



FOR LEASE

■ 1002 SE Monterey Commons Blvd

1002 SE Monterey Commons Blvd

Stuart, FL 34996

PROPERTY OVERVIEW

Monterey Commons consists of three classic Mediterranean style office buildings situated in a campus-like setting nestled amongst rows of royal palm trees and oak trees, creating a warm working environment. Monterey Commons is located in the heart of Stuart's business corridor in Martin County featuring an impressive tenant roster of professional firms including Wilmington Trust, Gunster Law Firm, Bessemer Trust, Rehmann, The Business Development Board of Martin County, Economic Council of Martin County, Hill Barth & King, Mrachek Fitzgerald Rose Konopka Thomas and Weiss, P.A., Wright Ponsoldt Lozeau Trial Attorneys, Comiter Singer, HBK CPA's, UKA, Awbury Analytics and CCR Wealth Management. Other surrounding businesses include Northern Trust and Merrill Lynch.



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LEASE RATE

\$20.00 SF/yr (NNN- \$8.32)



SLC Commercial
Realty & Development



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Executive Summary

CLASS "A" OFFICE SPACE

FOR LEASE



OFFERING SUMMARY

Building Size:	37,580 SF
Available Size:	2,018 - 4,597 SF
Zoning:	CPUD - Commercial Planned Unit. Business and Professional uses.
Utilities:	All three buildings offer high speed internet (AT&T or Comcast, Direct TV and ITS Fiber Optics). Each tenant's suite is separately metered.

PROPERTY OVERVIEW

All buildings were constructed with attention to detail using the finest materials, quality workmanship, and structural integrity. Aesthetically pleasing in every way from the landscaped walkways covered in multi-toned brick pavers, inviting foyers and lobbies dressed in travertine marble, interior stairwells accompanied by beautiful iron balusters and light oak finished handrails. Ample windows in most of the suites provide natural light. The Gunster Building was built in 1995 and has beautiful architecture accented with exterior arched walkways, centered classic clay tiled cupola, and quality custom interior finishes. The Corsair Building was built in 1999 and consists of two buildings joined by an artistic canopy covered entrance. The Rubicon was constructed in 2005 and consists of two buildings with covered canopied entrances and impact glass windows. The owner and management is located on site. Pride of ownership is apparent in the attention to maintenance and the overall condition of the buildings and landscaping.

Available Spaces

CLASS "A" OFFICE SPACE

FOR LEASE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	2,018 - 4,597 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202 - Rubicon	Available	4,597 SF	NNN	\$20.00 SF/yr	-
Suite 202 - Rubicon	Available	2,018 SF	NNN	\$20.00 SF/yr	Landlord to contribute a TI allowance towards the buildout and finishes of the space.
Suite 204 - Rubicon	Available	2,579 SF	NNN	\$20.00 SF/yr	Landlord to contribute a TI allowance towards the buildout and finishes of the space.

Suite 202

CLASS "A" OFFICE SPACE

FOR LEASE



Suite 202 - Rubicon Office Building \$20.00 SF/yr 4,597sf 60 months

Large, bright, open space on 2nd floor with double door entrance directly off lobby with elevator access.

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Additional Photos

CLASS "A" OFFICE SPACE

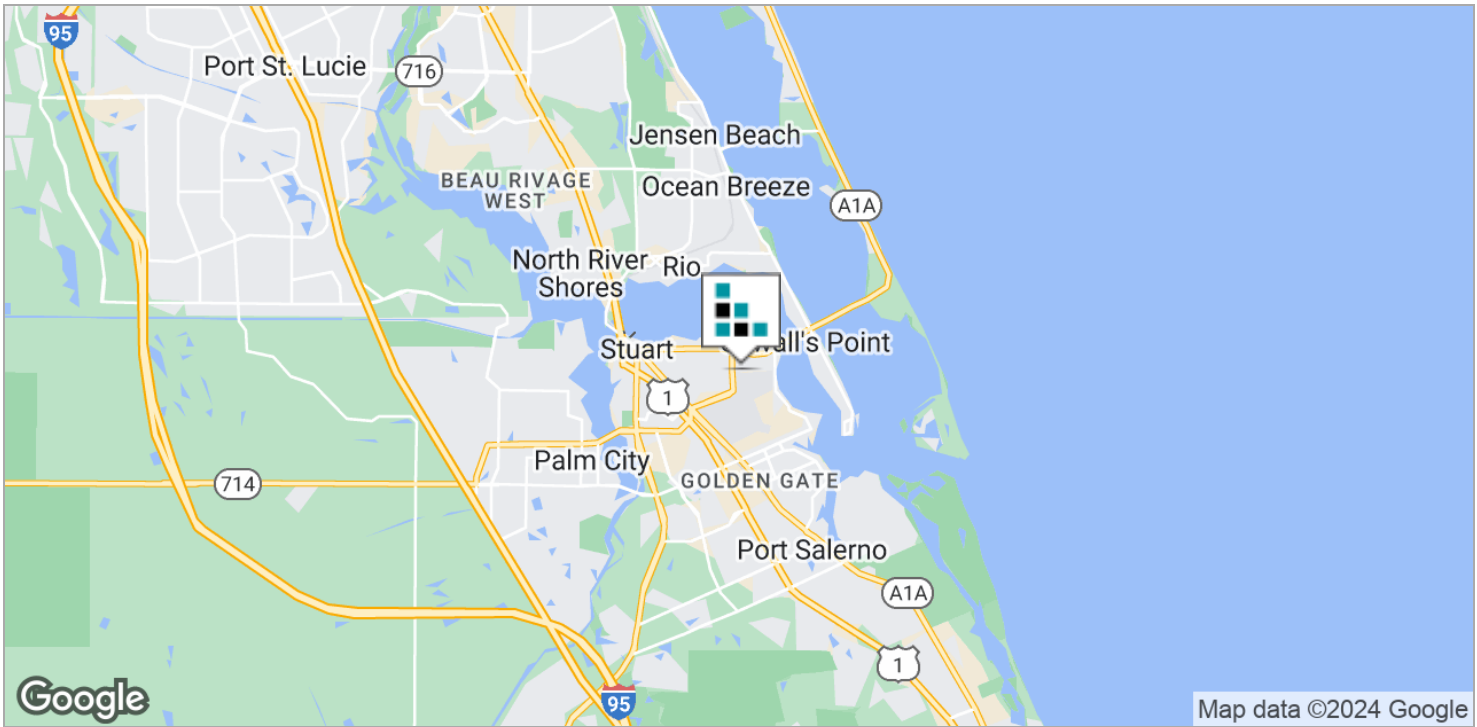
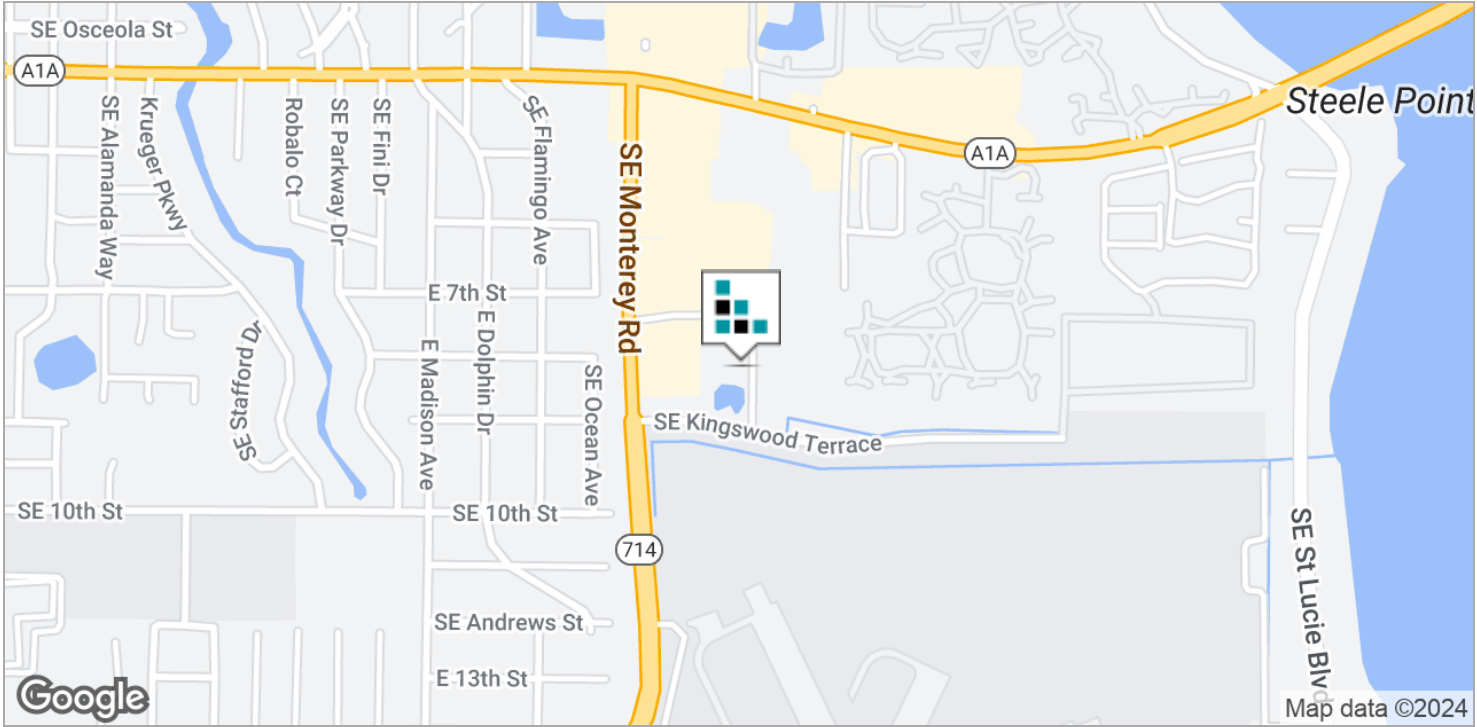
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Location Maps

CLASS "A" OFFICE SPACE

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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