

**3725-3727 SE OCEAN BLVD,
SEWALL'S POINT, FL 34996**

**SEWALL'S POINT
OFFICE PLAZA SUITES**



ALBERT BROWN
Sales Associate
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3725 - SUITE 202 / 2,800 SF
3727 - SUITE 202/203 / 1,452 SF

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EXECUTIVE SUMMARY

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SPECS

| | |
|---|--------------------------------|
| Building 3725 / Suite 202: | 2,800 SF / \$19 Per SF / GROSS |
| Building 3727 / Suite 202 / 203: | 1,452 SF / \$18 Per SF / GROSS |
| Lot Size: | 2.284 AC |
| Years Built: | 1972 & 1984 |
| Zoning: | B-2 |
| Building Sizes: | 17,614 & 18,674 SF |

PROPERTY OVERVIEW

Discover office suite opportunities at 3725 and 3727 East Ocean Boulevard in the prestigious Sewall's Point Office Plaza. Both buildings feature two floors with elevators, welcoming lobbies, and abundant parking, offering a professional and convenient environment for your business. Positioned just steps from shopping and dining, close to Downtown Stuart, and only minutes from the beaches, these suites provide an outstanding setting for your next move.

3725 - Suite 202: Unit 202 in the 3725 Sewall's Point Office Building offers approximately 2,800 square feet of well-maintained, move-in-ready office space with electric included. The layout features eight private offices, a spacious central open work area, a welcoming waiting area, kitchenette, and dedicated IT/storage closet. Located on the second floor just off the elevator, the unit also benefits from a clean, professional lobby, providing a polished setting for both clients and staff.

3727 - Suite 202/203: This 1,452 SF second-floor suite features elevator access through a welcoming lobby, with large open space. Move-in ready.



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BUILDING 3725 / SUITE 202



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BUILDING 3725 / SUITE 202



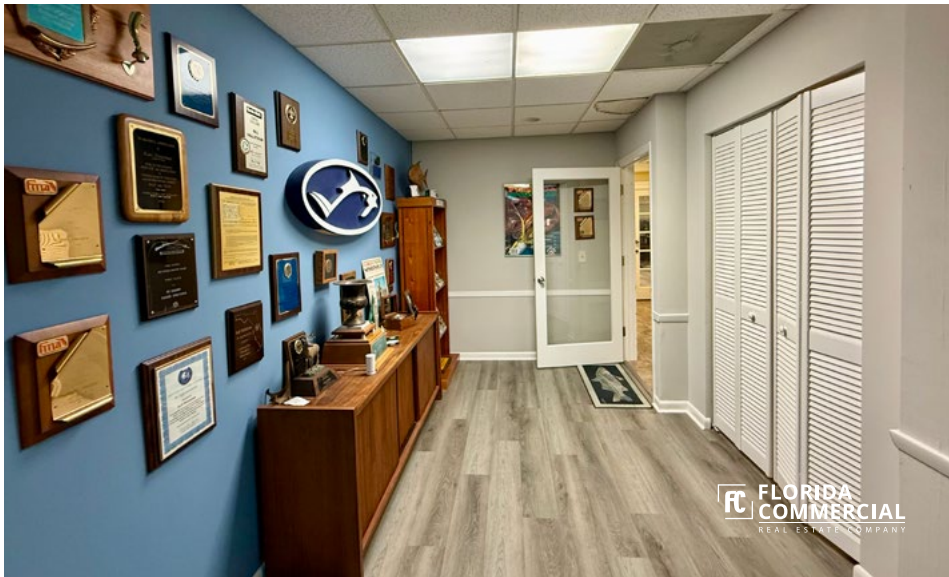
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BUILDING 3725 / SUITE 202



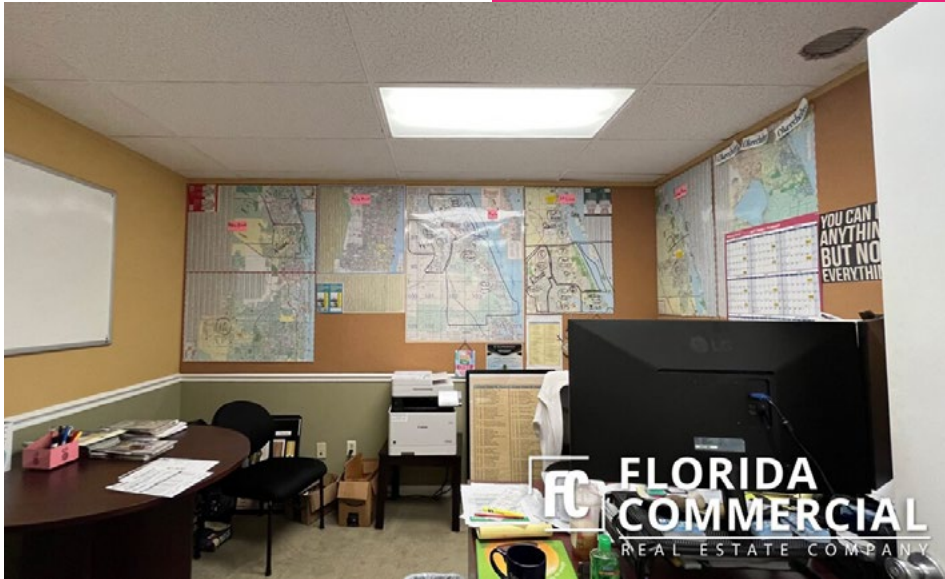
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BUILDING 3727 / SUITE 202/203

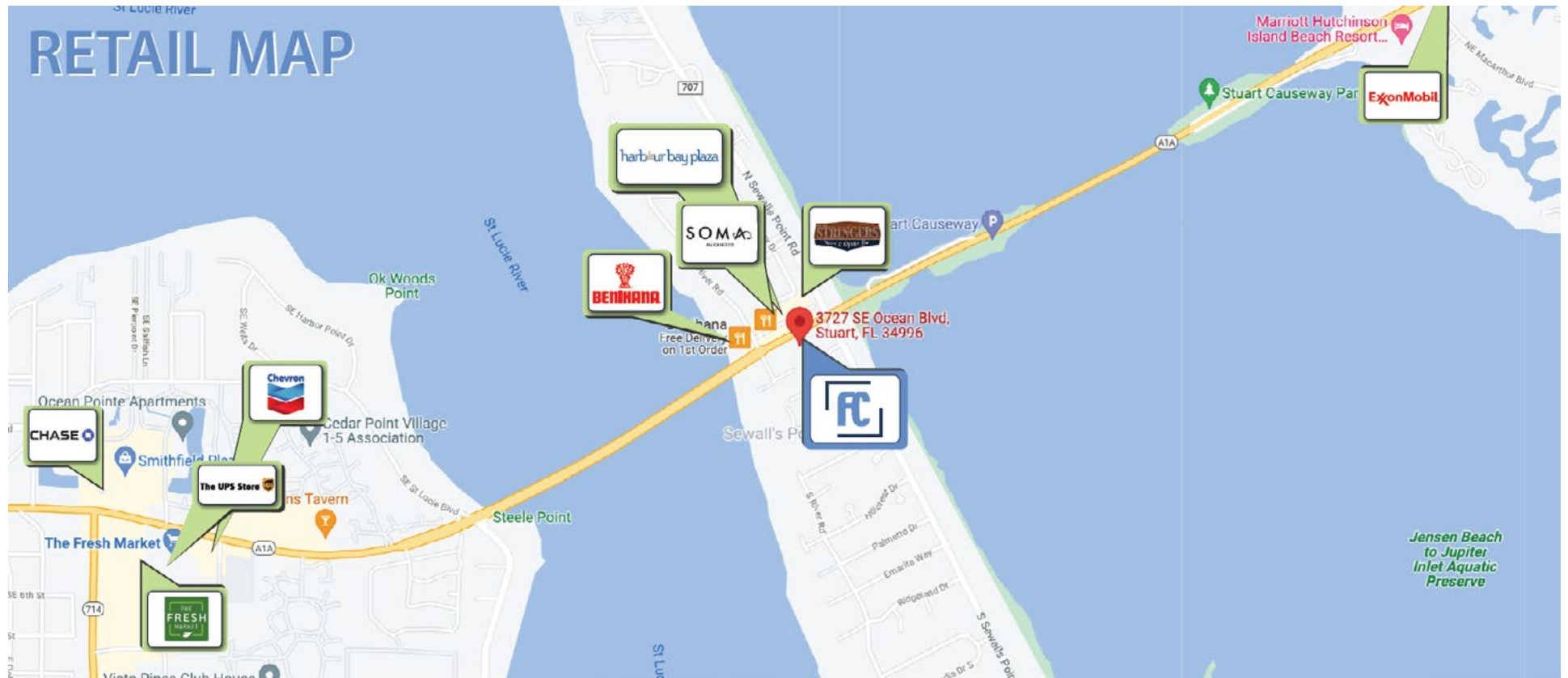


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RETAIL MAP

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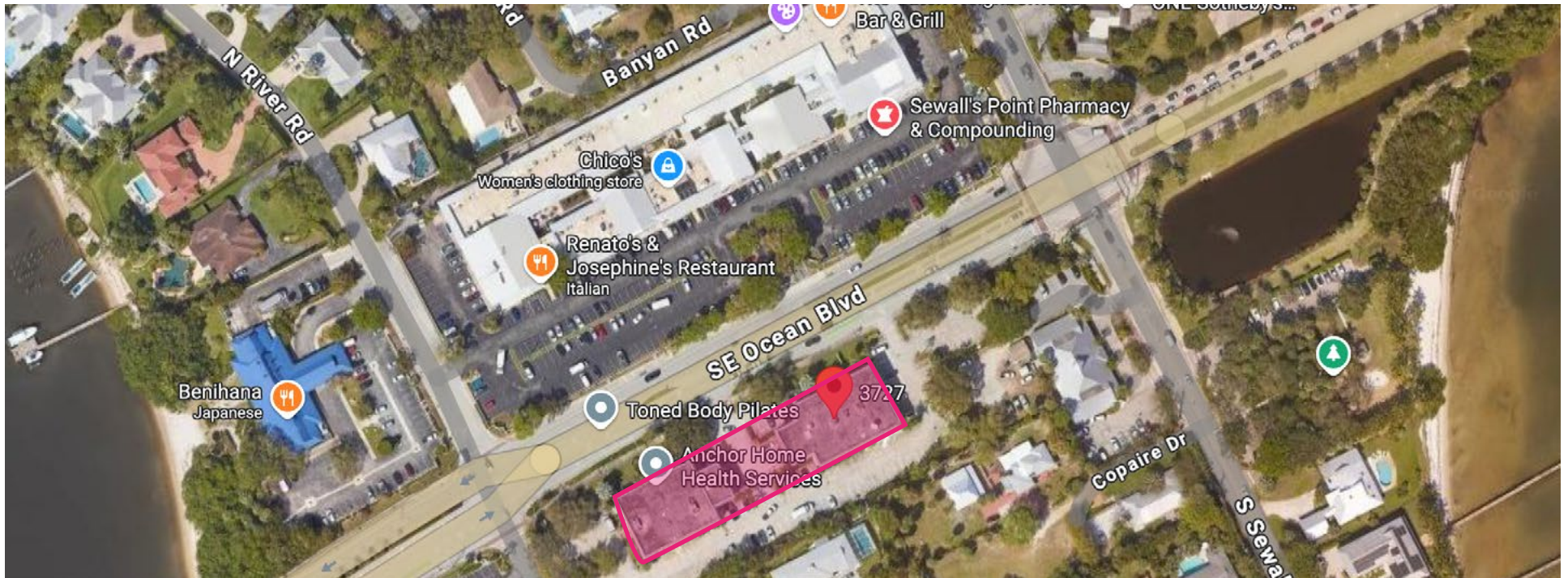
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MAP & REPORT

3725-3727 SE OCEAN BLVD, SEWALL'S POINT, FL 34996 | SEWALL'S POINT OFFICE PLAZA SUITES

|  POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| Population | 10.3K | 43.2K | 110.7K |
| Median Age | 65.7 | 55.2 | 53.9 |

|  HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--|---------|---------|---------|
| Total Households | 2.2K | 13.2K | 34.4K |
| # of Employees | 9.7K | 38.1K | 96.3K |
| Average HH Income | \$85.7K | \$72.5K | \$7.4K |



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