

1,800 SF Professional Office Sublease

2081 SE Ocean Blvd, Stuart, FL 34996

NAI Southcoast



St. Lucie River

SE OCEAN BLVD



Presented by

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FOR LEASE:

\$25.00/SF Gross

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Property Details

- Address: 2081 SE Ocean Blvd, Stuart, FL 34996
- Square Footage: 1,800 SF
- Zoning: B-2 Business General
- Year Built: 1983
- Lease Price: \$25.00/SF Gross
- Office share/sublet, partial sublet, or executive office space. Beautiful office setup with shared conference room and break room. Willing to negotiate and structure various arrangements based on specific needs that are mutually beneficial to an interested party.

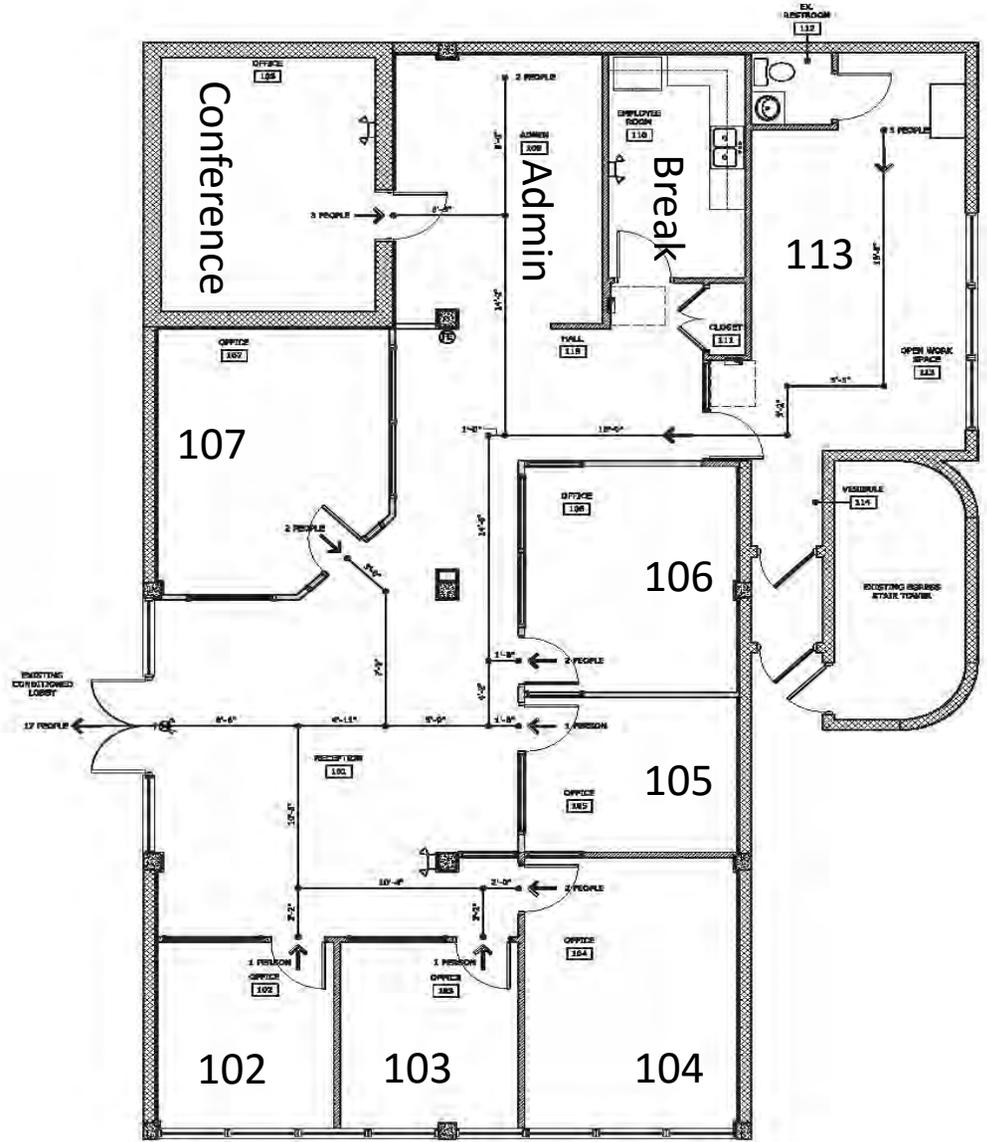
Property Overview

An opportunity that won't soon come again, this is your shot to occupy 1,800 SF on the first floor of one of Stuart's landmark buildings in the downtown corridor.

Perfect for a law firm, accountant, insurance agency, real estate broker, title company, and a wide variety of many other professional/medical office users who will benefit from the building's high visibility and prestigious location.

Not only are the views and finishes beautiful, but the space is also highly functional and includes an open floor plan plus private offices.

Join Raymond James, Regional Osteoporosis Center, and N2 Architecture & Design. This unit is a must see for anyone looking for the best space in a prime location.



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Smithfield Plaza

CHASE

The UPS Store

THE FRESH MARKET

W

Highlights

- Generous private offices
- Open floor plan, new design
- Flexible size
- Welcoming interior
- Reception/waiting areas
- First floor direct from lobby

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SE OCEAN BLVD

Location Overview

Highly visible along the signalized intersection of SE Ocean Blvd and SE Monterey Rd, this building benefits from its close proximity to Cleveland Clinic, Martin County Courthouse, Witham Field Airport, Downtown Stuart, affluent residential subdivisions, and surrounding retailers include Walgreens, Chase Bank, The Fresh Market, Dunkin Donuts, Subway, UPS, and many others. Easy access to US 1, Kanner Hwy, & I-95 via Monterey.

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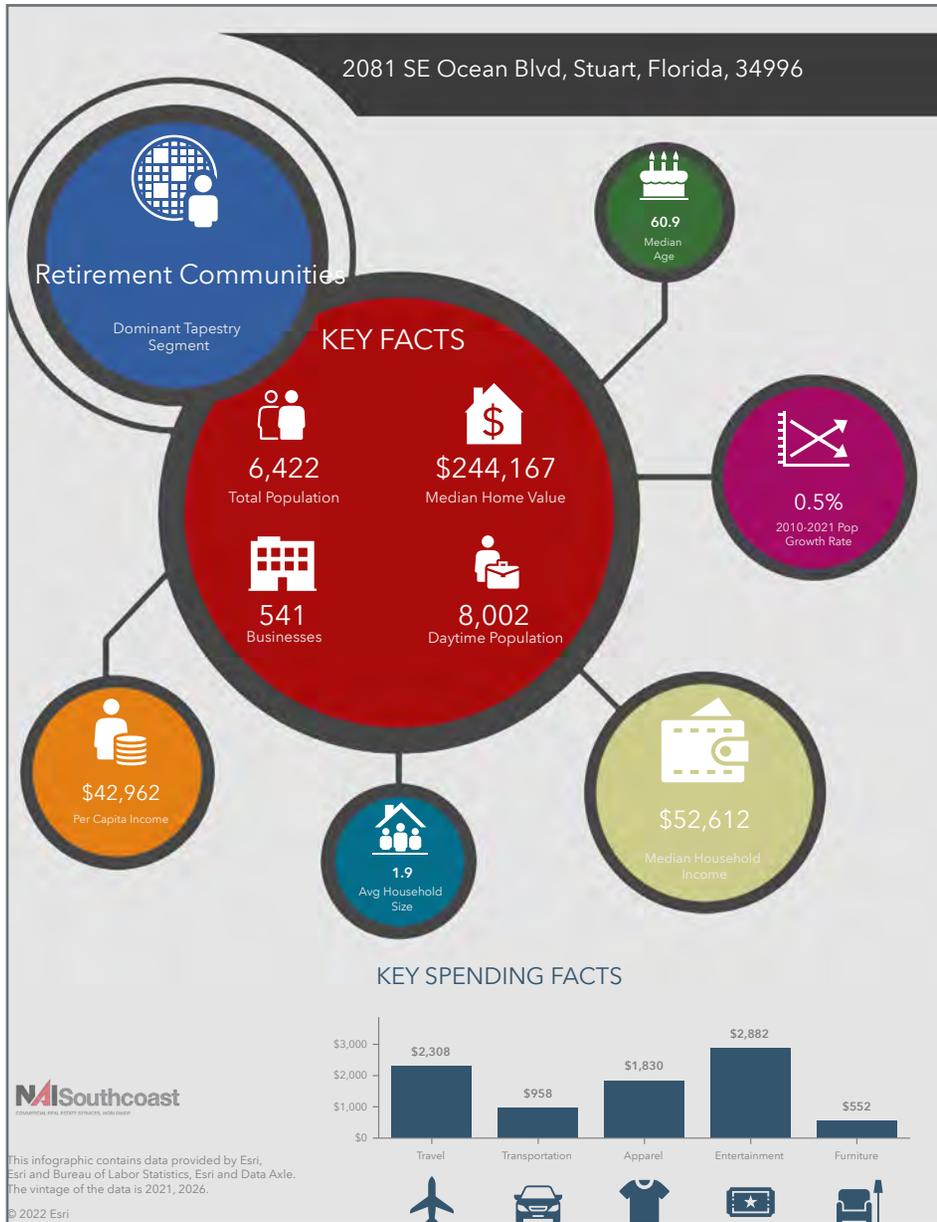
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2021 Demographics



Population

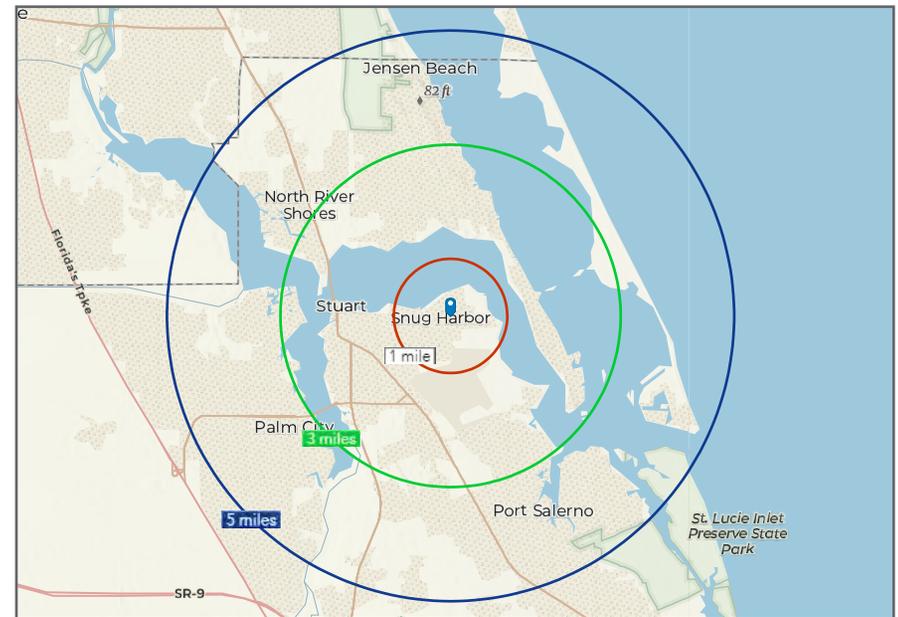
- 1 Mile: 6,422
- 3 Mile: 38,516
- 5 Mile: 94,595

Average Household Income

- 1 Mile: \$81,503
- 3 Mile: \$86,360
- 5 Mile: \$94,648

Median Age

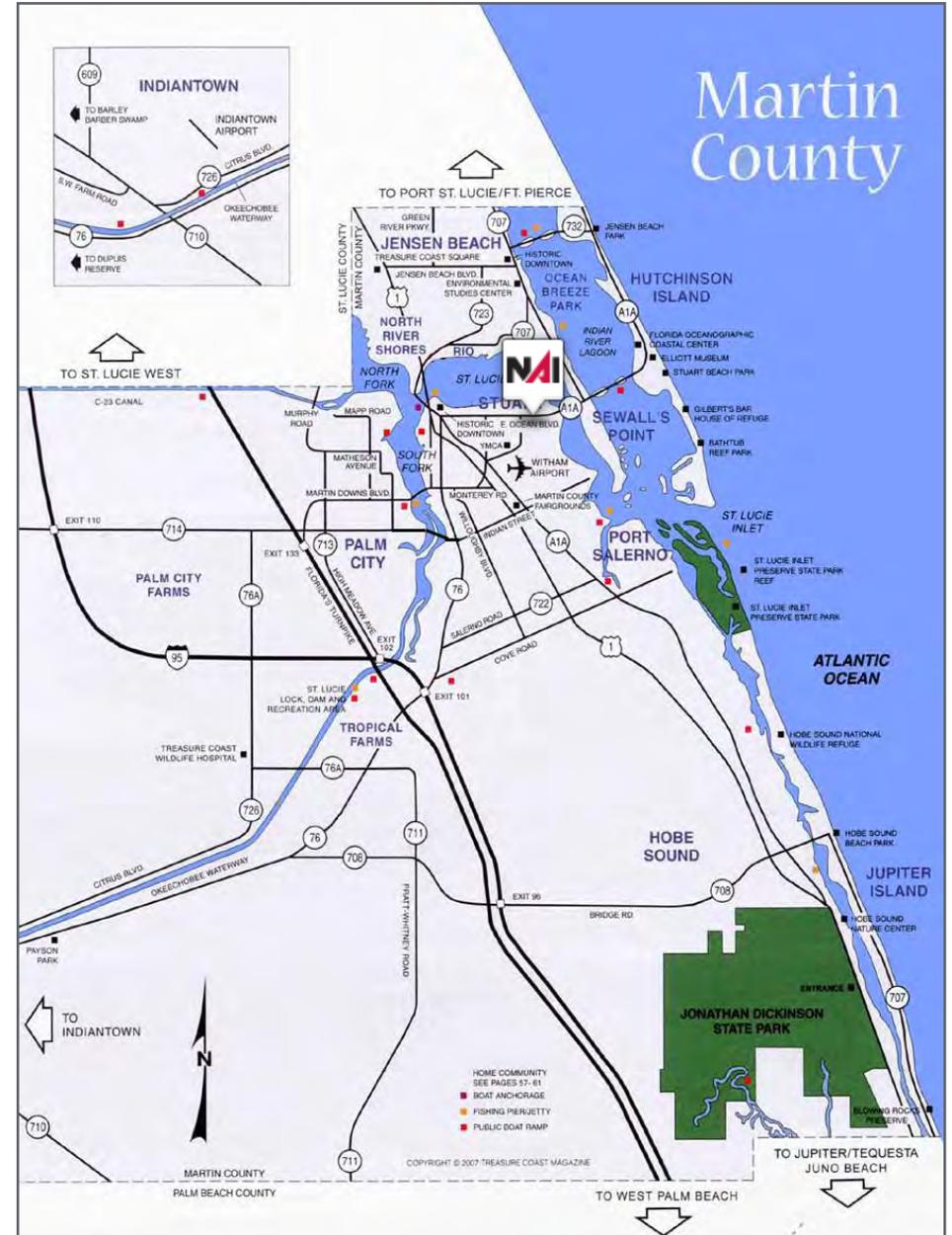
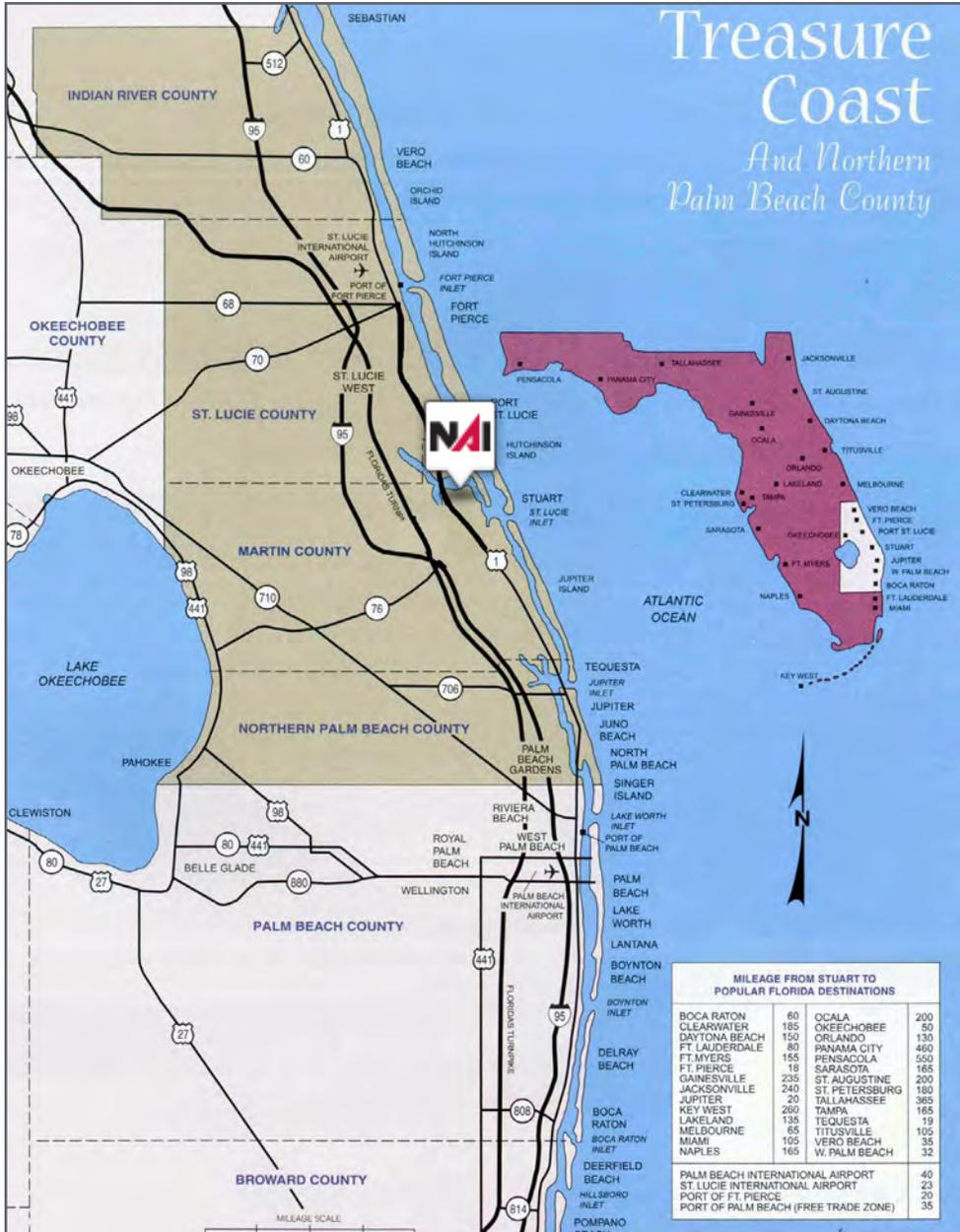
- 1 Mile: 60.9
- 3 Mile: 52.5
- 5 Mile: 53.9



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Area Maps



City Overview

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 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, 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. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambiance, lined with shops and restaurants.

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 is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

About NAI Southcoast



Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies client's objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment in order to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintain a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.

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