



# FOR LEASE

## ■ 561 NW Lake Whitney Place

561 NW Lake Whitney Place

Port St. Lucie, FL 34986

### PROPERTY OVERVIEW

Space is a single story professional office. The floor plan has entrance reception area and spacious conference/showroom area, two private offices, one restroom and a very nice kitchenette/breakroom. Lots of upgrades including vinyl plank flooring, chair rail and crown molding.

### 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

Available Size:

1,592 SF

Zoning:

Commercial Services

Utilities:

St Lucie West Services District

LEASE RATE

\$19.50/SF/NNN



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**SLC Commercial**  
Realty & Development



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# Property Details

LAKE WHITNEY CAMPUS - 561 SUITE 105

## FOR LEASE

### LEASE RATE

**\$19.50/SF/NNN**

### Building Information

Building Size	7,510 SF
Tenancy	Multiple
Year Built	2007
Gross Leasable Area	1,592 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 - 561 Suite 105
Street Address	561 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

### Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0

### Property Details

Property Type	Office - Professional
Property Subtype	Office Building
Lot Size	15 Acres
Utilities	St Lucie West Services District
Maintenance	\$8.27 SF CAM (2023)

### Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here For Permitted Uses](#)



# Additional Photos

LAKE WHITNEY CAMPUS - 561 SUITE 105

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# Additional Photos

LAKE WHITNEY CAMPUS - 561 SUITE 105

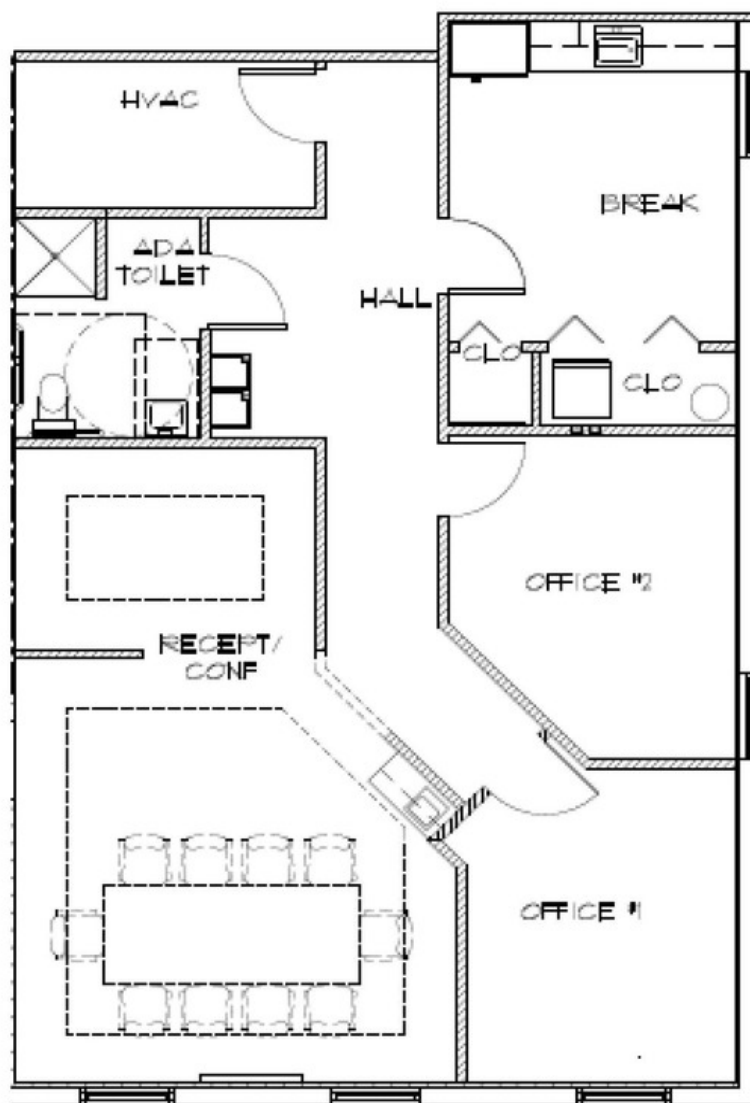
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# Floor Plan

LAKE WHITNEY CAMPUS - 561 SUITE 105

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Lake Whitney Phase II, LLC

Suite 105

GSF 1,592





# Retailer Map

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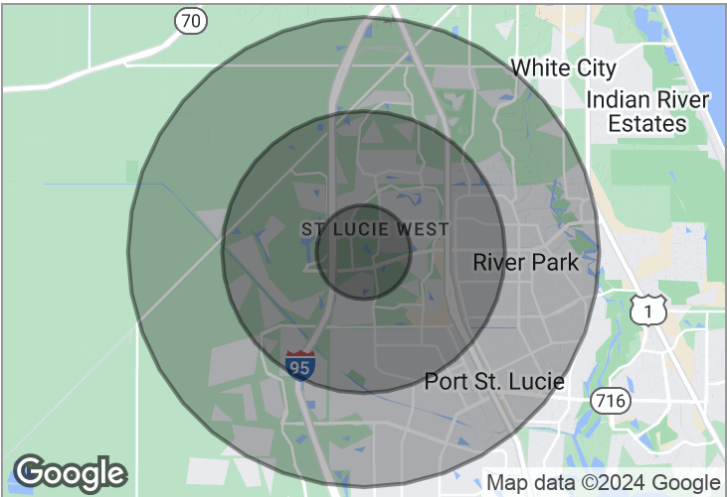
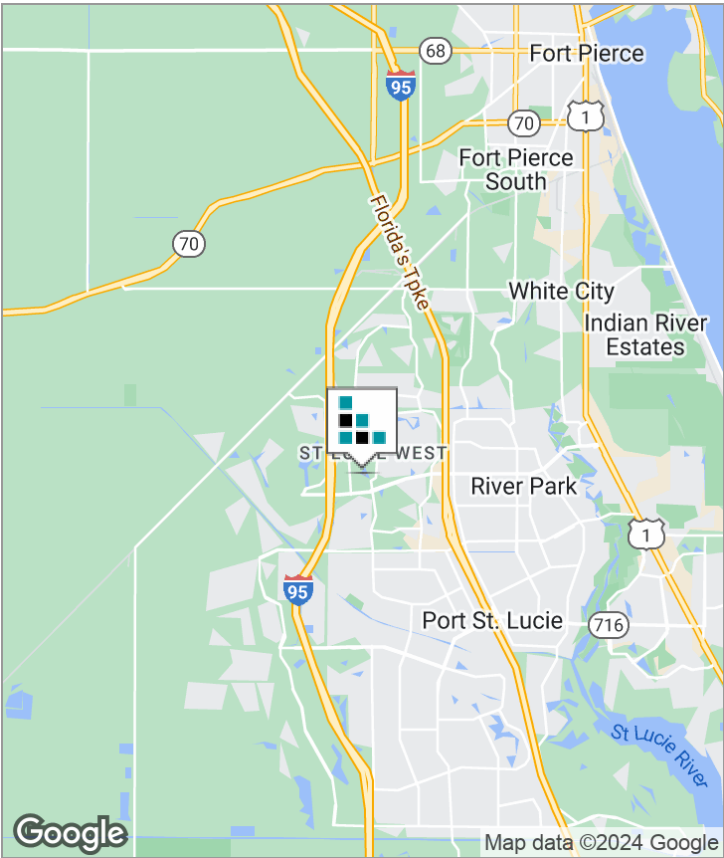
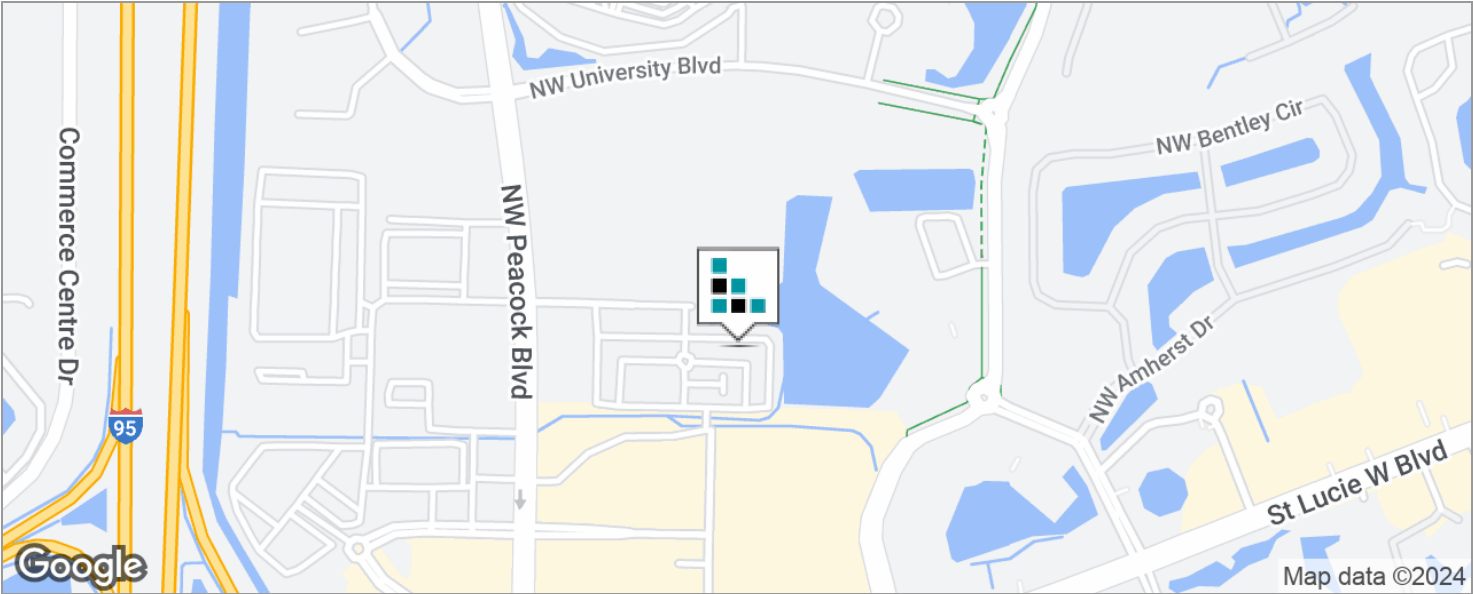




# Demographics Map

LAKE WHITNEY CAMPUS - 561 SUITE 105

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,288	38,438	97,565
Total Households	1,807	14,724	35,464
Average HH Income	\$63,818	\$64,651	\$63,800
Average Age	48.9	43.4	40.6

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# Disclaimer

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