

4189-4233 SW HIGH MEADOWS AVE,
PALM CITY, FL 34990

PALM CITY
BUSINESS PARK



FOR LEASE

FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALBERT BROWN
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5,280 SF -
10,560 SF

EXECUTIVE SUMMARY

4189-4233 SW HIGH MEADOWS AVE, PALM CITY, FL 34990

PALM CITY BUSINESS PARK

SPECS

Outparcel Unit #4189:	6,408 SF / \$21 Per SF GROSS
1st Floor Unit #4227:	5,280 SF / \$18.50 Per SF GROSS
2nd Floor Unit #4233:	5,280 SF / \$18.50 Per SF GROSS
Units #4227 & 4233 Combined:	10,560 SF / \$18.50 Per SF GROSS
Term:	3-5 Years
Space Use:	#4189: Retail OR Office #4227 & #4233: Office

PROPERTY OVERVIEW

A rare opportunity to lease one or more high-end office spaces within the prestigious Palm City Business Park Plaza, just off the I-95 Palm City exit. Each suite offers a unique layout and use potential:

1. #4233 (Second Floor – 5,280 SF) Class A office space, this beautifully finished second-floor suite includes 11 executive offices, 2 large conference rooms, a bullpen area, kitchen, server room, ample storage, and elevator access from a ground-floor lobby.
2. #4227 (Ground Floor – 5,280 SF) Located on the ground floor and a functional layout for teams, this suite features 5 private offices, 2 conference rooms, a large open workspace, and an oversized kitchen/break area—ideal for collaborative or departmental use.
3. #4189 (Outparcel Unit – 6,408 SF) Retail-zoned flex space, though located in the business park, this unique space is retail-zoned and highly versatile—ideal for professional offices, customer-facing services, or showroom-style businesses. Includes a large open area, 9 private offices (each with individual climate control), a conference room, spacious break area with in-ground grease trap, and multiple restrooms.

Lease one or combine both units for a total of 10,560 SF of premium, connected office space.

All three suites feature abundant parking, professional finishes, and excellent accessibility in a well-maintained business park setting.



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UNIT #4189



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UNIT #4189



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UNIT #4189



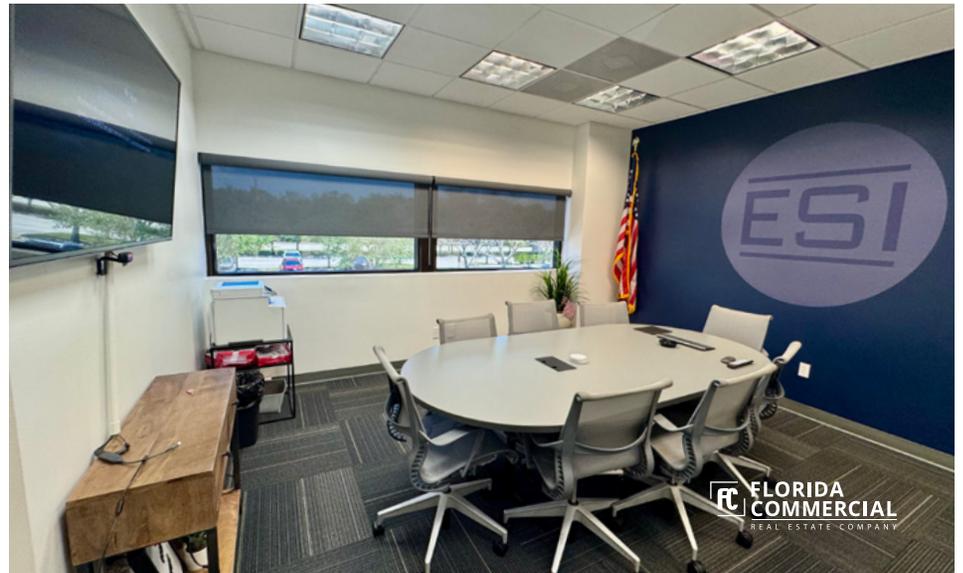
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UNIT #4233



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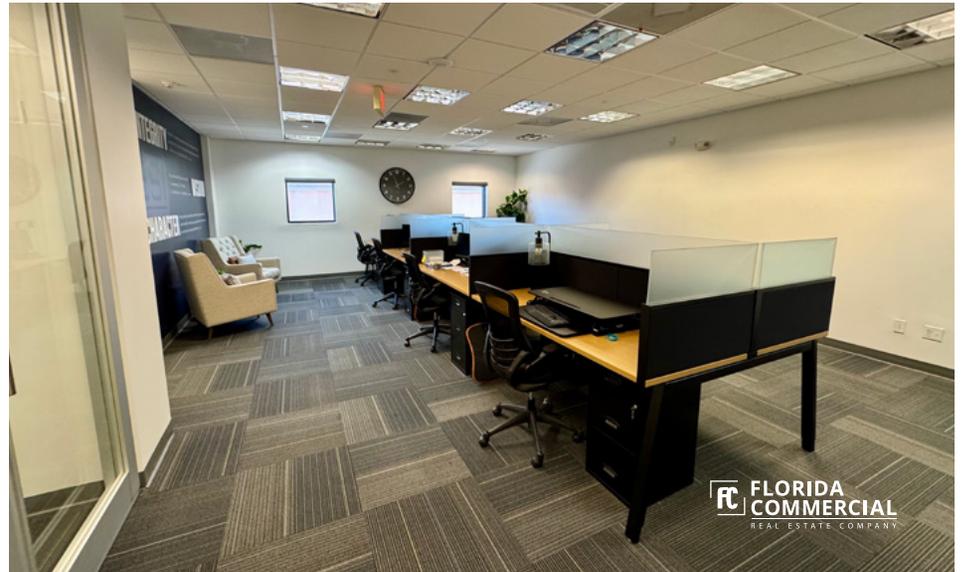
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UNIT #4233



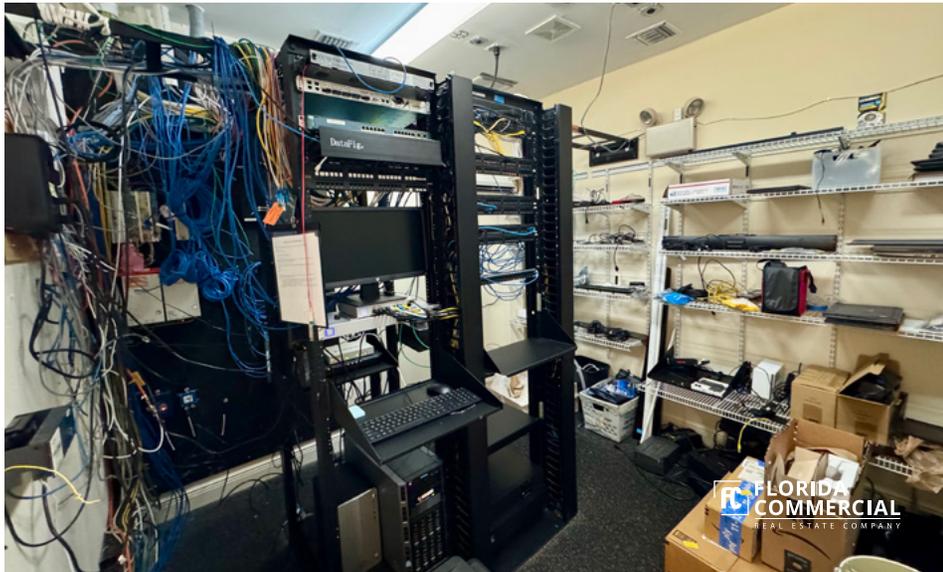
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UNIT #4233



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UNIT #4227



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UNIT #4227



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UNIT #4227



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MAPS & REPORT

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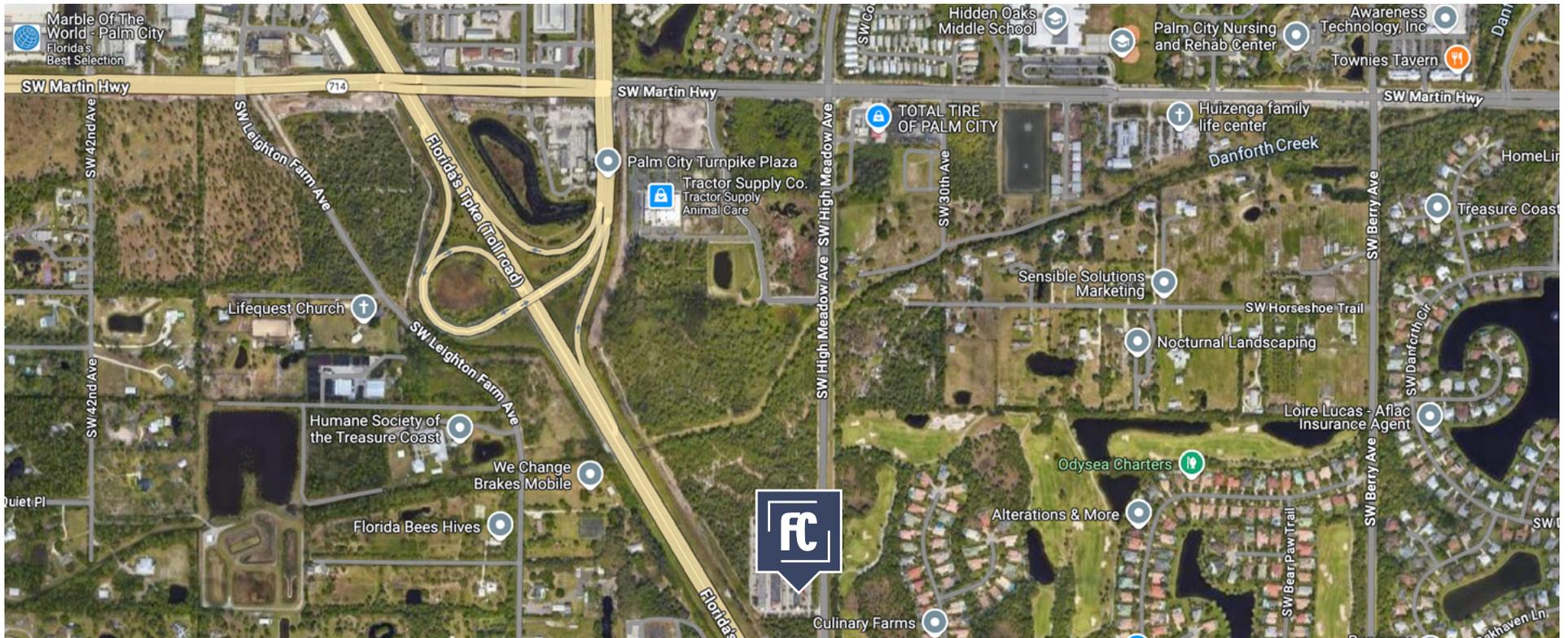
POPULATION

	1 MILE	3 MILES	5 MILES
Population	13.9K	40.8K	104.1K
Median Age	47.7	52.2	50.4



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Occupied Households	4,768	14.2K	35.9K
# of Employees	11.4K	34.5K	87.7K
Average HH Income	\$105K	\$102.8K	\$87.1K

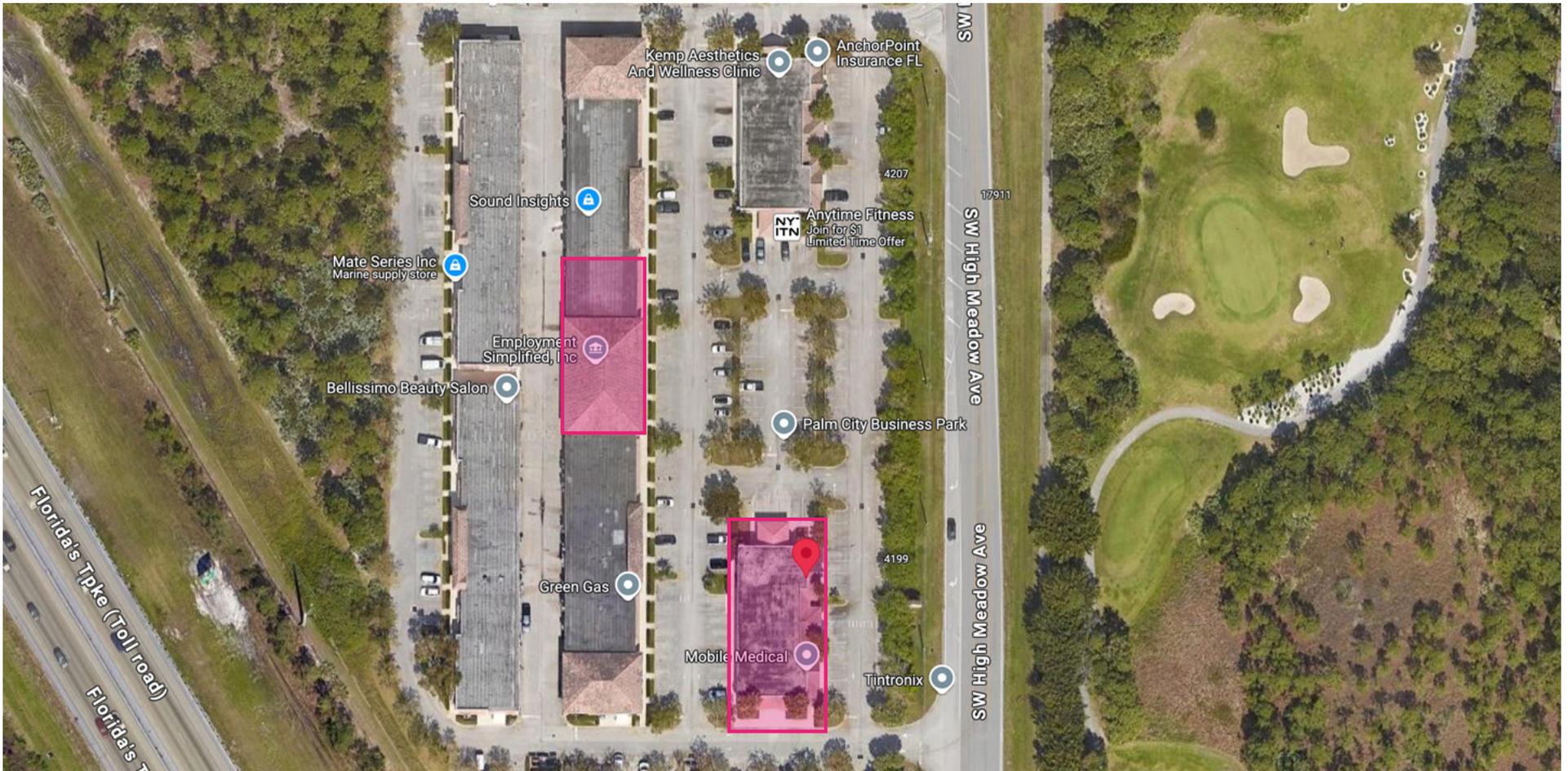


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LOCATION

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