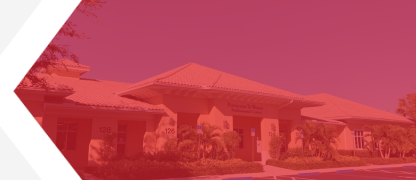


CHAMBER COURT PROFESSIONAL CENTER

120-128 SW CHAMBER COURT, PORT SAINT LUCIE, FL 34986



Office Building For Lease



LOCATION DESCRIPTION

Located just east of I-95, off of St. Lucie West Blvd. Local access to numerous nearby amenities. Excellent access to I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

- 14,748 SF single-story office building
- All hurricane impact glass windows and doors
- Extremely well maintained by local ownership
- 4,020 SF of high quality medical office space immediately available - see attached floor plan
- 24/7 direct access to your suite
- Electric separately metered
- Parking ratio of 4 per 1,000 SF

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	4,020 SF
Lot Size:	1.7 Acres
Building Size:	14,748 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 120	\$22.00 SF/yr	4,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,931	16,029	37,676
Total Population	4,580	42,735	103,954
Average HH Income	\$62,997	\$64,073	\$63,836



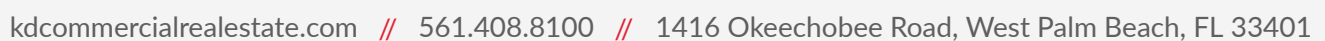
Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

David W. Knott
561.662.5758
dknott@kdcre.com

This is a detailed architectural floor plan of the 10th floor of the New York City Police Department. The plan shows a complex arrangement of rooms and a central corridor system. Key areas include:

- Offices:** Several offices are labeled, including the "MANAGER'S OFFICE", "CHIEF OF POLICE", "DEPUTY CHIEF OF POLICE", "DEPUTY CHIEF OF DEPARTMENT", "DEPUTY CHIEF OF BUREAU", "DEPUTY CHIEF OF DIVISION", "DEPUTY CHIEF OF SQUAD", "DEPUTY CHIEF OF PLATOON", "DEPUTY CHIEF OF COMPANY", "DEPUTY CHIEF OF BATTAL", "DEPUTY CHIEF OF SQUAD", "DEPUTY CHIEF OF PLATOON", "DEPUTY CHIEF OF COMPANY", "DEPUTY CHIEF OF BATTAL".
- Common Areas:** A "BREAK ROOM" is located in the center of the floor, and a "MESS STATION" is situated near the top. There are also several "REST ROOMS" and "TOILETS".
- Hallways:** A central "HALLWAY" runs through the middle of the floor, with numerous smaller hallways branching off to connect the various rooms.
- Other Features:** The plan includes numerous dimensions for rooms and corridors, as well as symbols for doors, windows, and furniture. There are also several "ELEVATOR" shafts and "STAIRWELL" areas.

The drawing is a technical architectural plan, likely created using a computer-aided design (CAD) program, given the precision of the lines and the inclusion of alphanumeric labels for each room and feature.

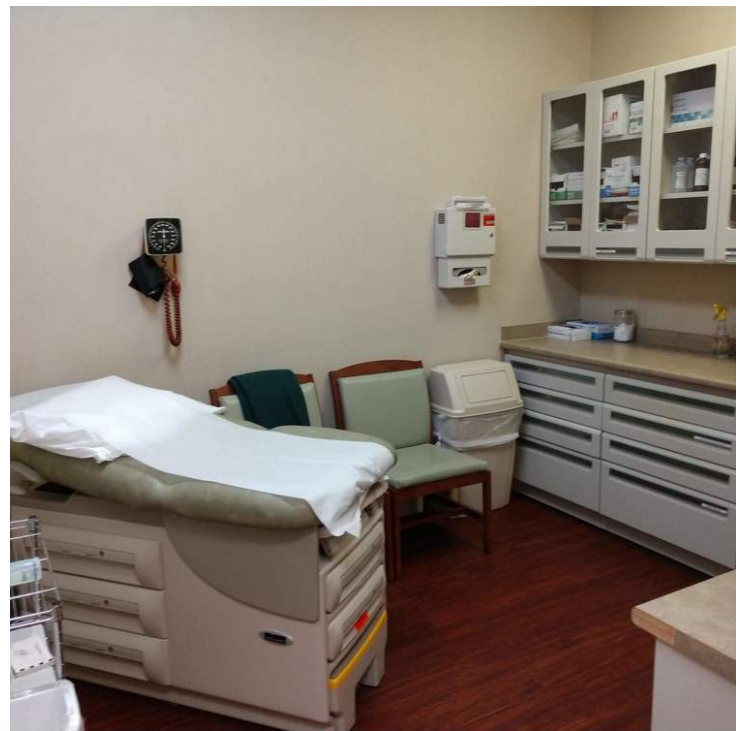


CHAMBER COURT PROFESSIONAL CENTER

120-128 SW CHAMBER COURT, PORT SAINT LUCIE, FL 34986



Photos



KD COMMERCIAL
REAL ESTATE

Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

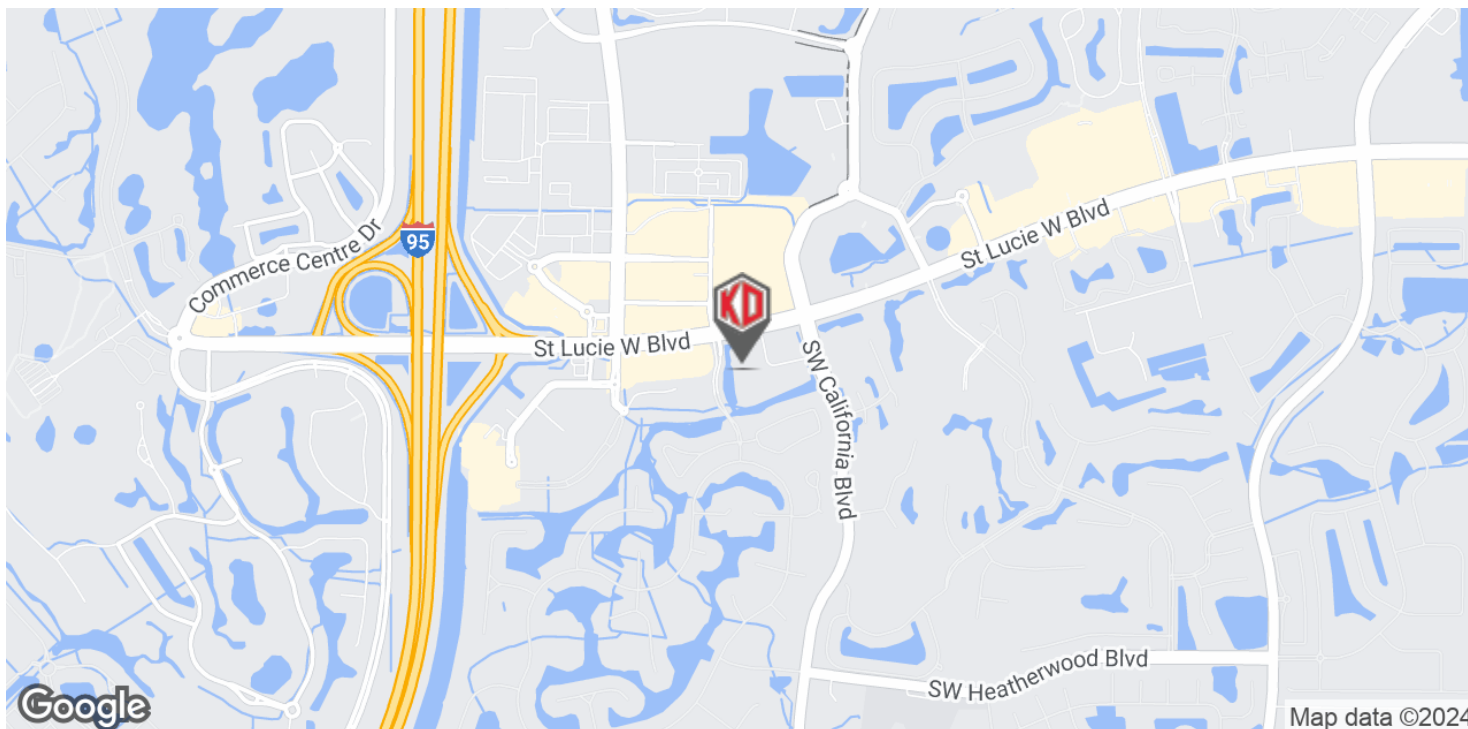
David W. Knott
561.662.5758
dknott@kdcre.com

CHAMBER COURT PROFESSIONAL CENTER

120-128 SW CHAMBER COURT, PORT SAINT LUCIE, FL 34986



Location



KD COMMERCIAL
REAL ESTATE

Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

David W. Knott
561.662.5758
dknott@kdcre.com

No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and is submitted subject to errors, omissions, change of terms or conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Additionally, no representation is made as to the condition of the property in question.