



# FOR LEASE

## ■ 1860 SW Fountainview Blvd.

1860 SW Fountainview Blvd.

Port Saint Lucie, FL 34986

### PROPERTY OVERVIEW

Westview Plaza II is a three-story professional, fiber equipped Class "A" office building with NO DEED RESTRICTIONS against real estate, title uses. It offers turn-key office space ranging from 2,000 to 15,000 square feet with 24/7 key card access security system. This building has hurricane impact resistant glass on all windows and exterior doors, as well as individually controlled heating/air conditioning systems. Building directory that identifies occupants, and opportunities for on-building signage fronting Interstate 95. Full time maintenance manager on site. Generous on-site parking (4 per 1,000 SF), with high intensity security lighting.

### LOCATION OVERVIEW

Westview II is conveniently located in the heart of St Lucie West's retail, restaurant and entertainment district, with close proximity to several major hospitals. The property is well-located with unparalleled visibility and access to I-95 (exit 121) and only minutes from the Florida Turnpike (exit 142). This is an excellent branding opportunity adjacent to I-95 with 77,000 vehicles passing per day.

### PROPERTY VIDEO

### LEASE RATE

\$22.00 - 22.50 SF/yr (NNN)



**CHRISTINE M. SKURKA**

VICE PRESIDENT/BROKER

Mobile 772.359.7199

skurka@slccommercial.com

772.220.4096 | [slccommercial.com](http://slccommercial.com)



**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

WESTVIEW II

FOR LEASE

## LEASE RATE

\$22 - \$22.50 SF NNN

### Building Information

Building Size	45,510 SF
Tenancy	Multiple
Year Built	2006
Last Renovated	2018
Available GLA	6,435 SF
Construction Status	Existing
Number Of Elevators	2
Restrooms	2 on each floor
Building Class	A
Number Of Floors	3
Number Of Buildings	1

### Location Information

Building Name	Westview II
Street Address	1860 SW Fountainview Blvd.
City, State, Zip	Port Saint Lucie, FL 34986
County/Township	Saint Lucie
Cross Streets	St Lucie West Blvd
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 95
Nearest Airport	St Lucie County International or West Palm Beach International

### Zoning / Land Use Details

Zoning	PUD, City of Port St Lucie
Permitted Use	See Below

### Utilities & Amenities

Handicap Access	Yes
Number Of Elevators	2
Cable	Yes
Telephone	Yes
Electricity	Florida Power & Light

### Parking & Transportation

Parking Type	Surface
Parking Ratio (Per 1000 SF)	4.0

### Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	3 Acres
Lot Frontage	286 FT
Lot Depth	335 FT
Traffic Count	77,000 AADT
Traffic Count Street	I-95

[Click Here for Permitted Uses](#)





# Available Spaces

WESTVIEW II

FOR LEASE



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,988 - 3,207 SF	Lease Rate:	\$22.00 - \$22.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 315 - COMING SOON - December 1st	Available	1,988 SF	NNN	\$22.50 SF/yr
■ Suite 320	Available	3,207 SF	NNN	\$22.00 SF/yr



# Additional Photos

WESTVIEW II

FOR LEASE





# Additional Photos

WESTVIEW II

FOR LEASE





# Additional Photos

WESTVIEW II

## FOR LEASE





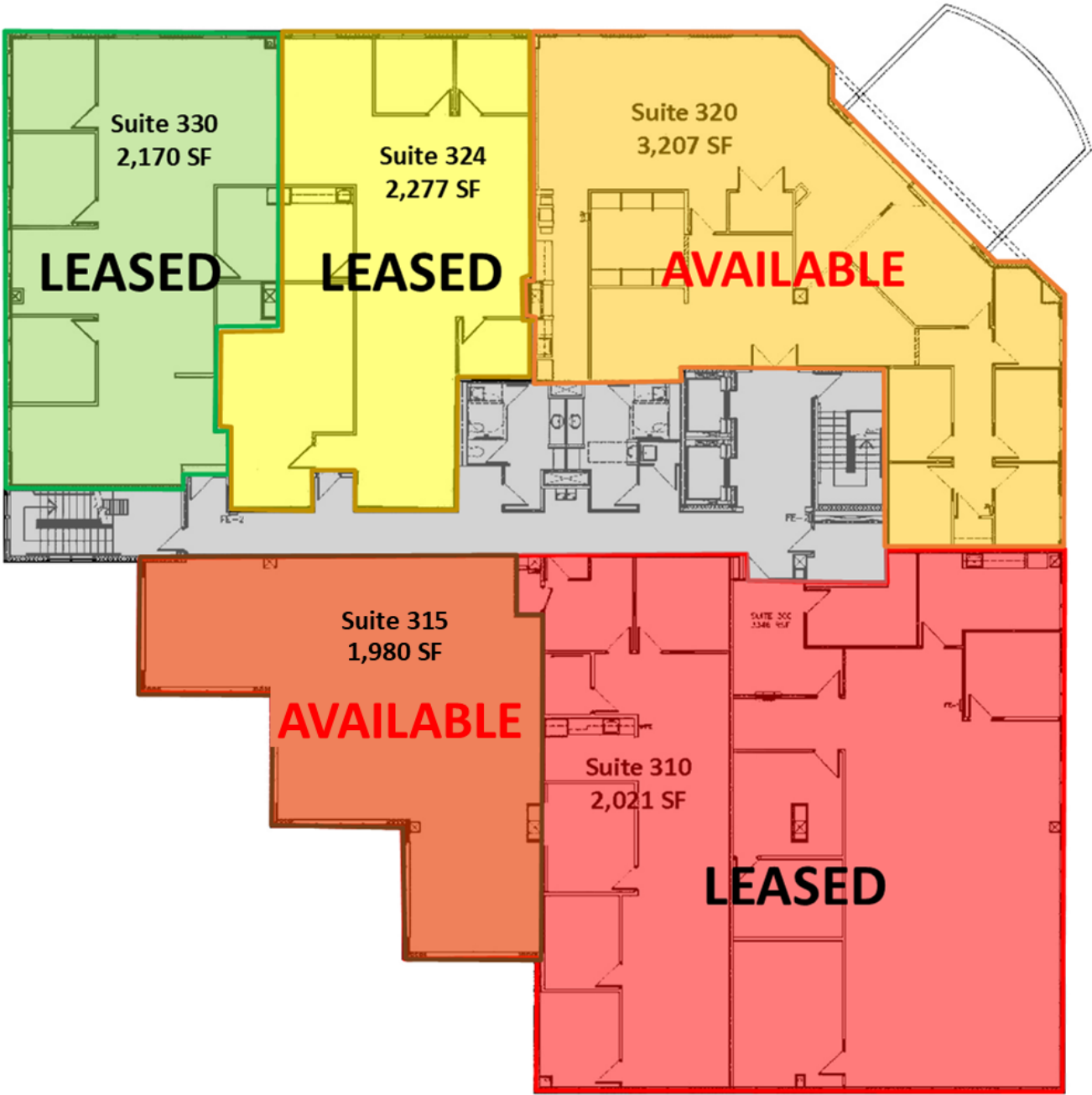
# Additional Photos

WESTVIEW II

FOR LEASE







Floor Plan - Third Floor

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.



## WESTVIEW II

[illegible]

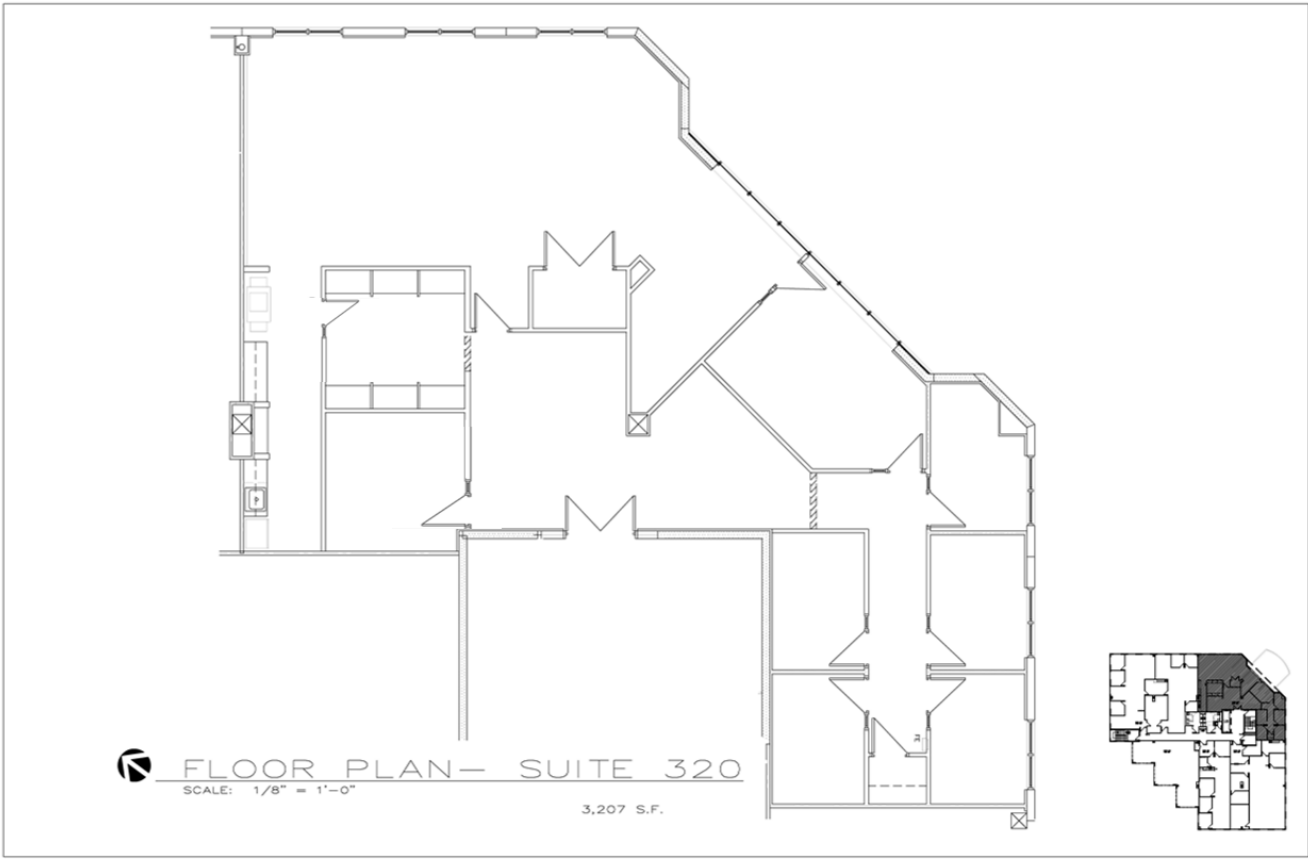
1988 Sq. Ft.

# Floor Plans - 320

WESTVIEW II



FOR LEASE



ASSET SPECIALISTS, INC  
3710 BUCKEYE STREET #100  
PALM BEACH GARDENS, FLORIDA

WESTVIEW PLAZA II  
1860 SW FOUNTAINVIEW BLVD  
PORT ST. LUCIE, FLORIDA, 34986

3

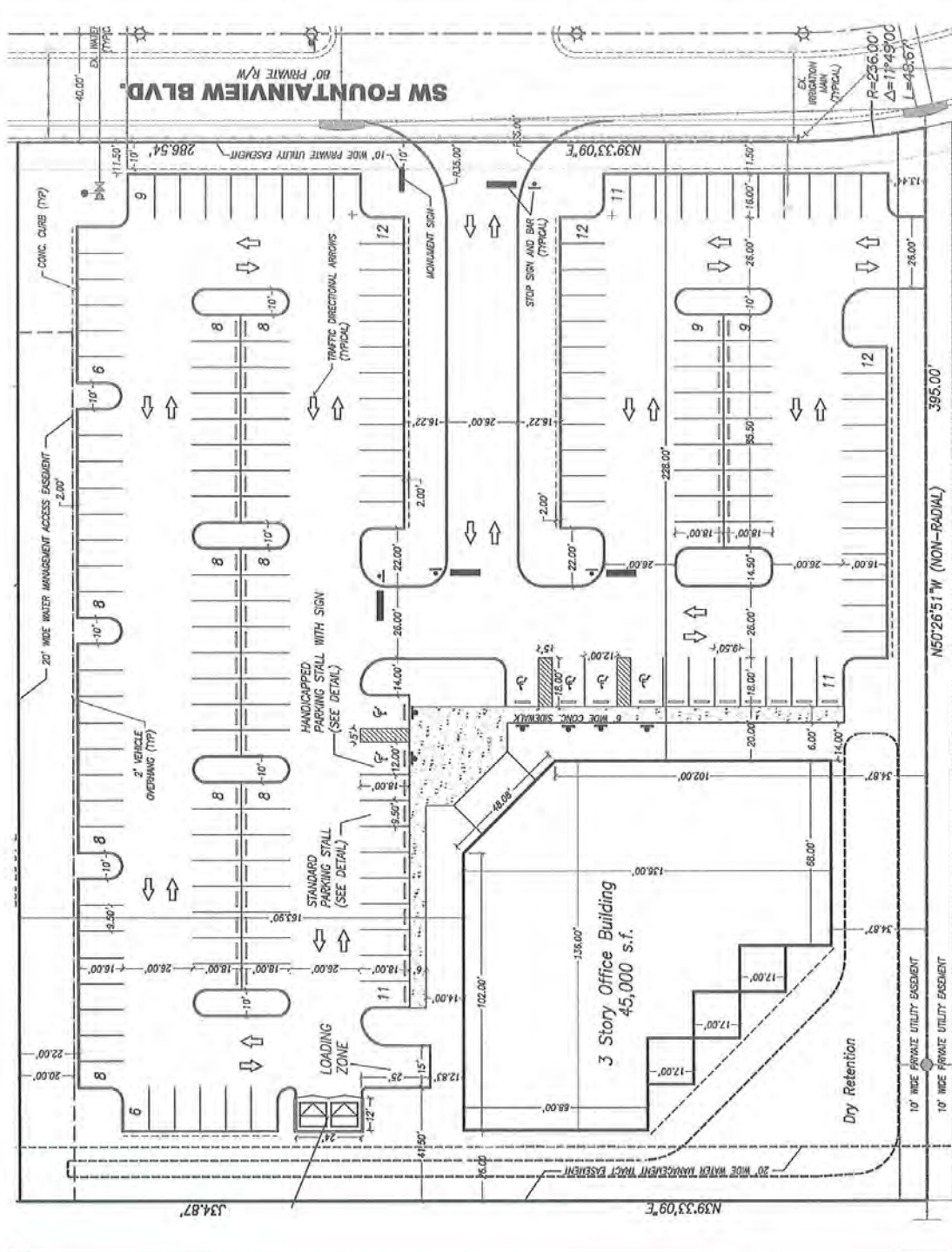
The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property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



# Site Plan

WESTVIEW II

FOR LEASE

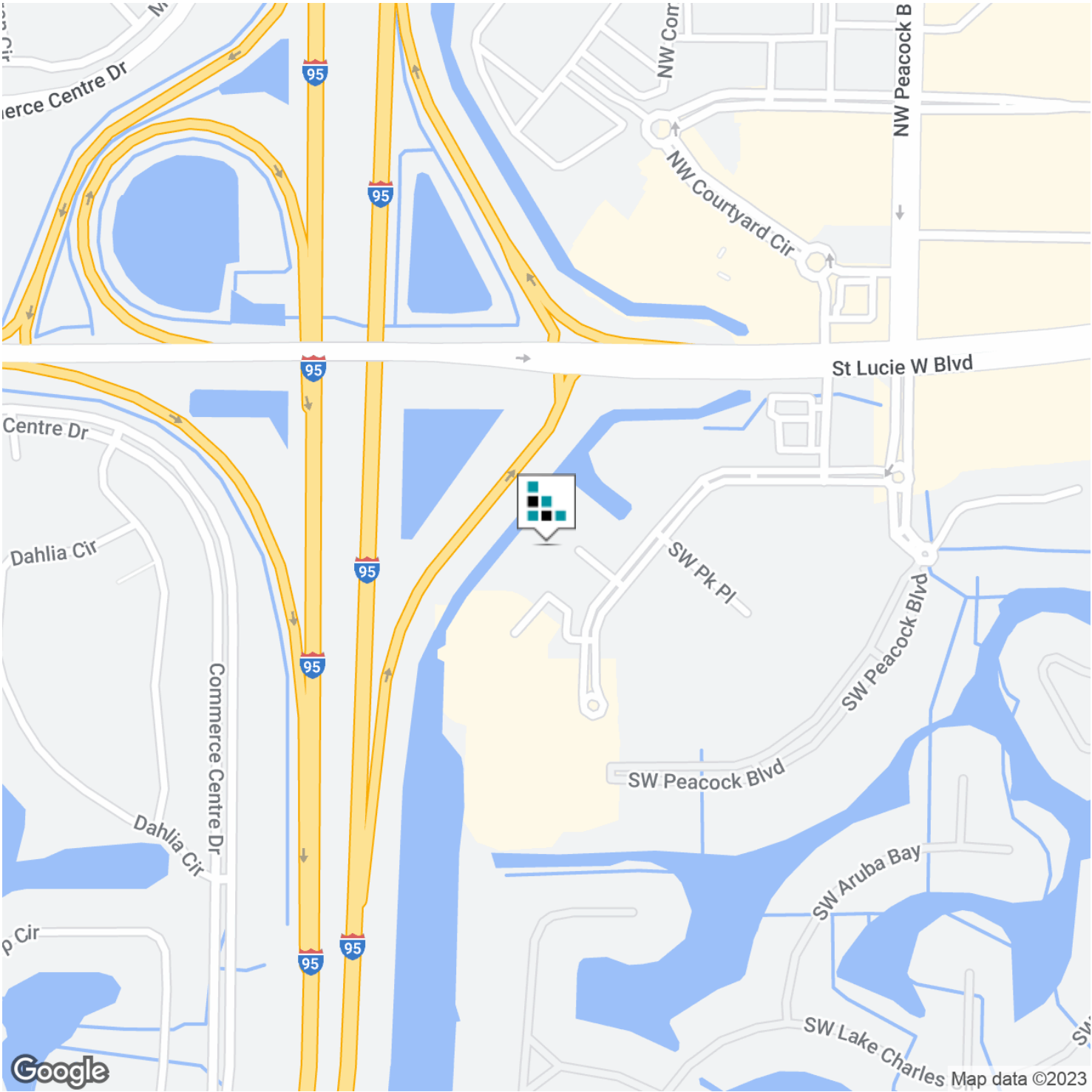




# Location Map

WESTVIEW II

FOR LEASE



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.





TRAFFIC COUNT PROFILE

Street:	Closet Cross-Street:	Year Of Count:	Count:
St Lucie Blvd	I-95	2021	14,500
NW St. Lucie West Blvd	NW Peacock Blvd	2021	48,500



# Retailer Map

WESTVIEW II

FOR LEASE





# Demographics Map & Report

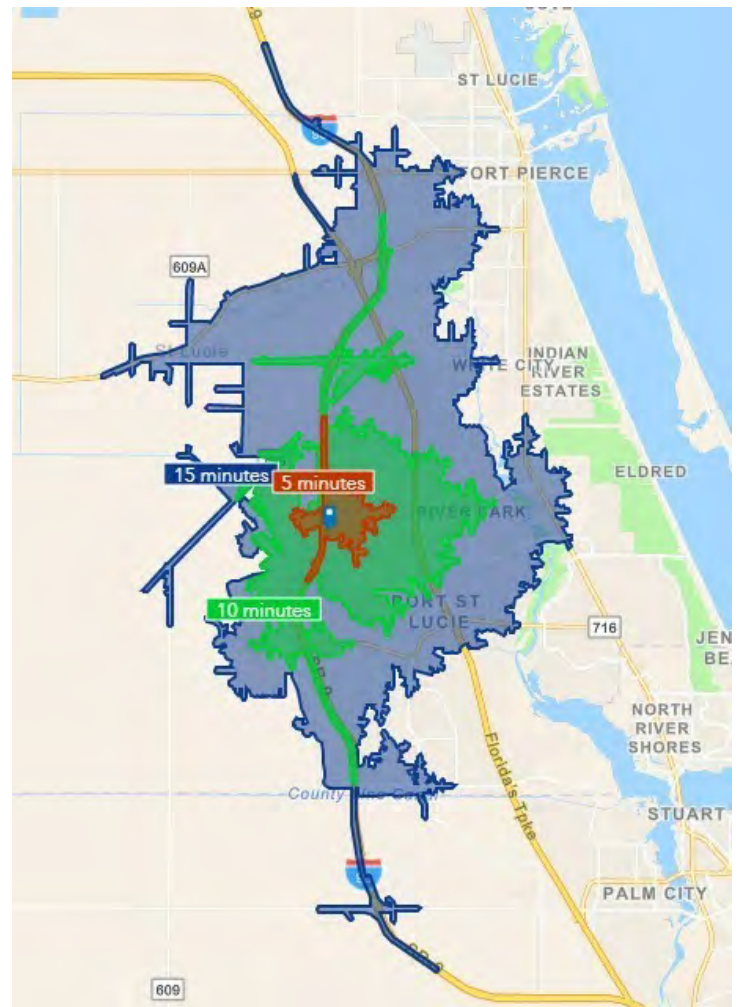
WESTVIEW II

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,202	34,234	92,815
Average Age	49.1	43.6	40.4
Average Age (Male)	47.2	42.3	38.9
Average Age (Female)	50.1	44.4	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,346	13,025	33,656
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$68,203	\$66,604	\$64,927
Average House Value	\$262,213	\$259,019	\$244,430

\* Demographic data derived from 2020 ACS - US Census





# Disclaimer

## WESTVIEW II

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

