

FOR LEASE

579 NW Lake Whitney Place

Port St. Lucie, FL 34986

■ Lake Whitney Campus - 579



PROPERTY OVERVIEW

Spaces are professional medical office in design, each with its own unique floor plan (see attached floor plans for more information).

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 and Fort Pierce.

OFFERING SUMMARY

Building Size:	6,237 SF
Available Size:	
Zoning:	Commercial Services
Utilities:	St Lucie West Service District

LEASE RATE

N/A

Property Details

LAKE WHITNEY CAMPUS - 579

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LEASE RATE

N/A

Building Information

Building Size	6,237 SF
Tenancy	Multiple
Year Built	2015
Gross Leasable Area	3,086 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Construction Description	CBS
Building Class	A
Number Of Floors	1

Location Information

Building Name	Lake Whitney Campus - 579
Street Address	579 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

Location Overview

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Utilities & Amenities

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0

Property Details

Property Type	Office - Medical/Professional
Property Subtype	Medical
Lot Size	15 Acres
APN#	3325-600-0018-000-8 3326-504-0061-000-2 3325-505-0019-000-6
Corner Property	Yes
Waterfront	Yes
Utilities	St Lucie West Service District
Maintenance	\$6.50 SF CAM

Zoning / Land Use Details

Zoning	Commercial Services
Land Use	-
Permitted Use	See Below

[Click Here for Permitted Uses](#)



Available Spaces

LAKE WHITNEY CAMPUS - 579

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LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
579 - 101	-	3,086 SF	NNN	\$18.00 SF/yr	-
579 - 103	-	1,855 SF	NNN	\$16.00 SF/yr	-

Building Location

LAKE WHITNEY CAMPUS - 579

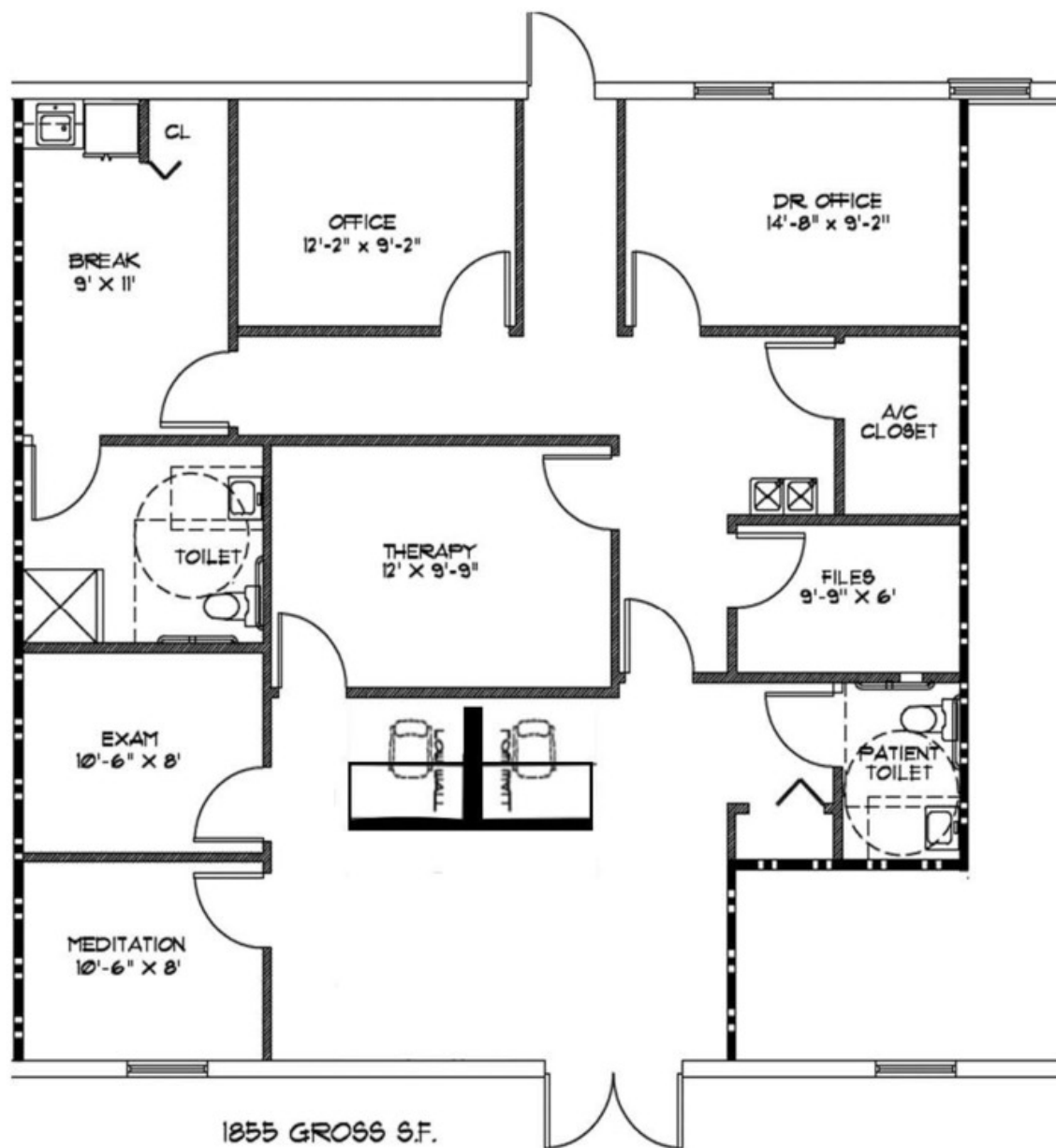
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Floor Plan _Unit 103

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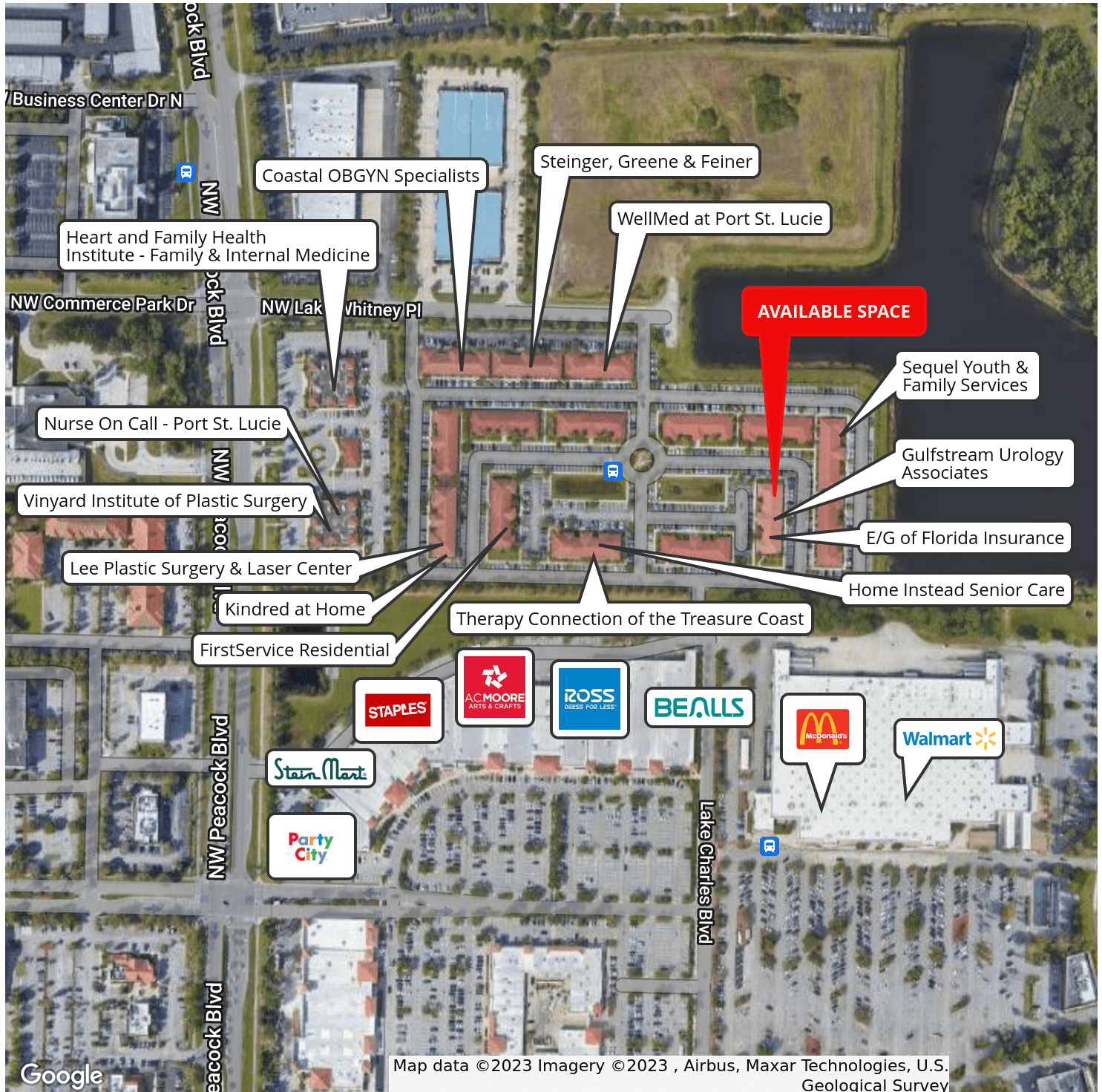
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Business Map - Lake Whitney Area

LAKE WHITNEY CAMPUS - 579

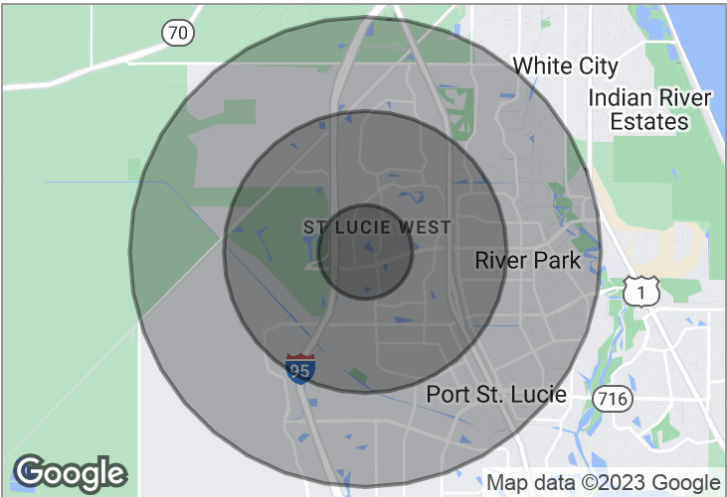
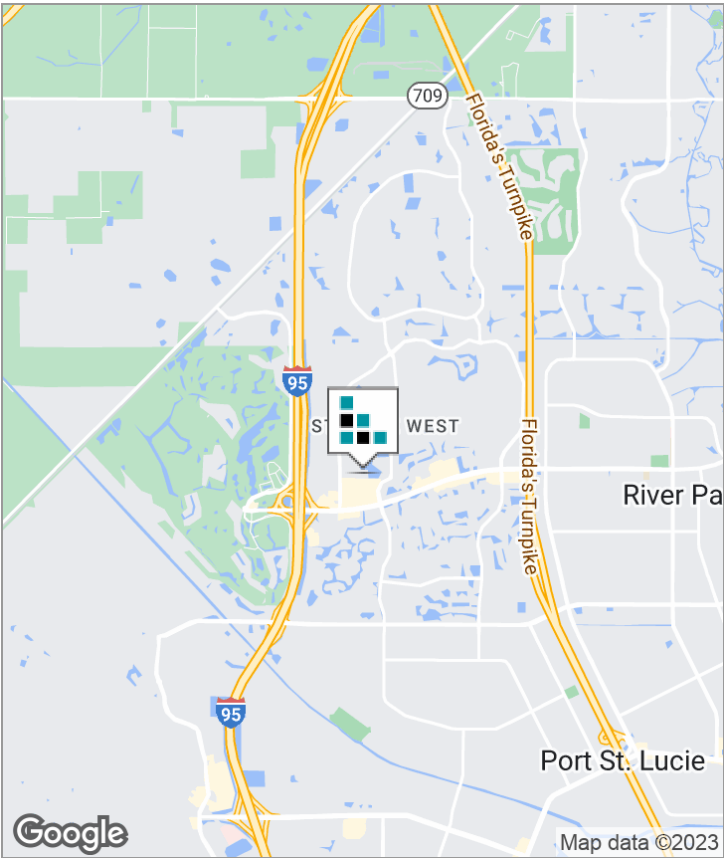
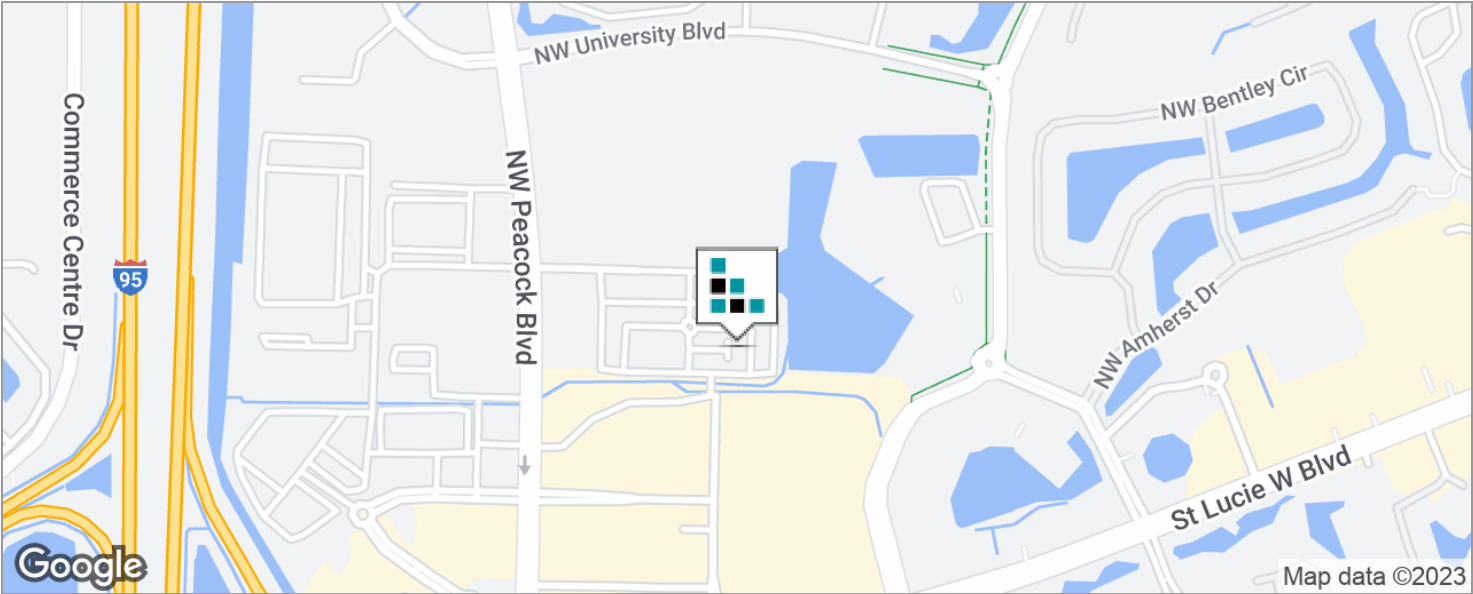
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Demographics Map

LAKE WHITNEY CAMPUS - 579

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DEMOGRAPHICS

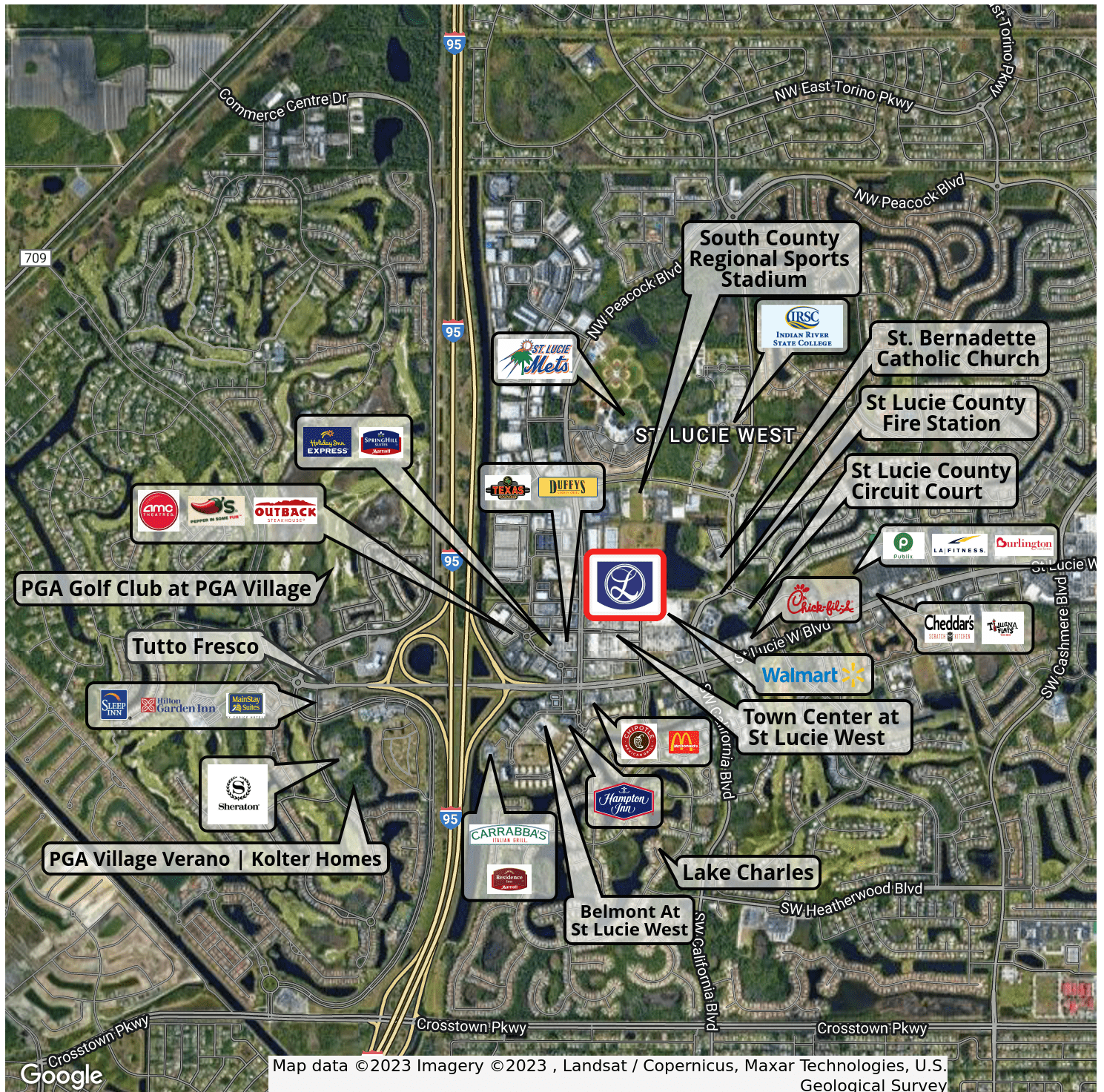
	1 MILE	3 MILES	5 MILES
Total Population	4,223	37,831	96,478
Total Households	1,779	14,532	35,095
Average HH Income	\$64,026	\$64,745	\$63,772
Average Age	48.9	43.6	40.6

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Retailer Map - SLW @ I-95

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Disclaimer

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