



FOR LEASE

■ 1860 SW Fountainview Blvd.

1860 SW Fountainview Blvd.

Port Saint Lucie, FL 34986

PROPERTY OVERVIEW

Westview Plaza II is a three-story professional, fiber equipped Class "A" office building with NO DEED RESTRICTIONS against real estate, title uses. It offers turn-key office space ranging from 2,000 to 15,000 square feet with 24/7 key card access security system. This building has hurricane impact resistant glass on all windows and exterior doors, as well as individually controlled heating/air conditioning systems. Building directory that identifies occupants, and opportunities for on-building signage fronting Interstate 95. Full time maintenance manager on site. Generous on-site parking (4 per 1,000 SF), with high intensity security lighting.

LOCATION OVERVIEW

Westview II is conveniently located in the heart of St Lucie West's retail, restaurant and entertainment district, with close proximity to several major hospitals. The property is well-located with unparalleled visibility and access to I-95 (exit 121) and only minutes from the Florida Turnpike (exit 142). This is an excellent branding opportunity adjacent to I-95 with 77,000 vehicles passing per day.

PROPERTY VIDEO

LEASE RATE

\$22.00 - 22.50 SF/yr (NNN)



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SLC Commercial
Realty & Development



Property Details

WESTVIEW II

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LEASE RATE

\$22 - \$22.50 SF NNN

Building Information

| | |
|---------------------|-----------------|
| Building Size | 45,510 SF |
| Tenancy | Multiple |
| Year Built | 2006 |
| Last Renovated | 2018 |
| Available GLA | 6,435 SF |
| Construction Status | Existing |
| Number Of Elevators | 2 |
| Restrooms | 2 on each floor |
| Building Class | A |
| Number Of Floors | 3 |
| Number Of Buildings | 1 |

Location Information

| | |
|------------------|--|
| Building Name | Westview II |
| Street Address | 1860 SW Fountainview Blvd. |
| City, State, Zip | Port Saint Lucie, FL 34986 |
| County/Township | Saint Lucie |
| Cross Streets | St Lucie West Blvd |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | Interstate 95 |
| Nearest Airport | St Lucie County International or West Palm Beach International |

Zoning / Land Use Details

| | |
|---------------|----------------------------|
| Zoning | PUD, City of Port St Lucie |
| Permitted Use | See Below |

Utilities & Amenities

| | |
|---------------------|-----------------------|
| Handicap Access | Yes |
| Number Of Elevators | 2 |
| Cable | Yes |
| Telephone | Yes |
| Electricity | Florida Power & Light |

Parking & Transportation

| | |
|-----------------------------|---------|
| Parking Type | Surface |
| Parking Ratio (Per 1000 SF) | 4.0 |

Property Details

| | |
|----------------------|-----------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Lot Size | 3 Acres |
| Lot Frontage | 286 FT |
| Lot Depth | 335 FT |
| Traffic Count | 77,000 AADT |
| Traffic Count Street | I-95 |

[Click Here for Permitted Uses](#)

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Available Spaces

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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | 60 months |
| Total Space: | 1,988 - 3,207 SF | Lease Rate: | \$22.00 - \$22.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|--|-----------|-----------|------------|---------------|
| ■ Suite 315 - COMING SOON - December 1st | Available | 1,988 SF | NNN | \$22.50 SF/yr |
| ■ Suite 320 | Available | 3,207 SF | NNN | \$22.00 SF/yr |

Additional Photos

WESTVIEW II

FOR LEASE



Additional Photos

WESTVIEW II

FOR LEASE



Additional Photos

WESTVIEW II

FOR LEASE



Additional Photos

WESTVIEW II

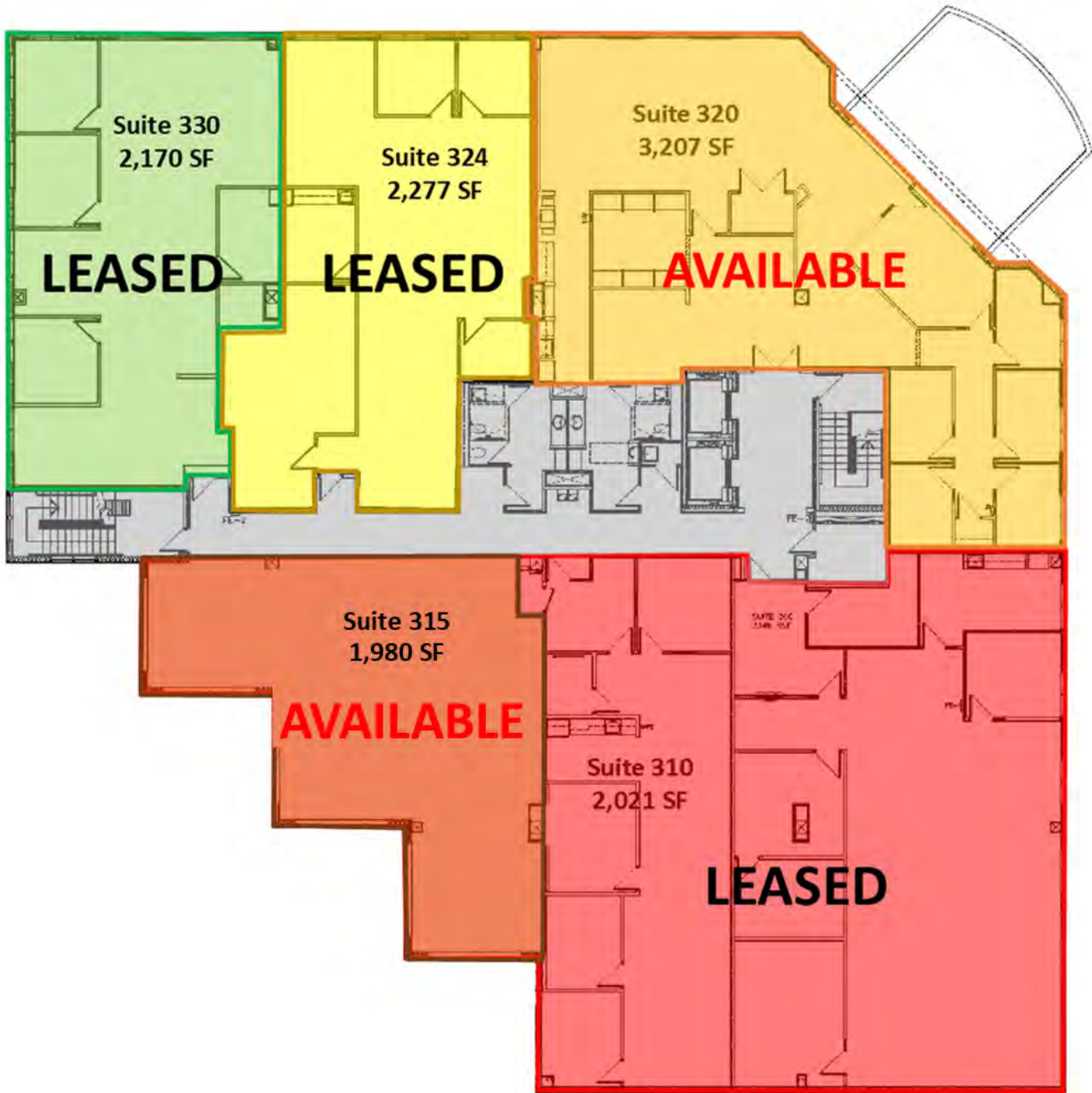
FOR LEASE



Third Floor

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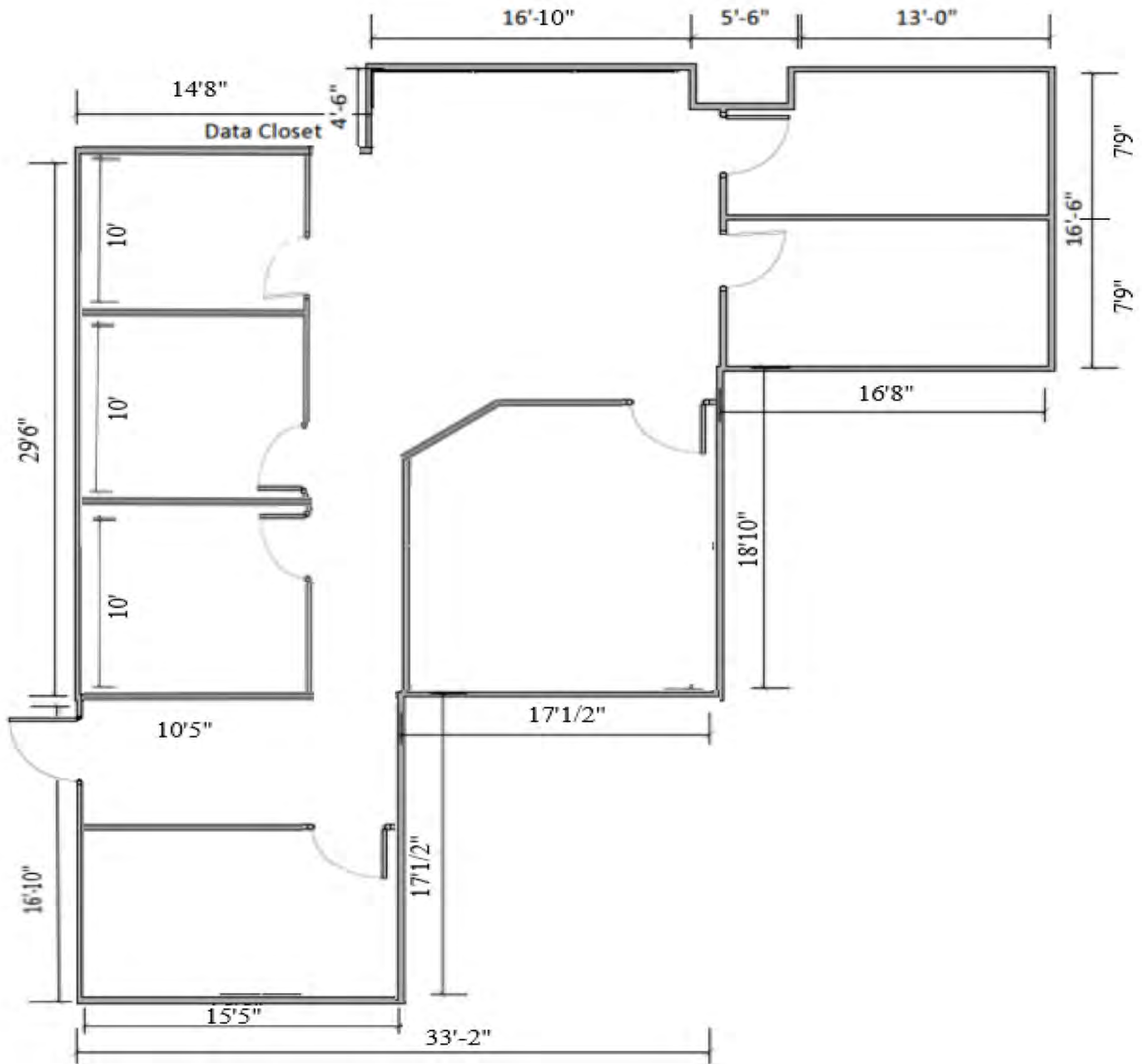


Floor Plan - Third Floor

Floor Plans - 315

WESTVIEW II

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1860 SW Fountainview Blvd

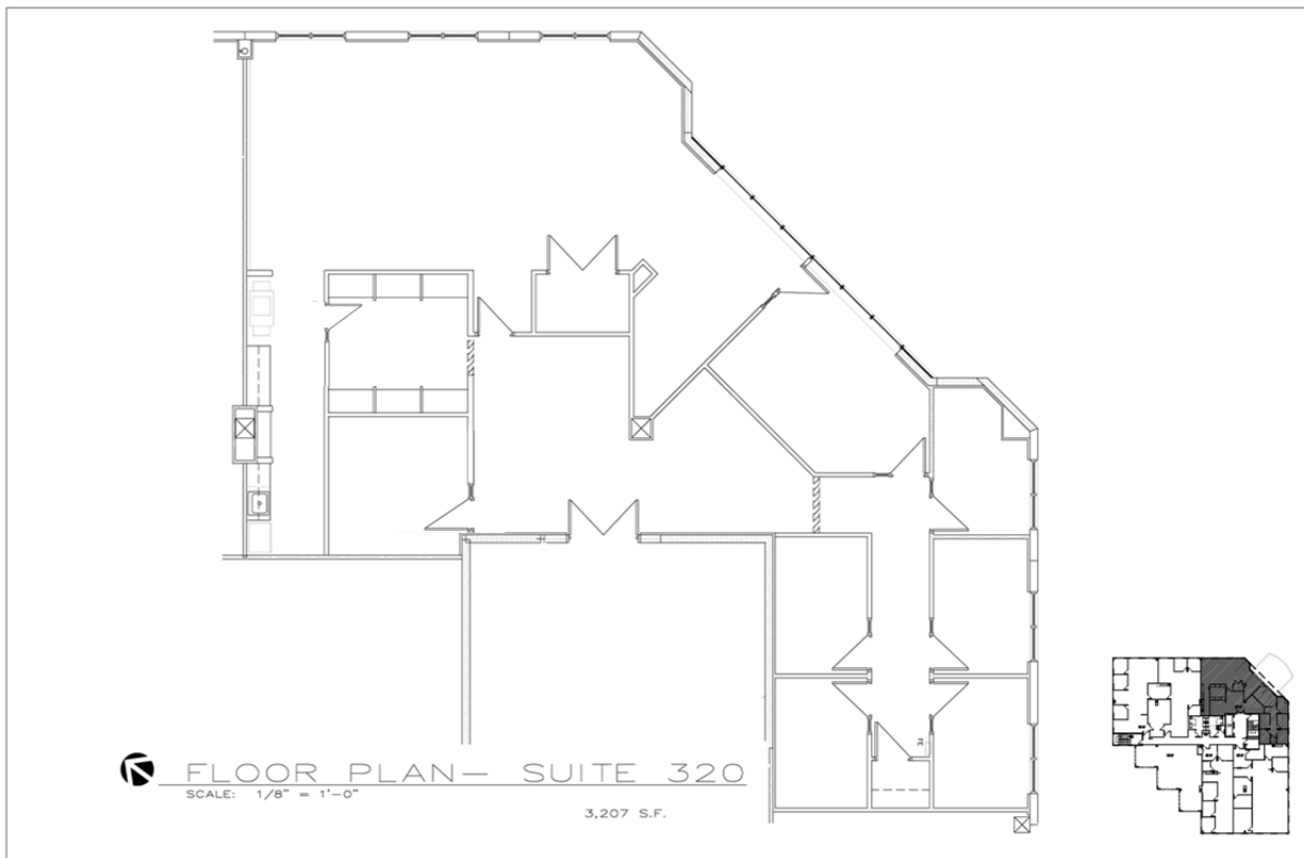
Suite 315

1988 Sq. Ft.

Floor Plans - 320

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ASSET SPECIALISTS, INC
3710 BUCKEYE STREET #100
PALM BEACH GARDENS, FLORIDA

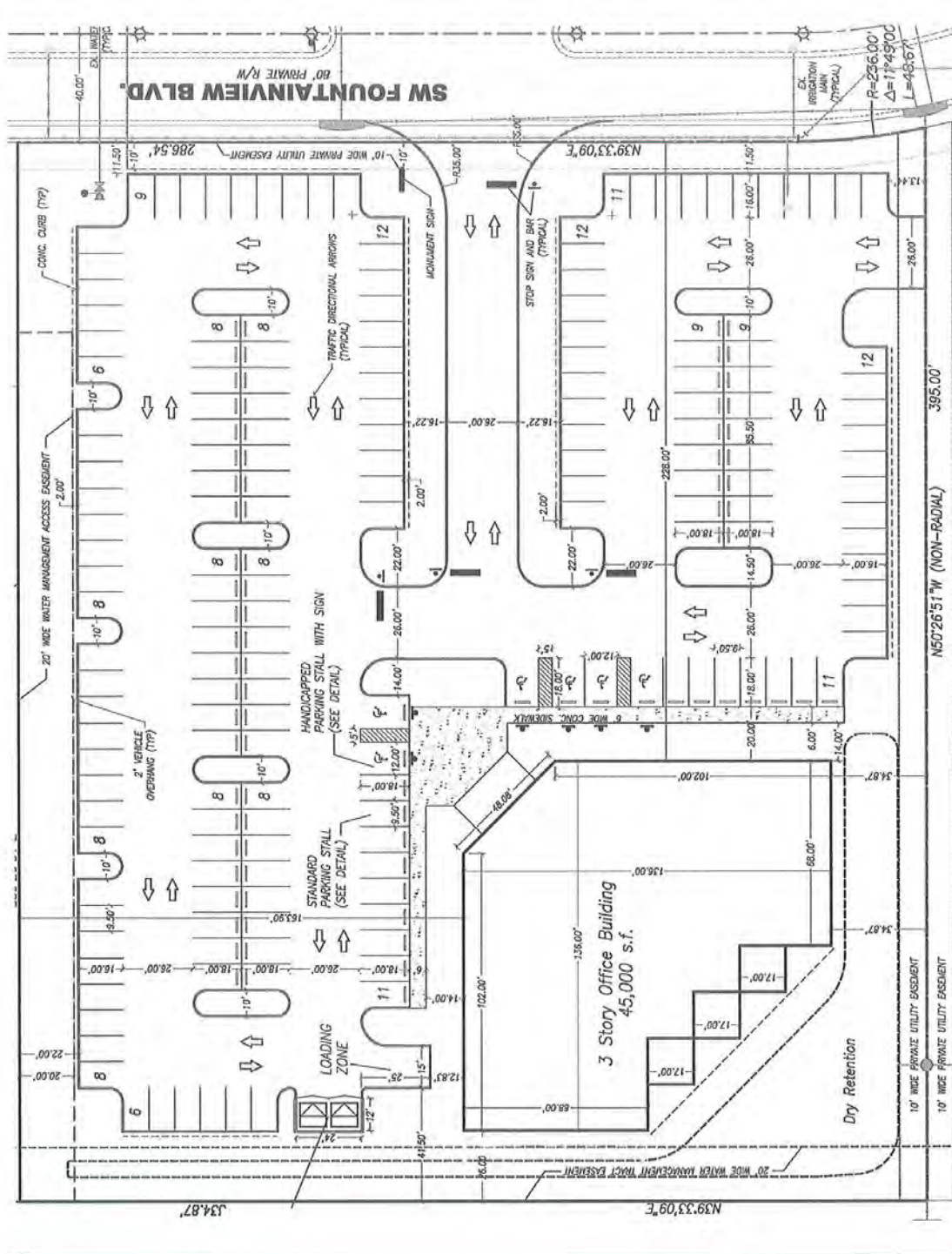
WESTVIEW PLAZA II
1860 SW FOUNTAINVIEW BLVD
PORT ST. LUCIE, FLORIDA, 34986

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Site Plan

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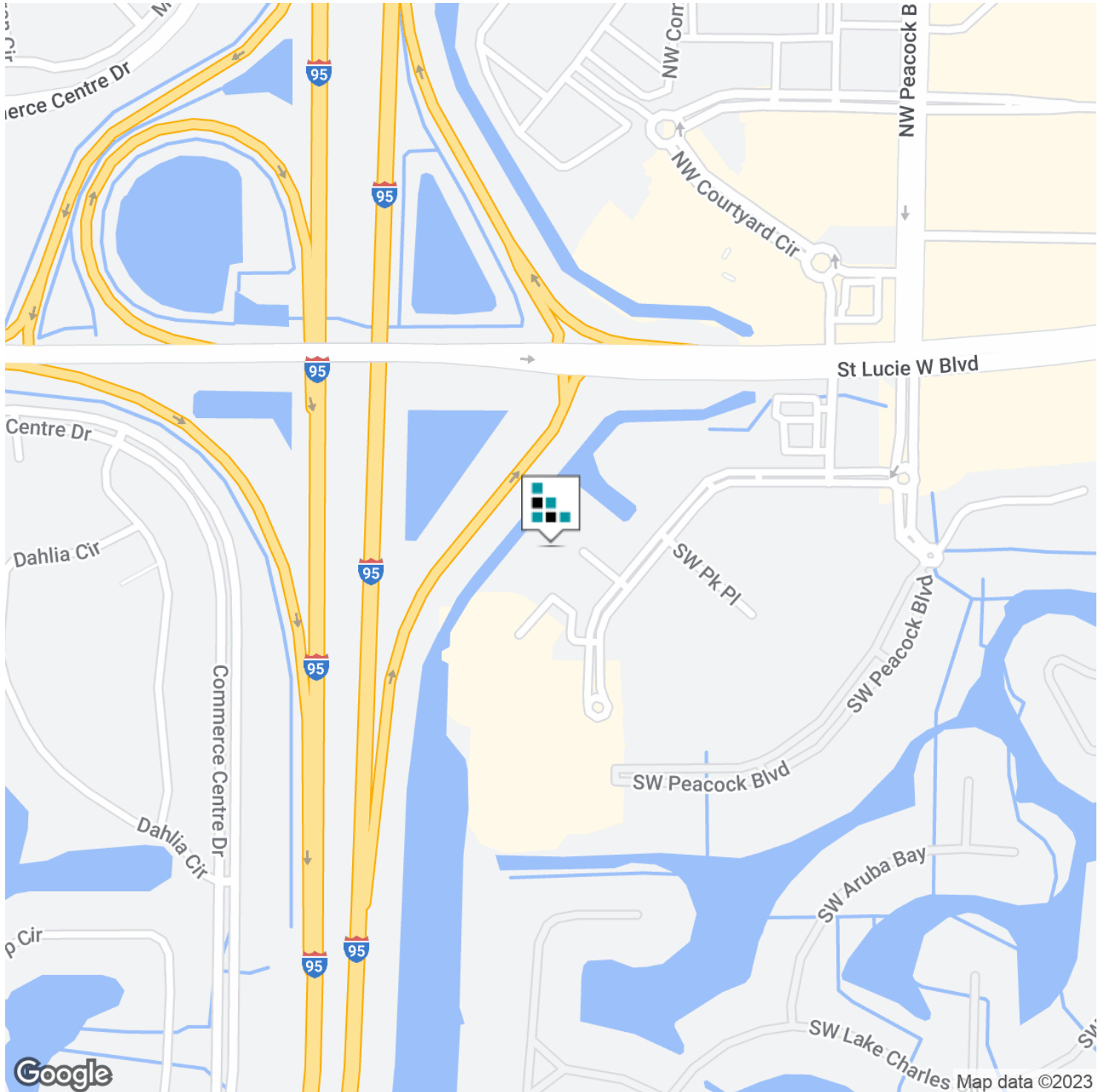
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Location Map

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Traffic Count

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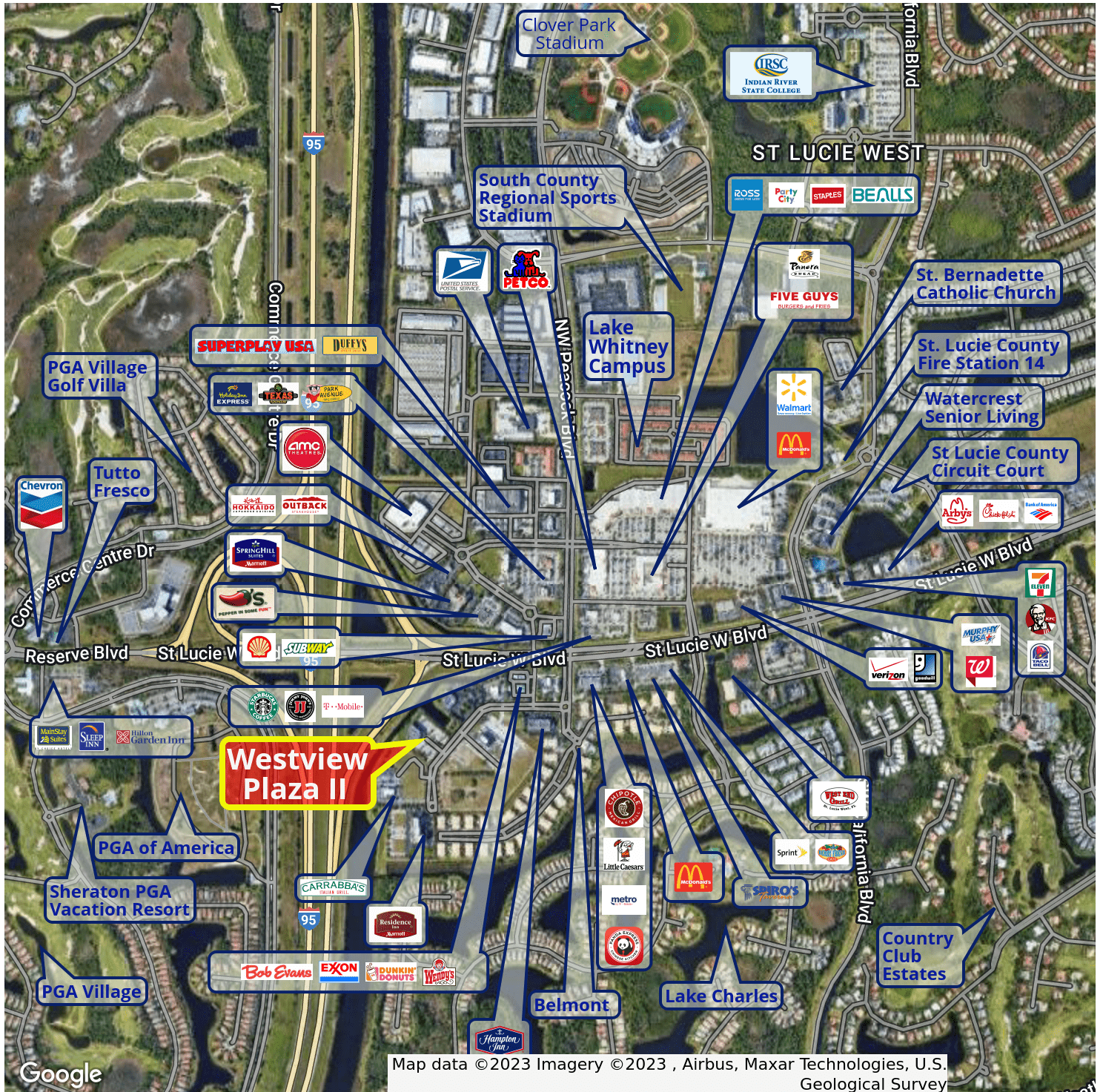
TRAFFIC COUNT PROFILE

| Street: | Closet Cross-Street: | Year Of Count: | Count: |
|------------------------|----------------------|----------------|--------|
| St Lucie Blvd | I-95 | 2021 | 14,500 |
| NW St. Lucie West Blvd | NW Peacock Blvd | 2021 | 48,500 |

Retailer Map

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Demographics Map & Report

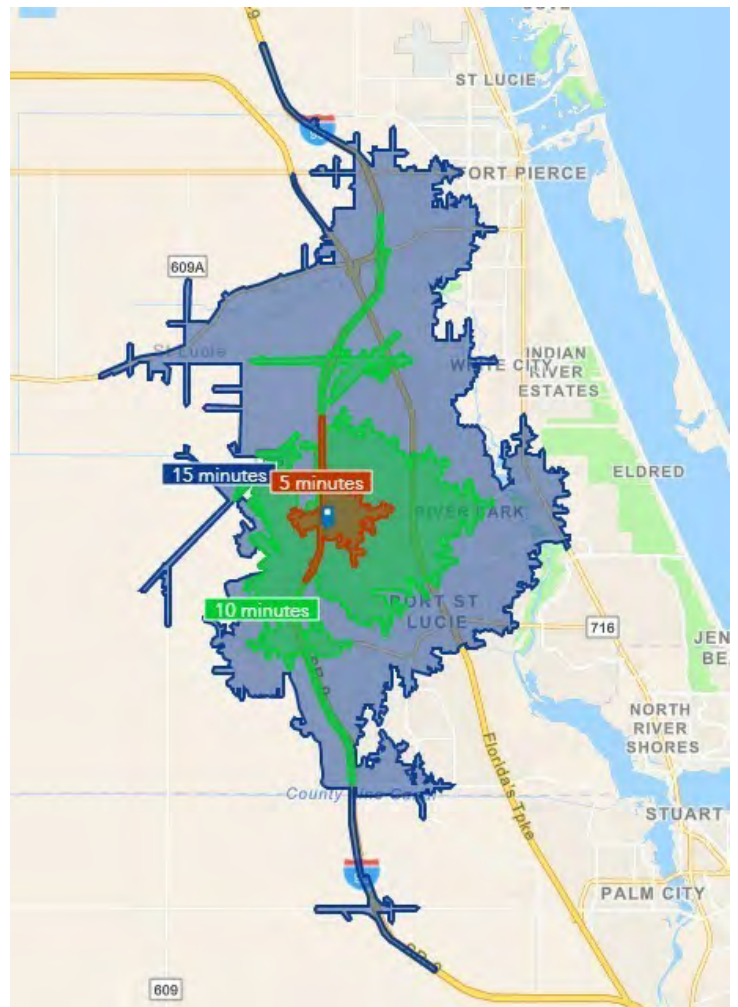
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,202 | 34,234 | 92,815 |
| Average Age | 49.1 | 43.6 | 40.4 |
| Average Age (Male) | 47.2 | 42.3 | 38.9 |
| Average Age (Female) | 50.1 | 44.4 | 41.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,346 | 13,025 | 33,656 |
| # of Persons per HH | 2.4 | 2.6 | 2.8 |
| Average HH Income | \$68,203 | \$66,604 | \$64,927 |
| Average House Value | \$262,213 | \$259,019 | \$244,430 |

* Demographic data derived from 2020 ACS - US Census



Disclaimer

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