie West Service District
Maintenance	\$9.17 SF CAM

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.

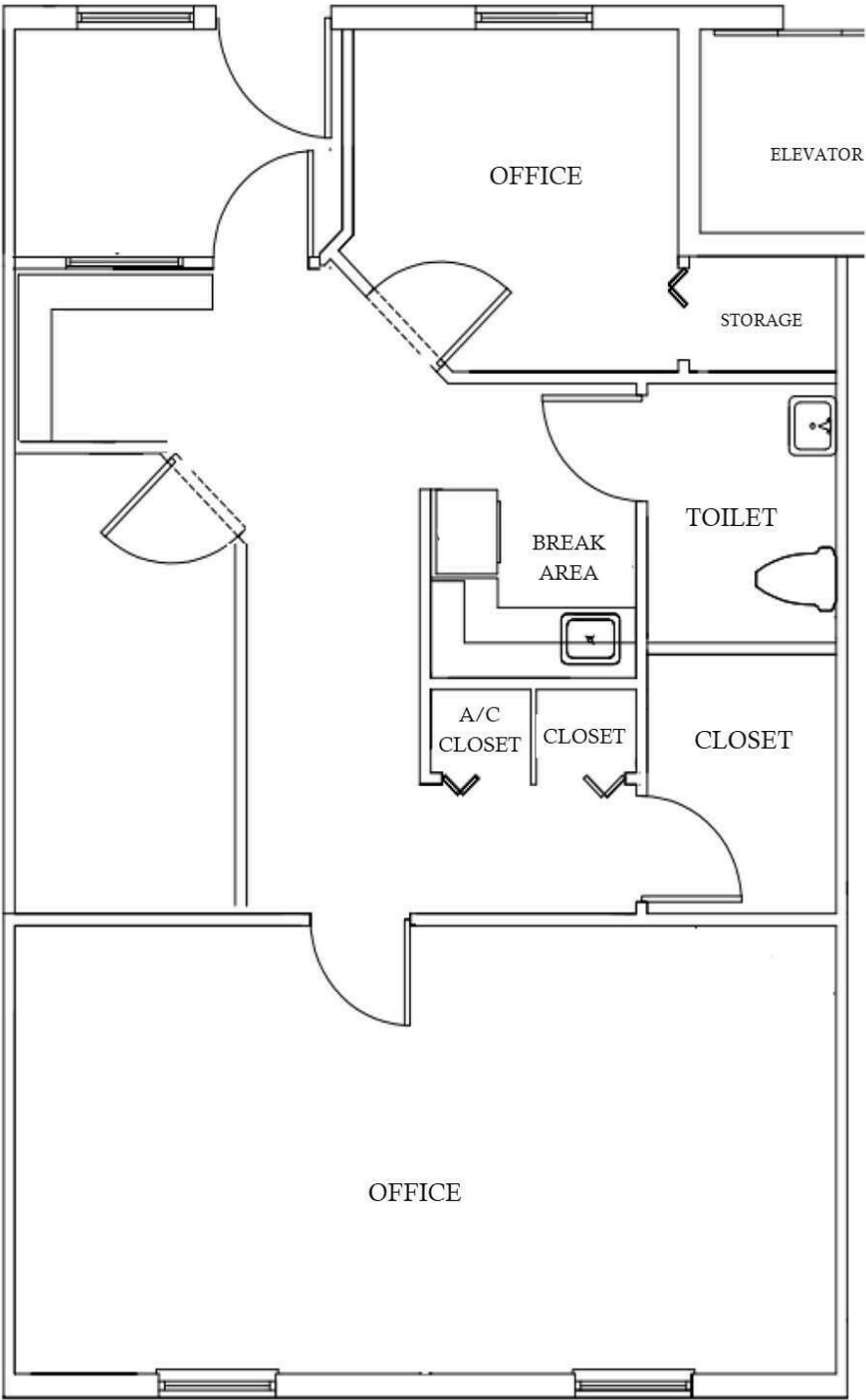
St Lucie County's population and workforce, on average, is younger, more diverse, and twice the size of any other county comprising Florida's Research coast. Population growth in St Lucie county is expected to be close to half a million by the year 2030. With its impressive growth, St Lucie and the Research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



Suite 104 Floor Plan

525 NW LAKE WHITNEY PLACE

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SPACE OVERVIEW

1,133 SF

Professional office suite

OFFICE LAYOUT

- 3 private offices
- Dedicated staff work area
- Separate waiting area

SUITE FEATURES

- Break area with sink and refrigerator
- Two private restrooms
- Dedicated storage room
- Two closets plus A/C closet

ACCESS

- Hallway entry
- Elevator adjacent to suite

PLAN NOTES

Information is reproduced from attached original unit architectural floor plan.

FLOOR PLAN

Site Plans

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St. Lucie West Retailer Map

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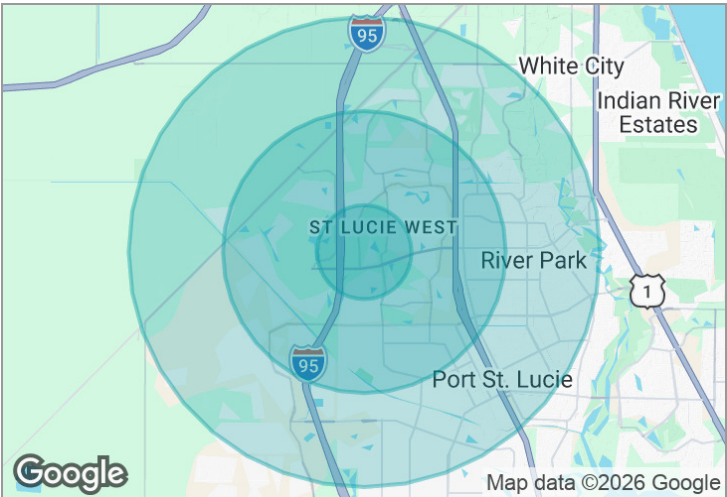
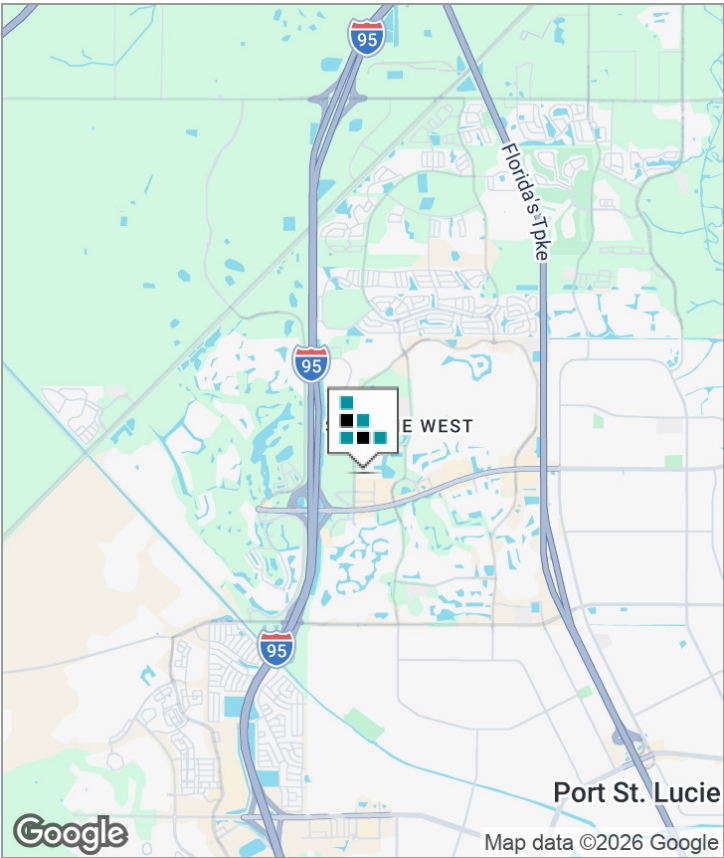
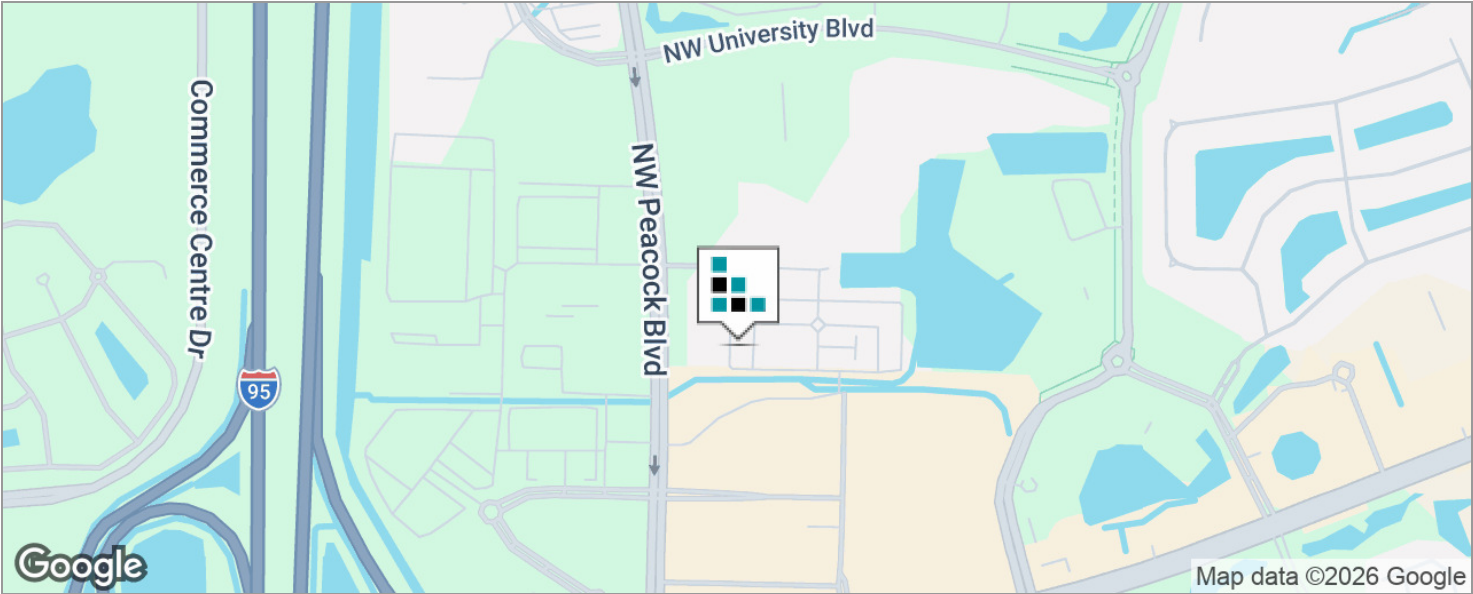


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Demographics Map

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,013	36,672	95,284
Total Households	1,690	14,103	34,651
Average HH Income	\$64,706	\$65,086	\$63,982
Average Age	48.9	43.7	40.6

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Disclaimer

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