



SUBLEASE

■ 567 NW Lake Whitney Place

Suite 105

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

This 1,882 SF space is located in a single story medical/office on the lake with lots of upgrades and its own unique floor plan (see attached floor plans for more information).

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-positional subdivisions of St Lucie West, Tradition and Fort Pierce.

OFFERING SUMMARY

Building Size: 8,576 SF
Available Size: 1,882 SF
Zoning: Commercial Services

LEASE RATE

\$19.50/SF 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 - 567

SUBLEASE

SUBLEASE RATE

\$19.50/SF NNN

Building Information

| | |
|--------------------------|-----------|
| Building Size | 8,576 SF |
| Year Built | 2017 |
| Construction Status | Existing |
| Condition | Excellent |
| Handicap Access | Yes |
| Construction Description | CBS |
| Building Class | A |
| Number Of Floors | 1 |

Parking & Transportation

| | |
|----------------|--------|
| Street Parking | Yes |
| Parking Ratio | 5/1000 |

Property Details

| | |
|------------------|-------------------------------|
| Property Type | Office - Medical/Professional |
| Property Subtype | Medical |
| Lot Size | 15 Acres |
| Corner Property | Yes |
| Waterfront | Yes |

Location Information

| | |
|------------------|---------------------------|
| Street Address | 567 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 |

[Click Here for Permitted Uses](#)



Sublease Spaces

LAKE WHITNEY CAMPUS - 567

SUBLEASE



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,882 SF | Lease Rate: | Negotiable |

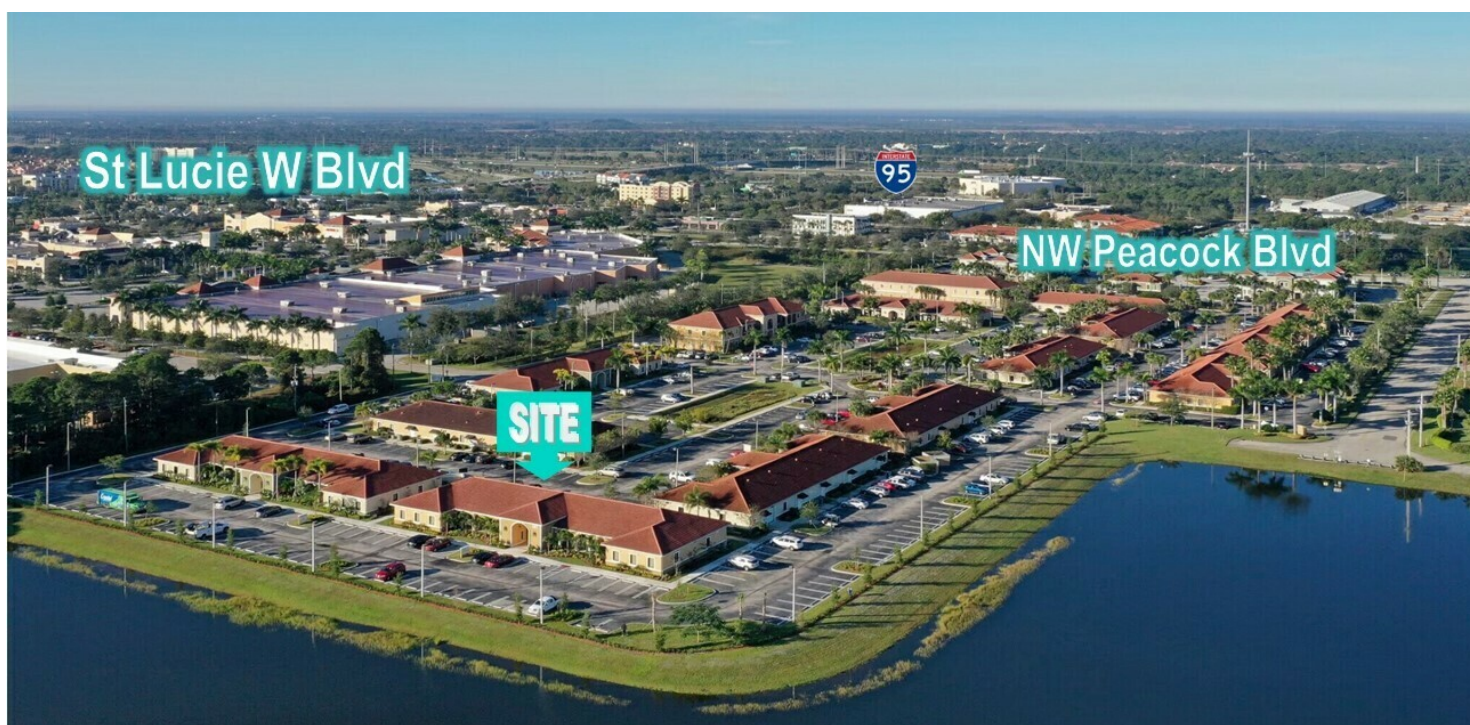
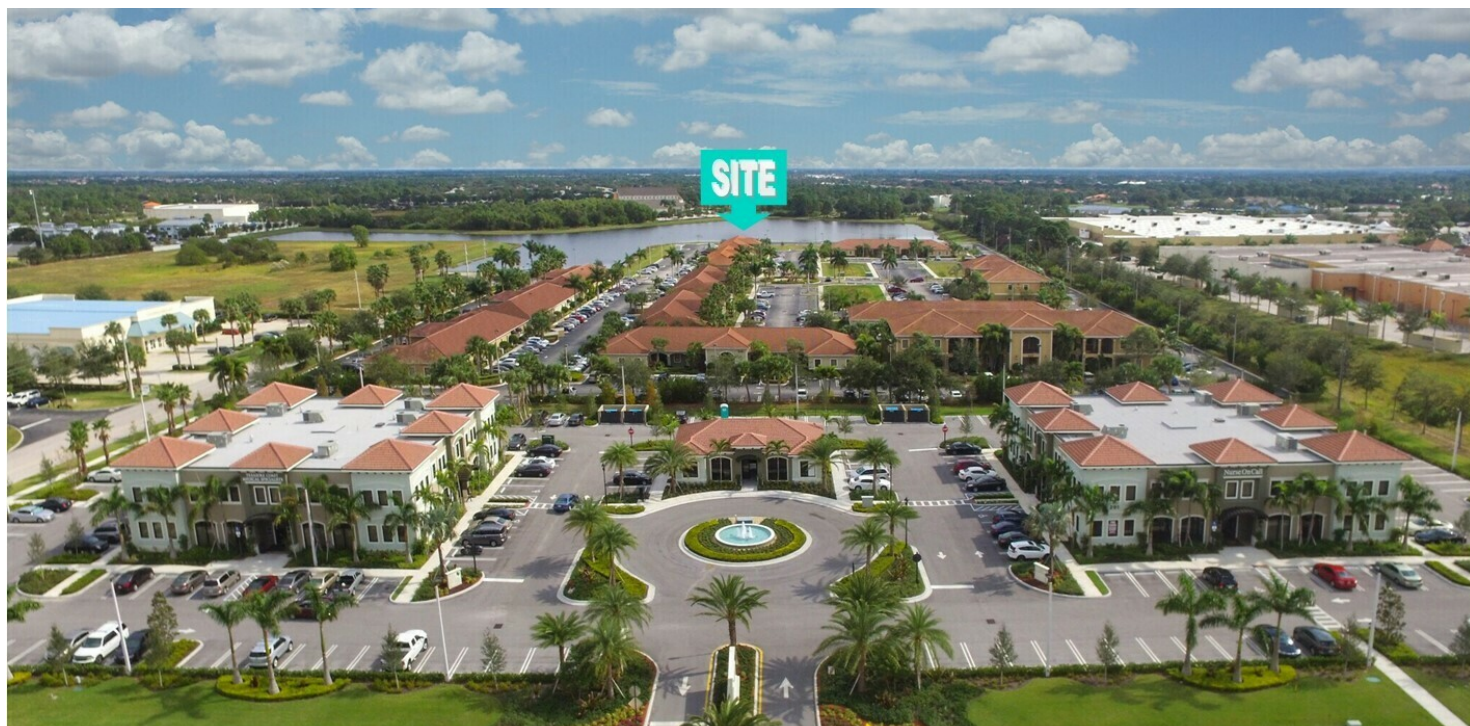
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|------------|---------------------------|
| Suite 105 | Available | 1,882 SF | NNN | Negotiable | Sublease for Office Space |

Additional Photos

LAKE WHITNEY CAMPUS - 567

SUBLEASE



Site Plans

LAKE WHITNEY CAMPUS - 567

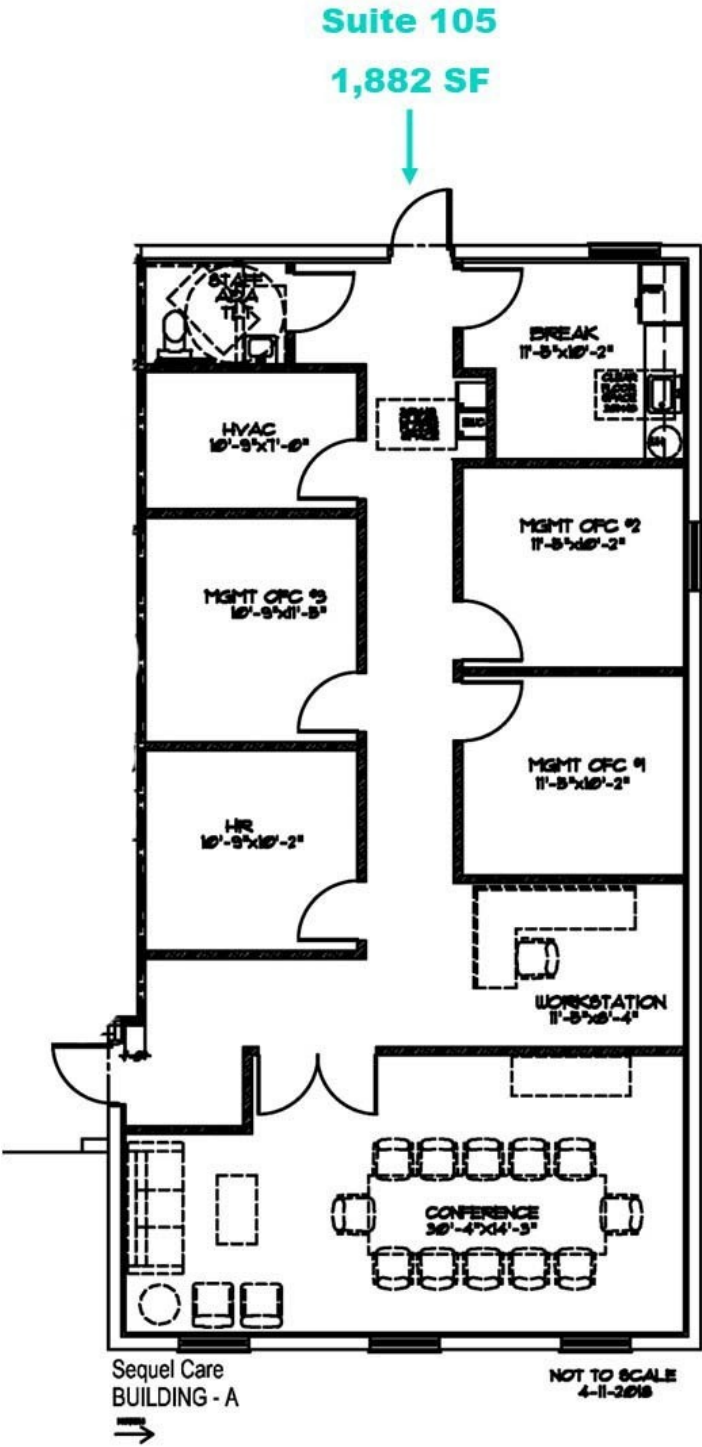
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Floor Plans

LAKE WHITNEY CAMPUS - 567

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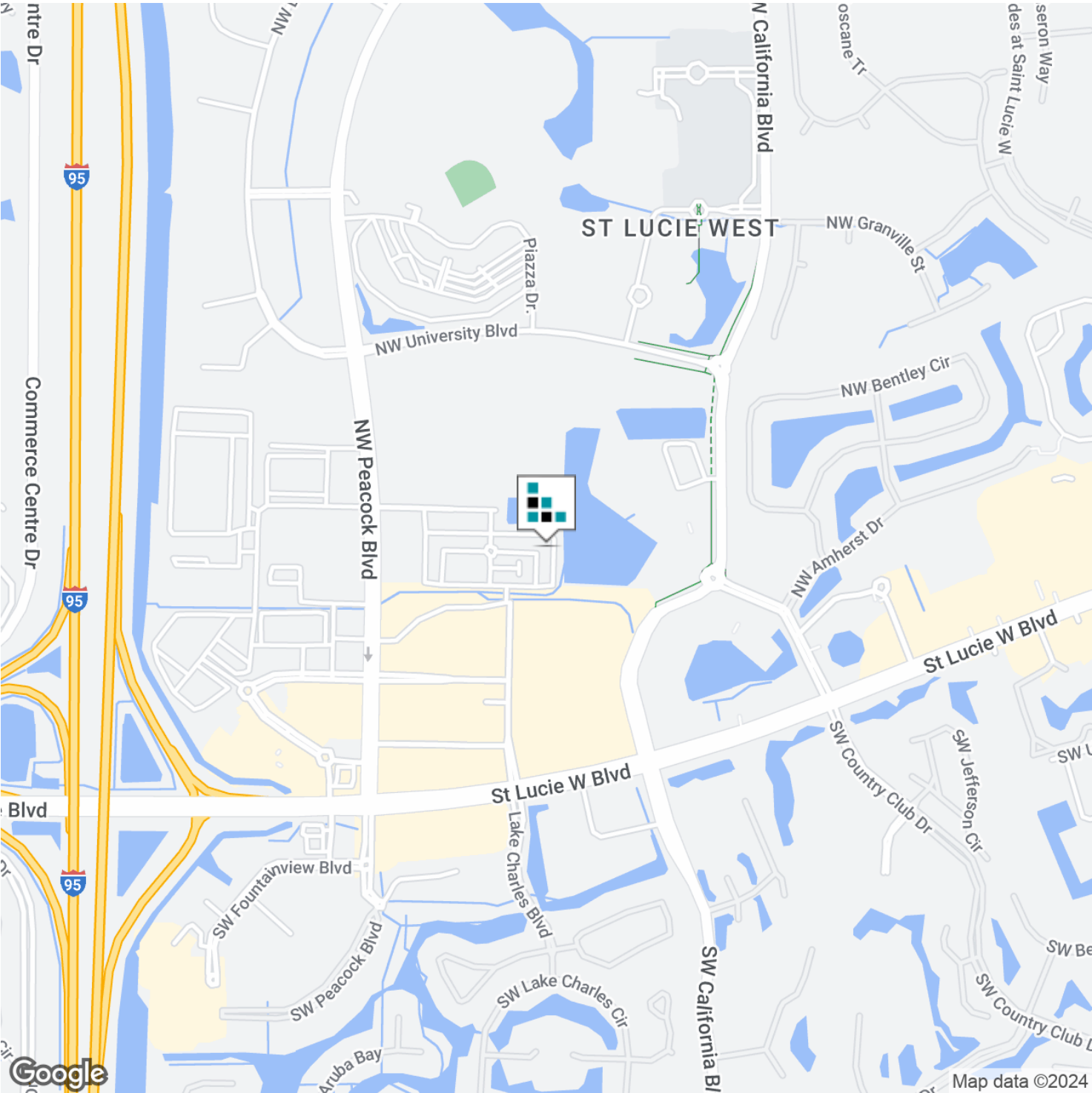


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Location Map

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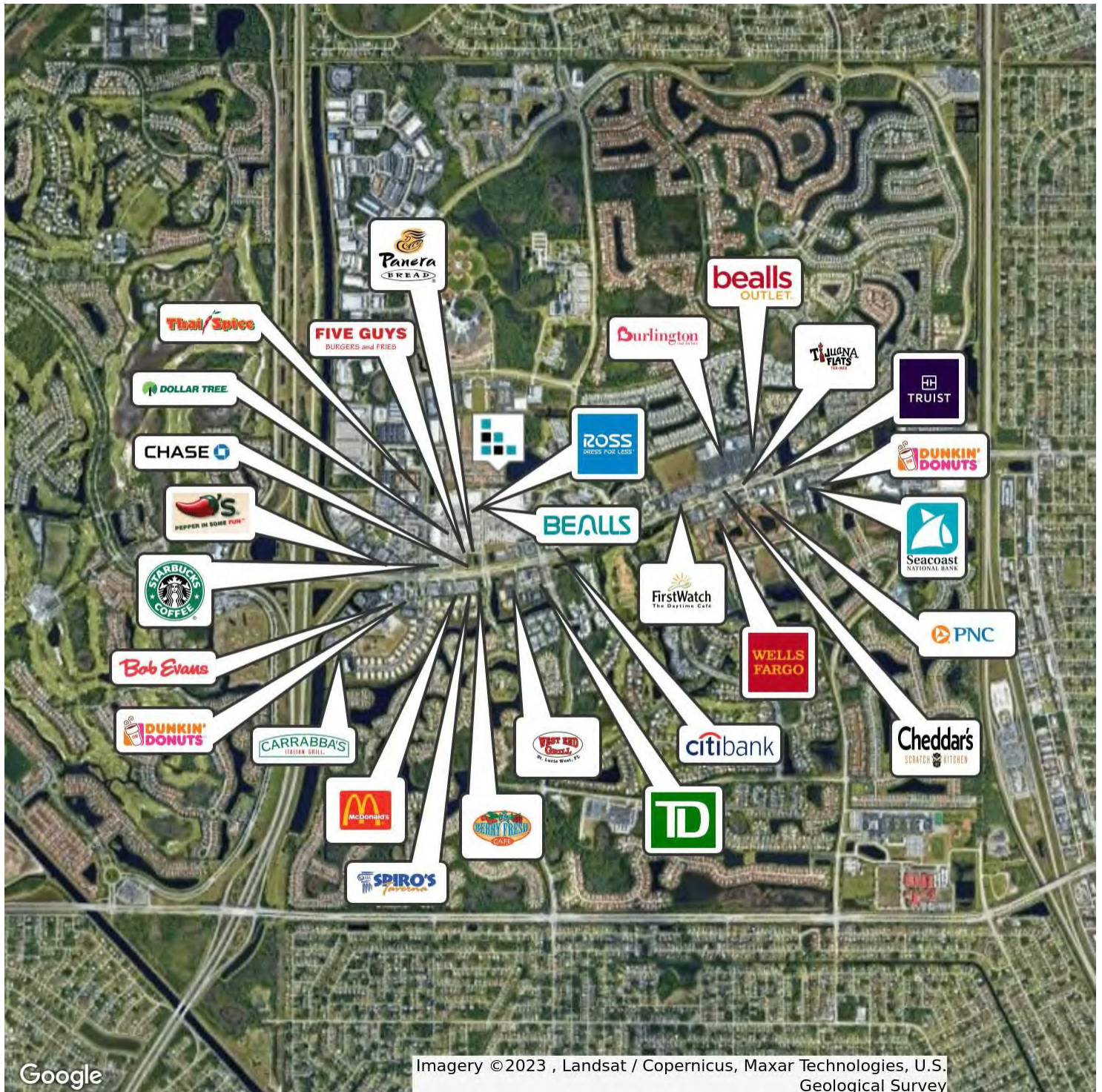


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Retailer Map

LAKE WHITNEY CAMPUS

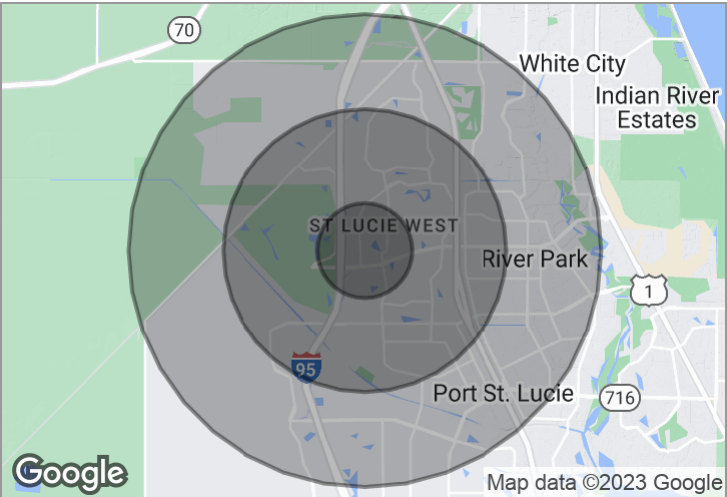
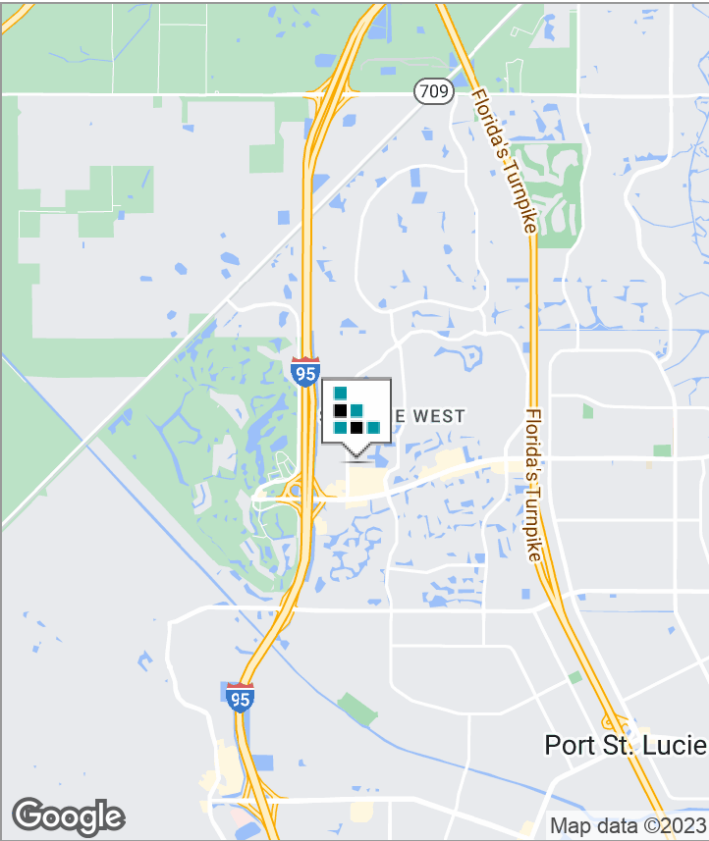
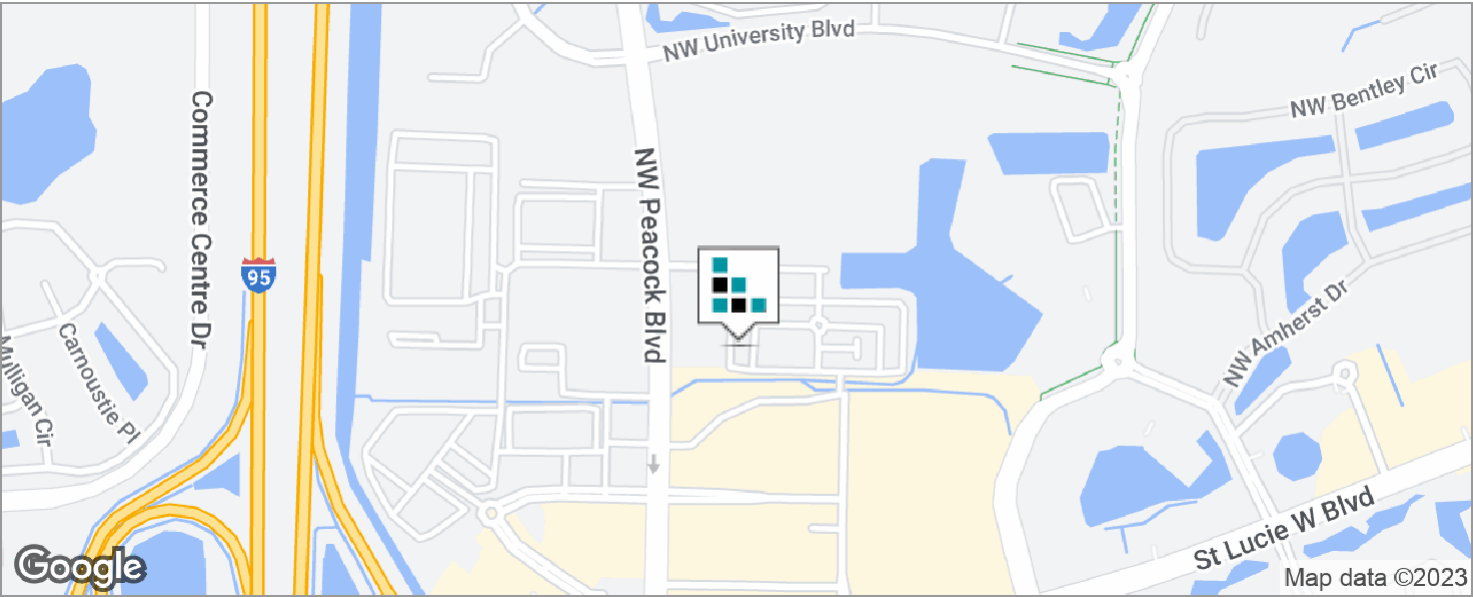
FOR LEASE



Demographics Map

LAKE WHITNEY CAMPUS - 525

FOR LEASE



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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