



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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Property Details

LAKE WHITNEY CAMPUS

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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	Lake Whitney Campus - 525
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

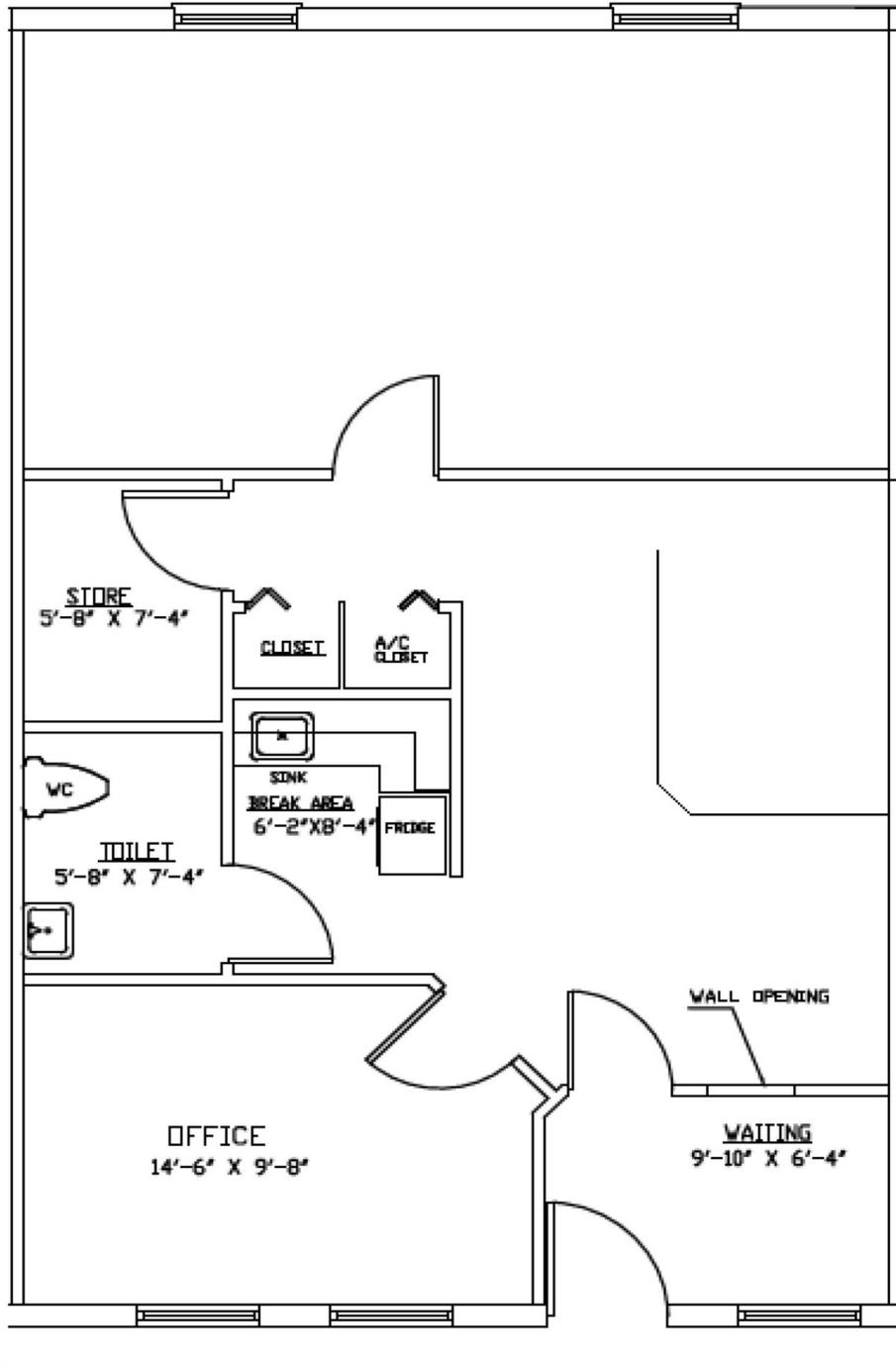
AVAILABLE SPACES

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

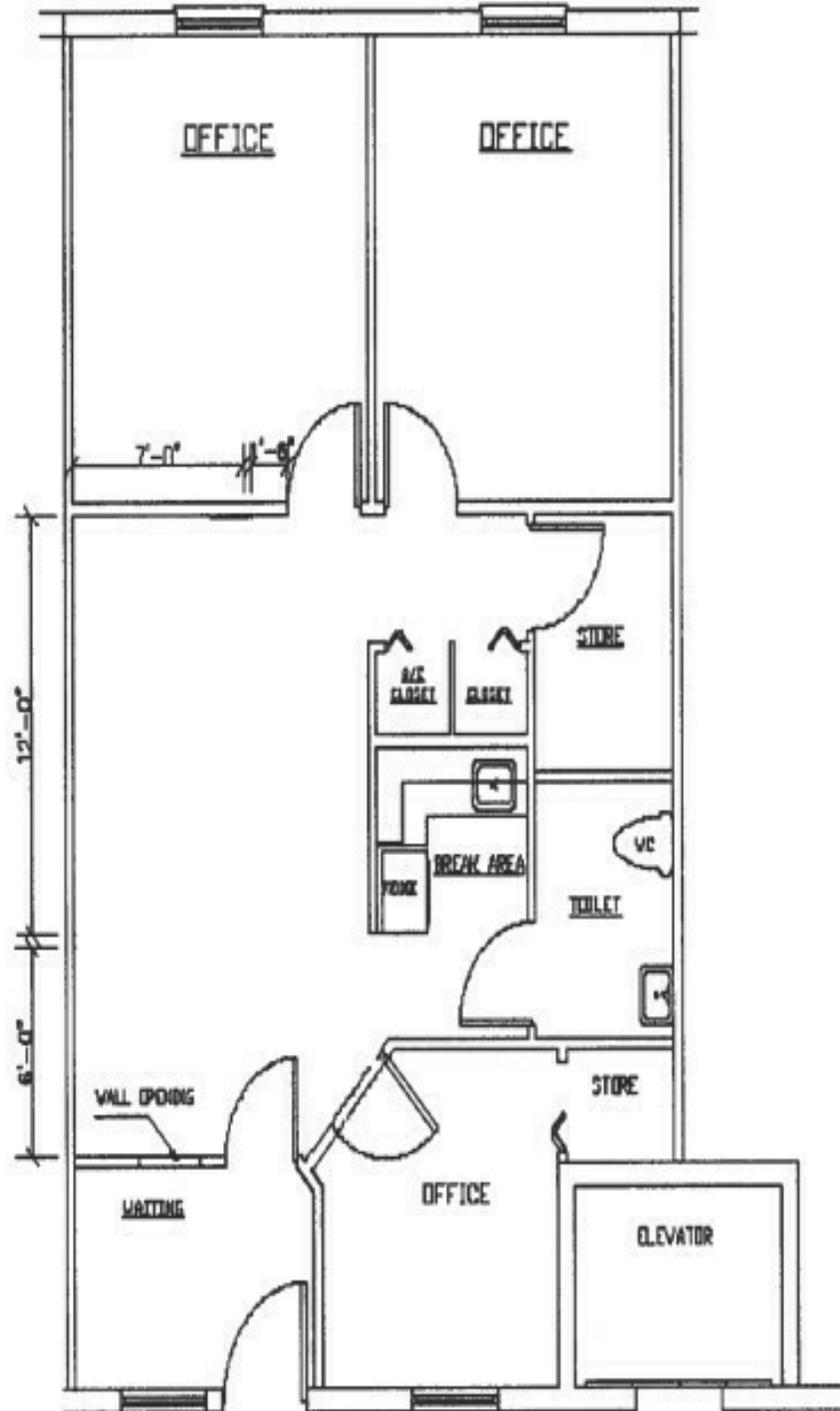
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Suite 103 Floor Plan

LAKE WHITNEY CAMPUS

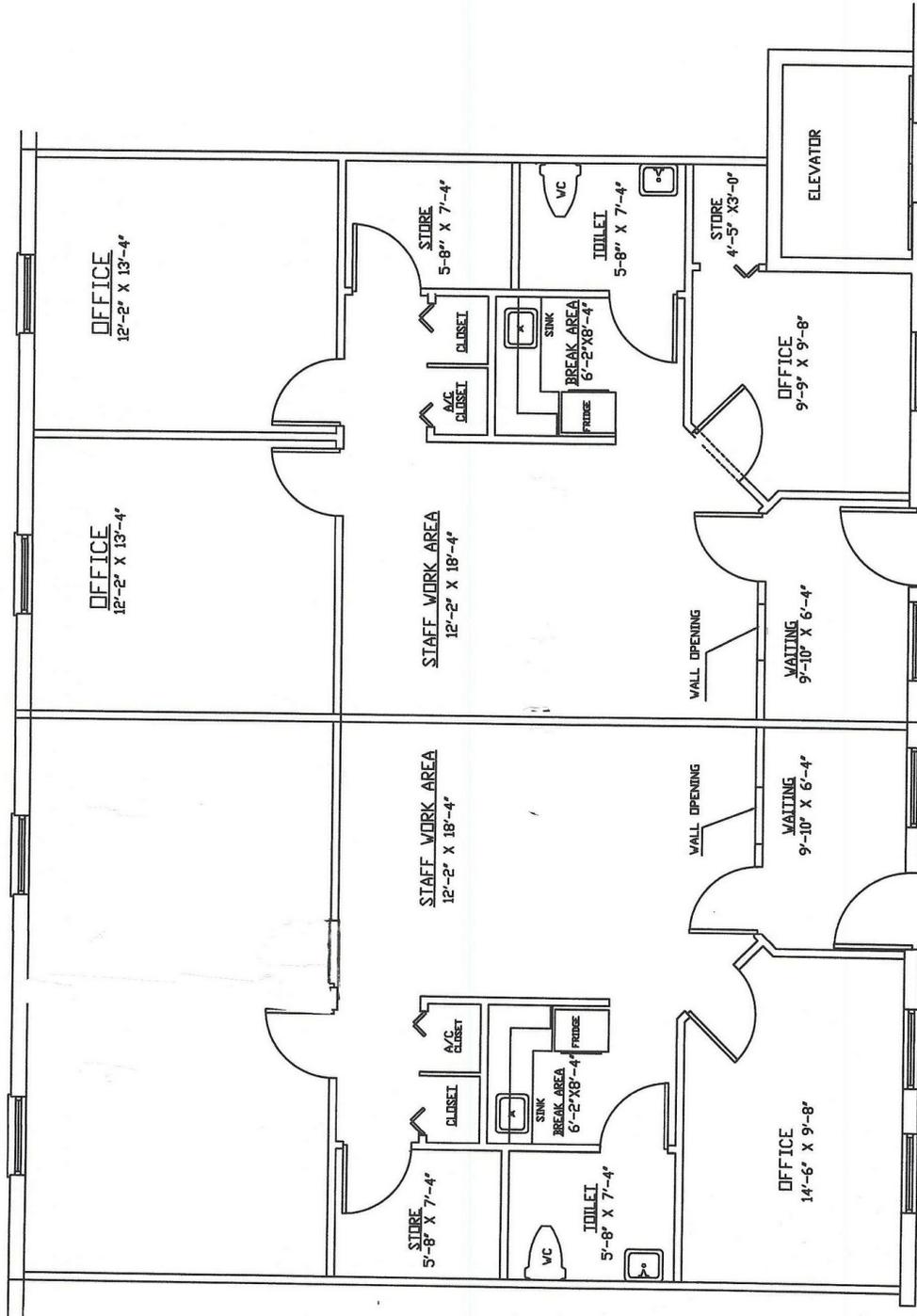
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Combined Floor Plans

LAKE WHITNEY CAMPUS

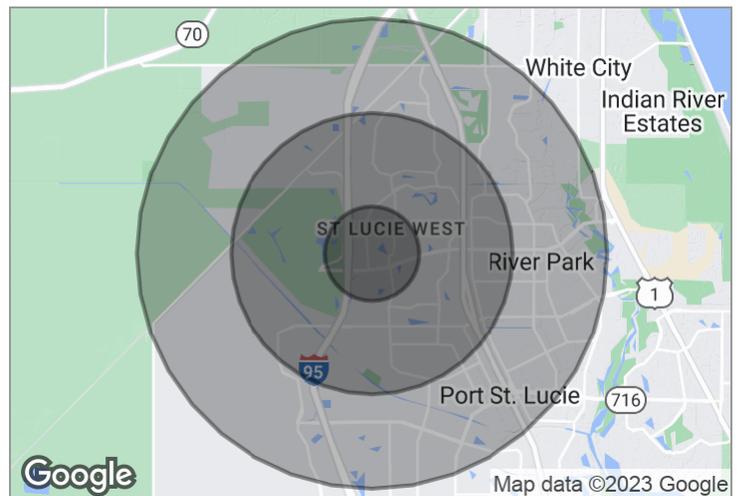
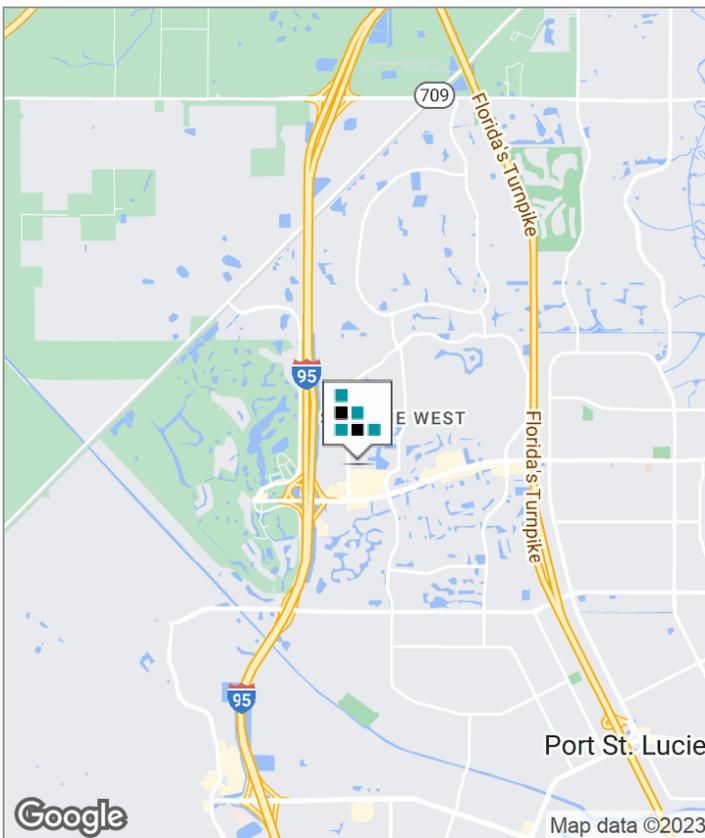
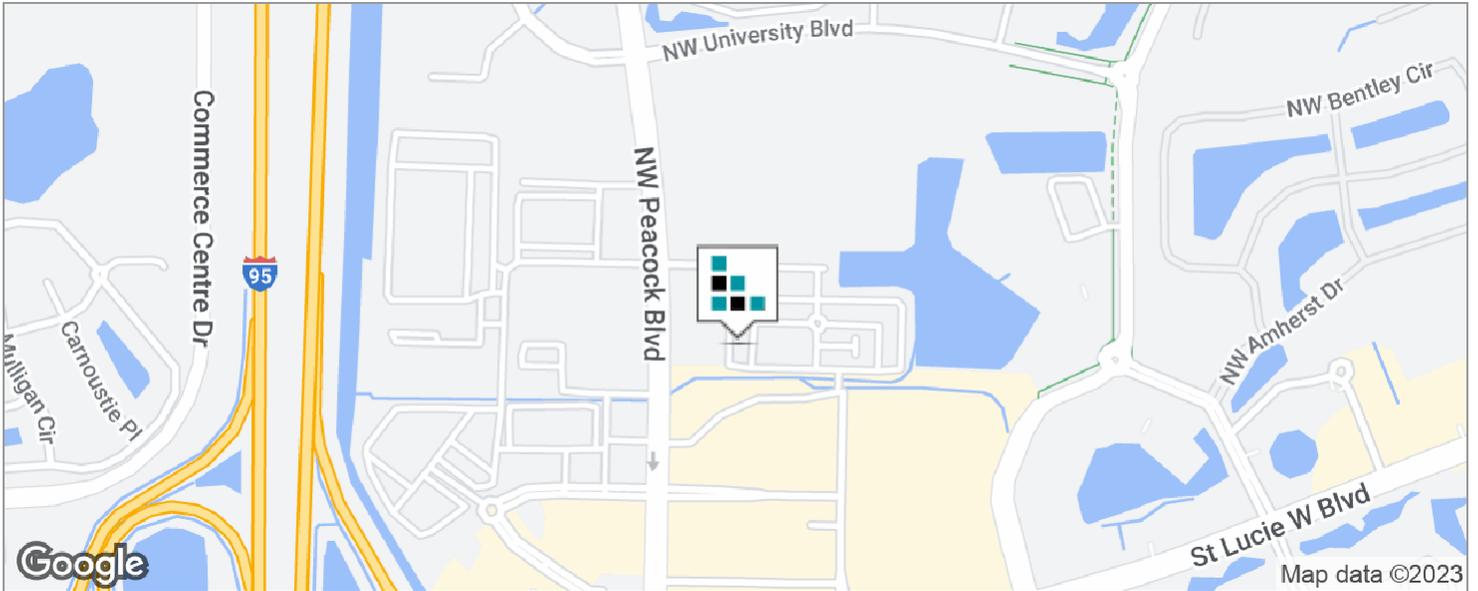
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Demographics Map

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

Disclaimer

LAKE WHITNEY CAMPUS

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