



# FOR LEASE

## ■ Downtown Stuart Office Space

710 SE Ocean Blvd

Stuart, FL 34994

### PROPERTY OVERVIEW

Join UBS at this well located high profile single story office building along Stuart's East Ocean professional corridor. Nicely appointed office, with private entry, 5 offices, breakroom, conference room and private restroom.

### OFFERING SUMMARY

Available SF:	2,140 SF
Zoning:	R-3 Multifamily/Office (City of Stuart)
Utilities:	City of Stuart
AADT:	12,300

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LEASE RATE

\$22.00/sf plus CAM  
(currently \$7.62/sf)



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# Additional Photos

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# Interior Photos

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# Property Details

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NEGOTIABLE

## Building Information

Building Size	9,028 SF
Year Built	1998
Parking Spots	43 spaces, 3 handicapped
Exterior Walls	Concrete Block
Building Class	A

## Location Information

Street Address	710 SE Ocean Blvd
City, State, Zip	Stuart, FL 34994
County/Township	Martin

## Zoning / Land Use Details

Zoning	R-3 Multifamily/Office (City of Stuart)
Land Use	OFF-RES
Permitted Use	See First Page

## Utilities & Amenities

Sewer	Yes
Water	Yes
Electricity	FPL

## Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	1.087 Acres
APN#	04-38-41-005-004-00080-6
Utilities & Amenities	City of Stuart

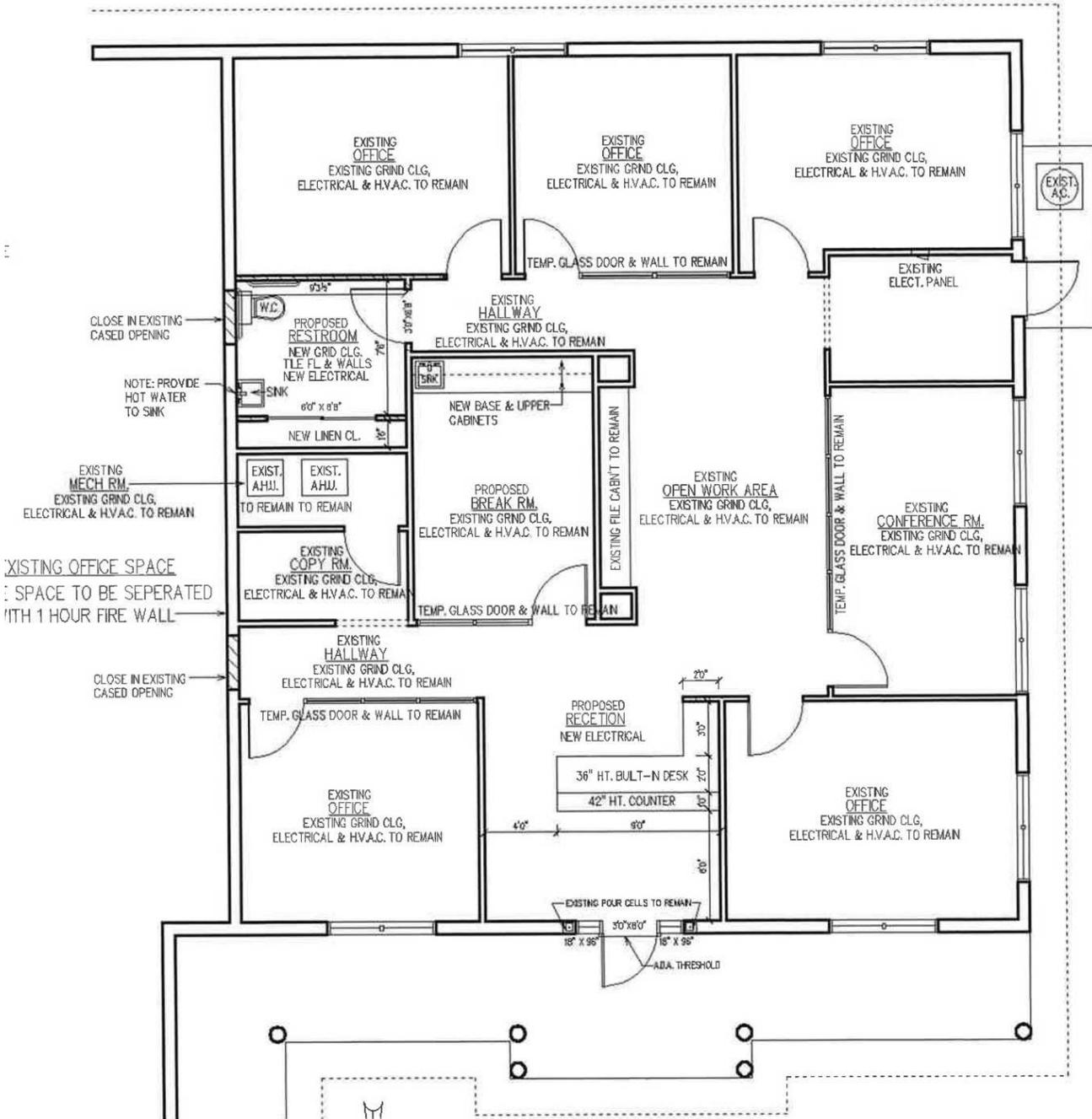
## Location Overview

Located just east of Downtown Stuart and a 1 minute drive from the Cleveland Clinic. The property is located in a medical/professional office corridor in the heart of Stuart with easy access to Hutchinson Island, Sewall's Point, Jensen Beach, Palm City, Hobe Sound, and Jupiter Island.

# Floor Plans

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# Retailer Map

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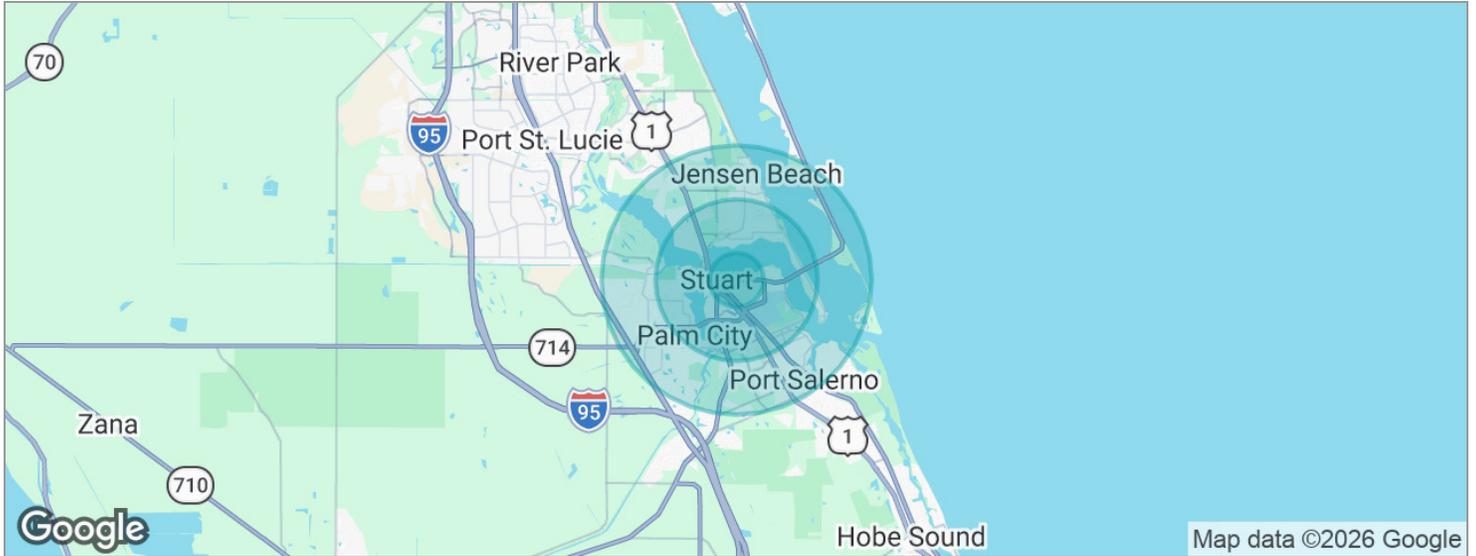
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# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,156	49,149	103,173
Median age	48	50	50
Median age (Male)	46	49	49
Median age (Female)	49	51	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,646	22,469	45,829
# of persons per HH	2.3	2.2	2.3
Average HH income	\$76,132	\$92,566	\$104,332
Average house value	\$370,769	\$439,513	\$468,610

\* Demographic data derived from 2020 ACS - US Census

# 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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