



# FOR LEASE

## ■ 525 NW Lake Whitney Place

525 NW Lake Whitney Place

Port St. Lucie, FL 34986

### PROPERTY OVERVIEW

Spaces are professional/medical office in design, each with its own unique floor plan (see attached floor plans for more information). The floor plan includes a reception/waiting area, 3 private offices, open conference room, kitchenette, restroom and plenty of storage.

### 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.

### OFFERING SUMMARY

Building Size:	16,836 SF
Available Size:	1165 + 1,133 SF
Zoning:	Commercial Services
Maintenance:	CAM - \$8.27/SF

LEASE RATE

\$18.50 SF/YR/(NNN)



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**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

LAKE WHITNEY CAMPUS

## FOR LEASE

### LEASE RATE

\$18.50 SF/YR/NNN

### Building Information

Building Size	16,836 SF
Tenancy	Multiple
Year Built	2007
Gross Leasable Area	2,298 SF
Construction Status	Existing
Condition	Excellent
Number Of Elevators	1
Construction Description	CBS
Building Class	A
Number Of Floors	2

### Location Information

Building Name	525 NW Lake Whitney Place
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

### Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0

### Property Details

Property Type	Office - Medical/Professional
Property Subtype	Professional Office
Utilities	St Lucie West Service District
Maintenance	\$8.27 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.





# Lease Spaces

## LAKE WHITNEY CAMPUS

# FOR LEASE



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,298 SF	Lease Rate:	\$18.50 SF/yr

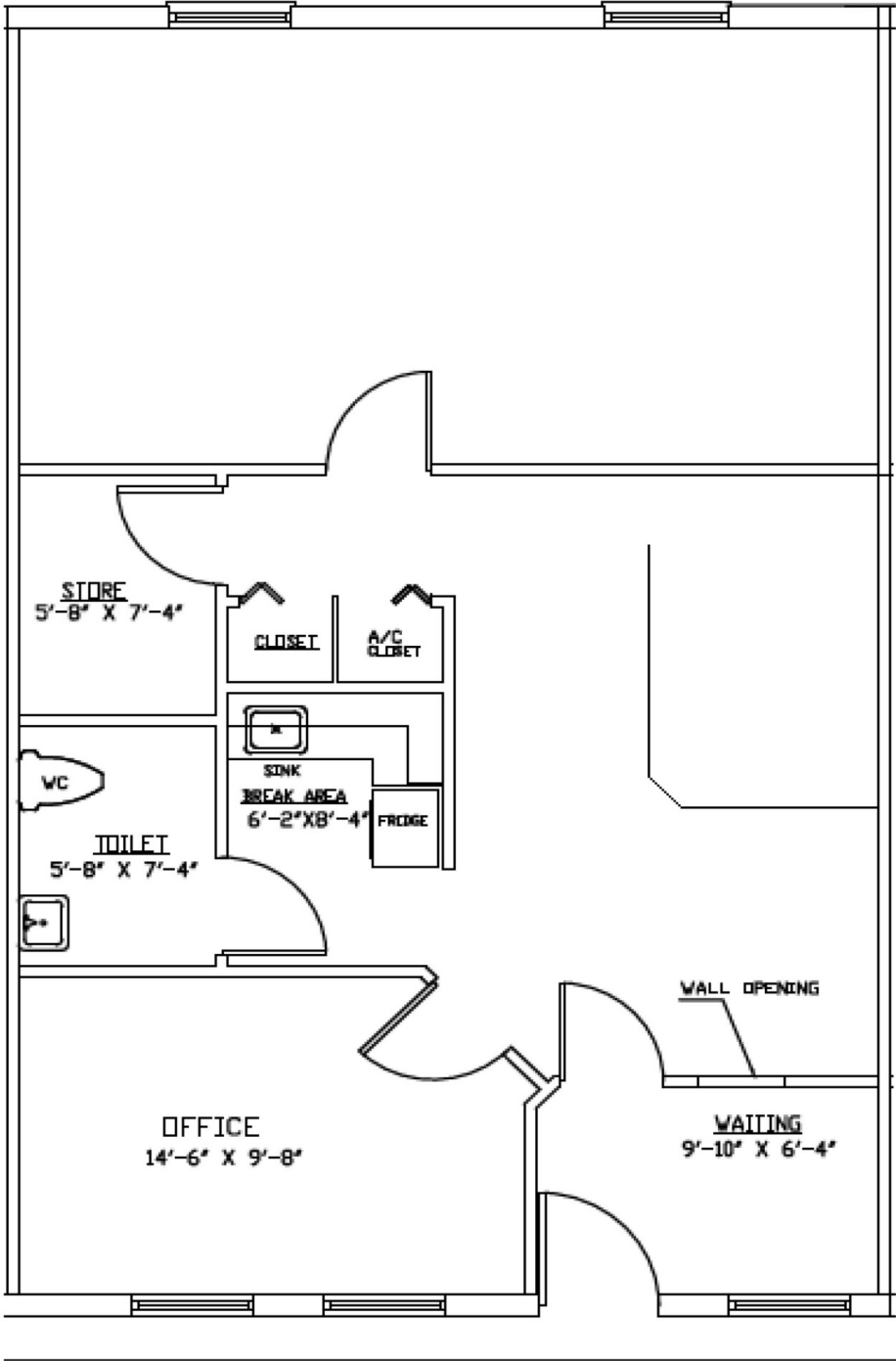
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
525 - Unit 103	Available	1,133 SF	NNN	\$18.50 SF/yr
525 - Unit 102	Available	1,165 SF	NNN	\$18.50 SF/yr

# Suite 102 Floor Plan

LAKE WHITNEY CAMPUS

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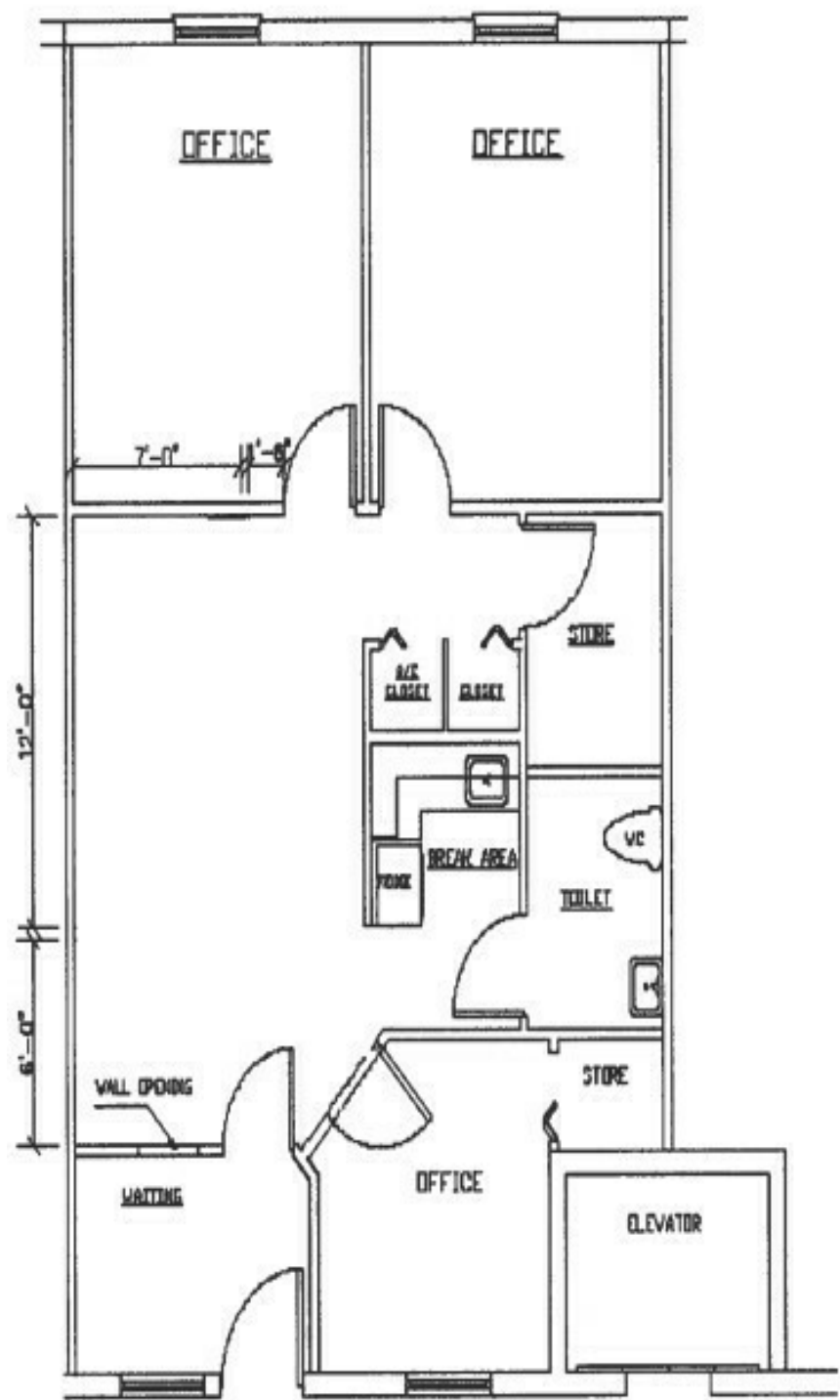


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# Suite 103 Floor Plan

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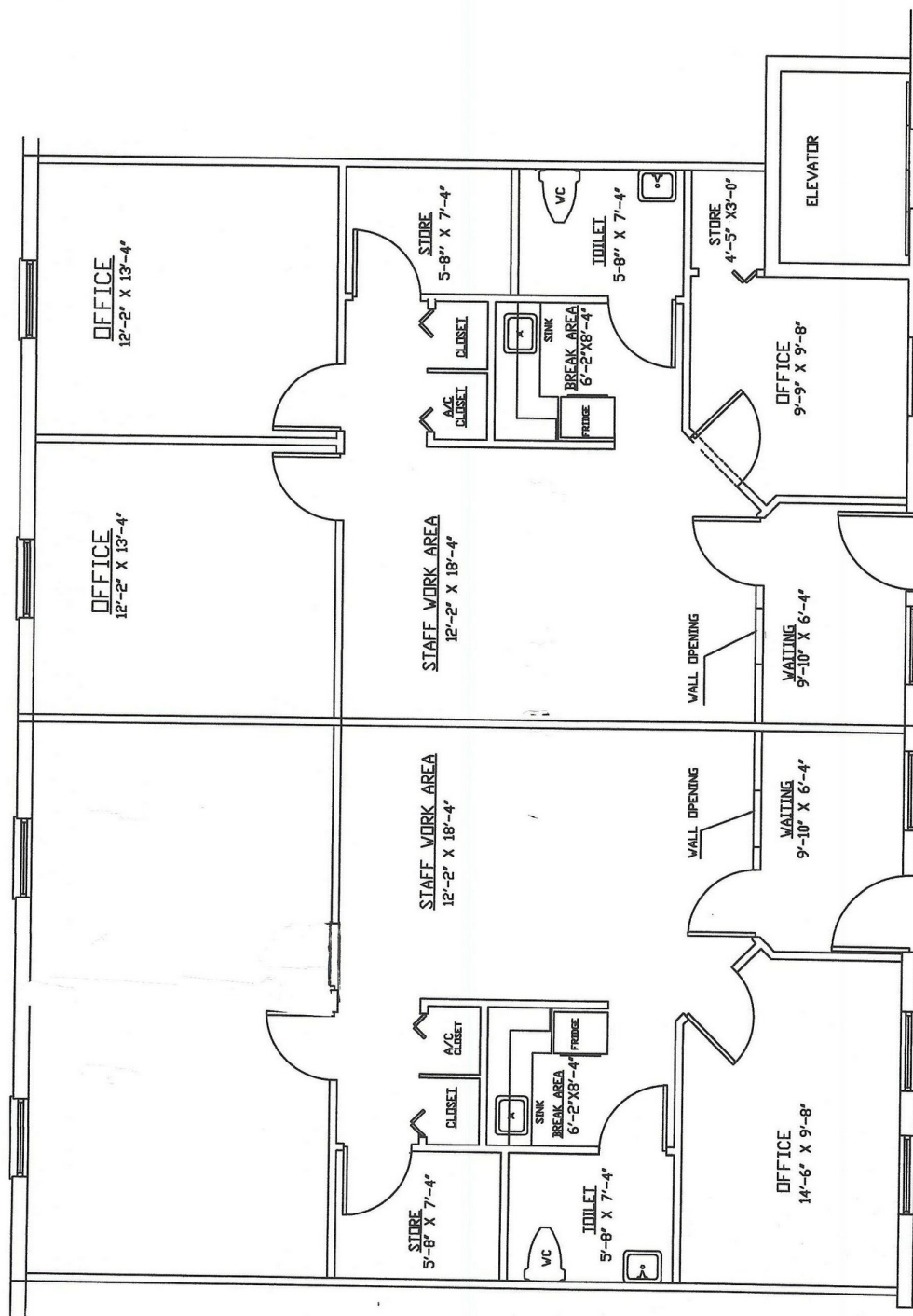
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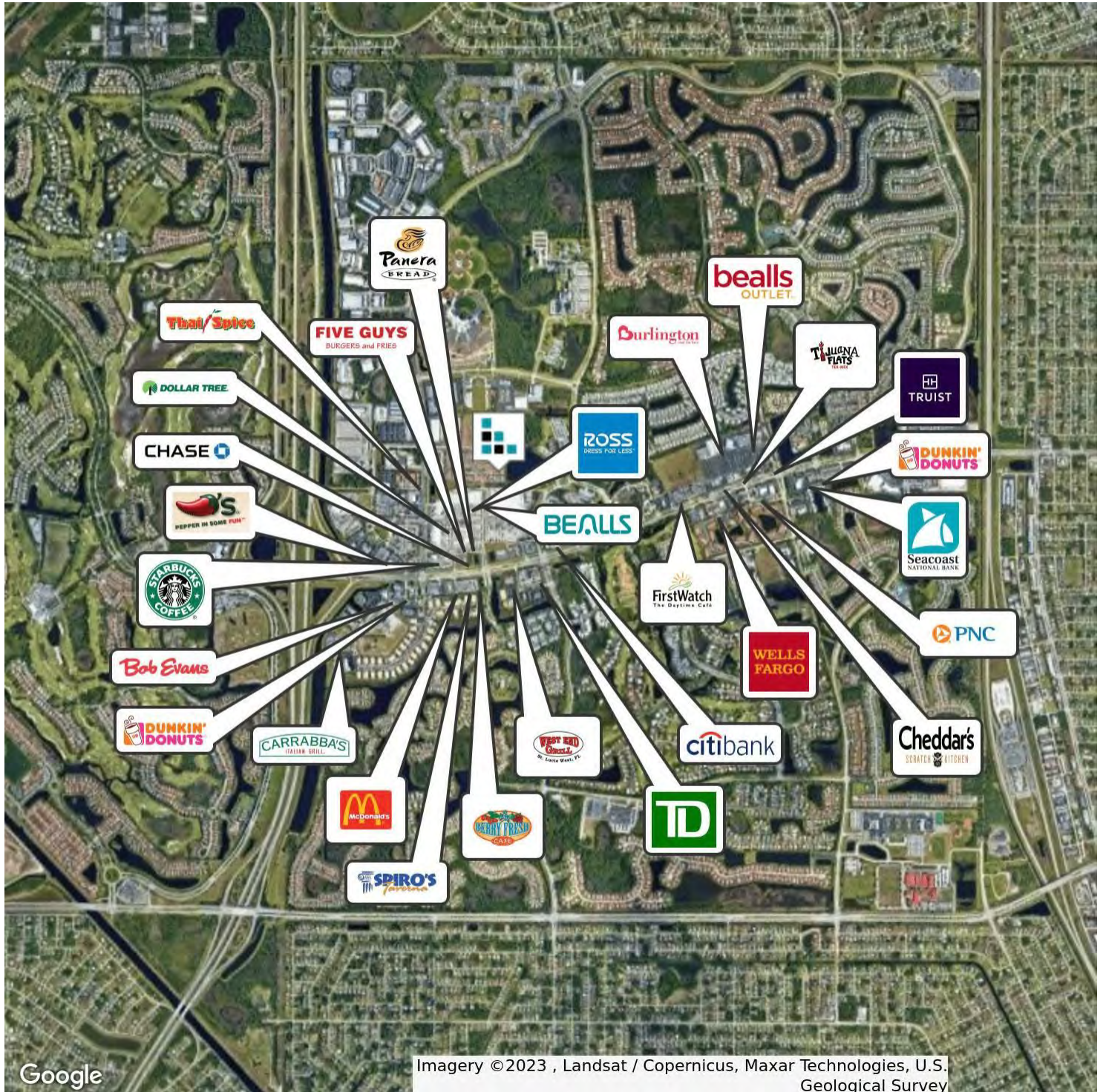




# Retailer Map

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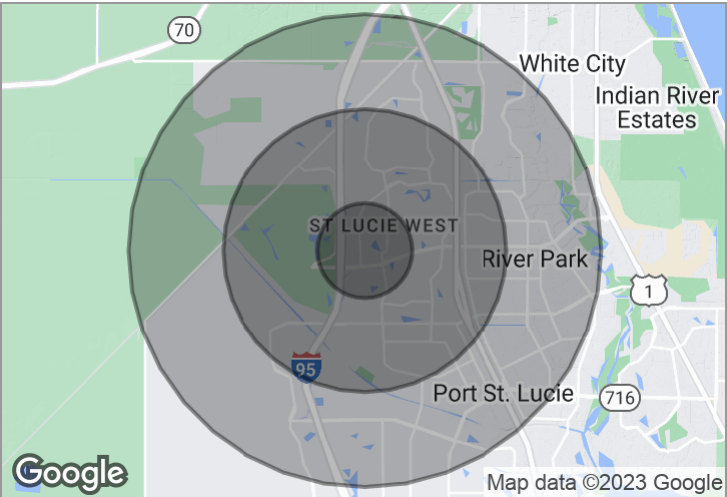
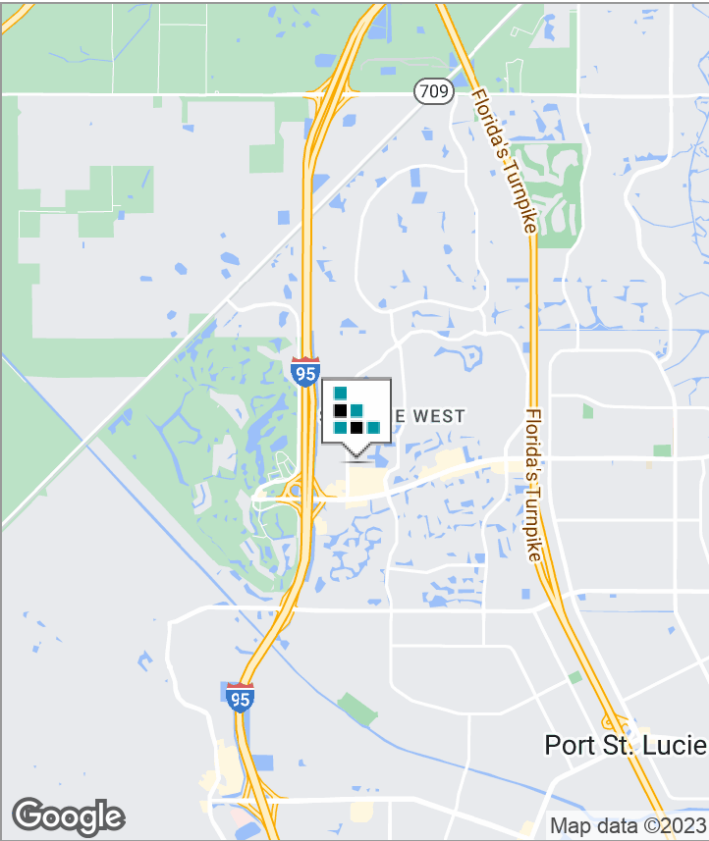
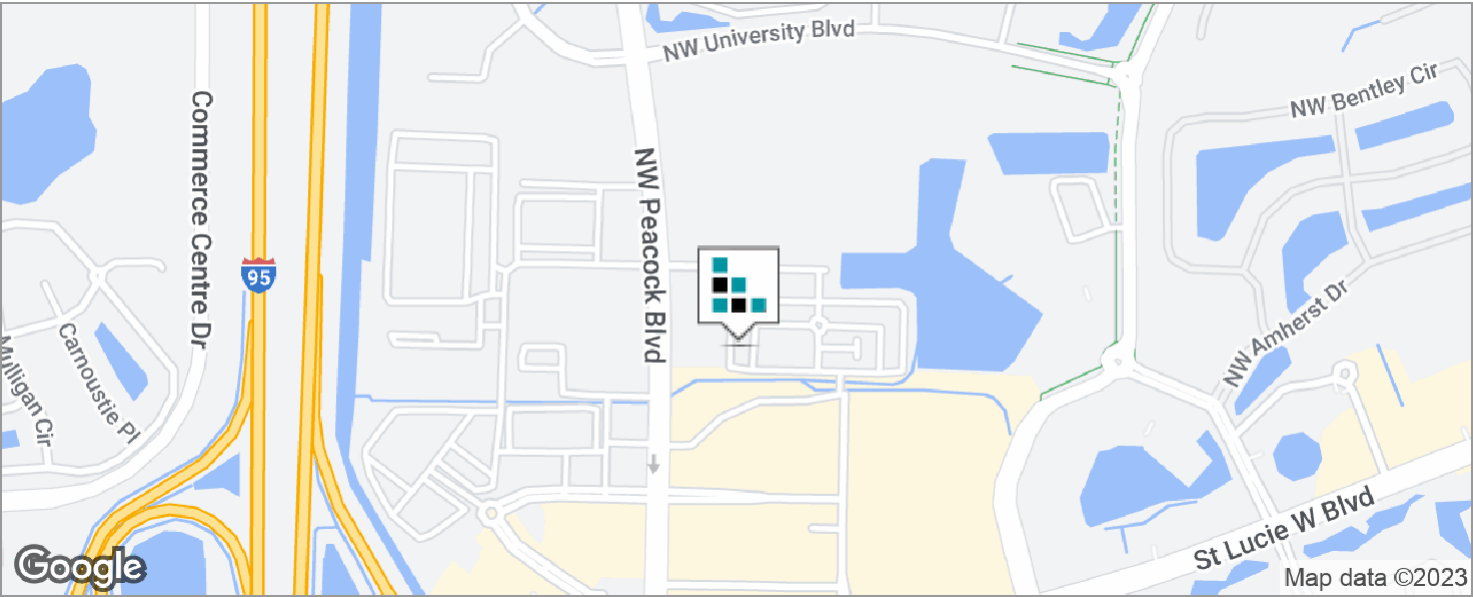




# Demographics Map

LAKE WHITNEY CAMPUS - 525

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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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