



# SUBLEASE

■ 291 NW Peacock Blvd

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Port St. Lucie, FL 34986

## PROPERTY OVERVIEW

Professional/Medical buildout with a small reception/waiting area with 3 meeting/conference rooms, 5 additional offices and breakroom. The 2,319 sf unit is located on the first floor/corner unit with 2 entrances.

## LOCATION OVERVIEW

Lake Whitney Medical and Professional offices are conveniently located on the corner of NW Lake Whitney Place and Peacock Blvd in the heart of St Lucie West. The property is well-located with access to I-95 (exit 121) less than 1 mile away and only minutes from the Florida Turnpike (exit 142). This property is well-positional subdivisions of St Lucie West, Tradition and Fort Pierce.

## OFFERING SUMMARY

Building Size:	21,522 SF
Available Size:	2,319 SF
Zoning:	Commercial Services
Maintenance:	\$8.27 SF CAM

LEASE RATE

\$23.00 SF/yr (NNN)



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# Property Details

291 NW PEACOCK BLVD.

# SUBLEASE

**LEASE RATE**

**\$23.00 SF/YR**

## Building Information

Building Size	21,522 SF
Available Size	2,319 SF
Year Built	2015
Construction Status	Existing
Condition	Excellent
Number Of Elevators	1
Building Class	A
Number Of Floors	2
Construction	CBS

## Location Information

Street Address	291 NW Peacock Blvd
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie
Nearest Airport	Interstate 95 (Exit 121)

## Parking & Transportation

Parking	Lighted Parking Area
Parking Ratio	5.0

## Property Details

Property Type	Office - Medical/Professional
Property Subtype	Medical
Lot Size	15 Acres
Maintenance	\$8.27 SF CAM

## Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here for Permitted Uses](#)

# Available Spaces

291 NW PEACOCK BLVD.

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<b>SUBLEASE RATE:</b>	\$23.00 SF/YR	<b>TOTAL SPACE:</b>	2,319 SF
<b>SUBLEASE TYPE:</b>	Sublease NNN	<b>SUBLEASE TERM:</b>	Negotiable

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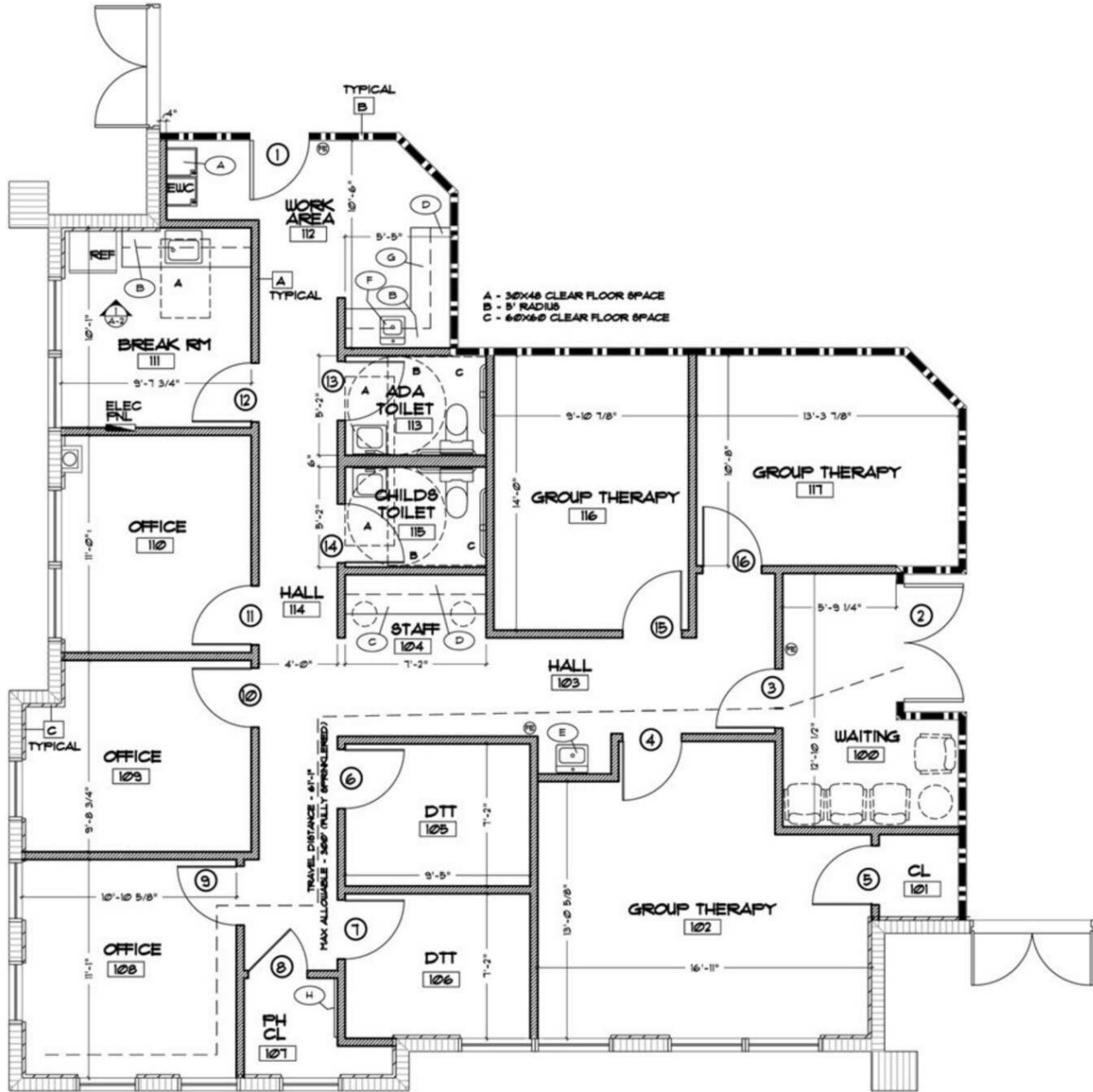
<b>Suite 101</b>	\$23.00 SF/yr	NNN	2,319 SF	Negotiable
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# Floor Plans

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2,319 SF



# Additional Photos

291 NW PEACOCK BLVD.

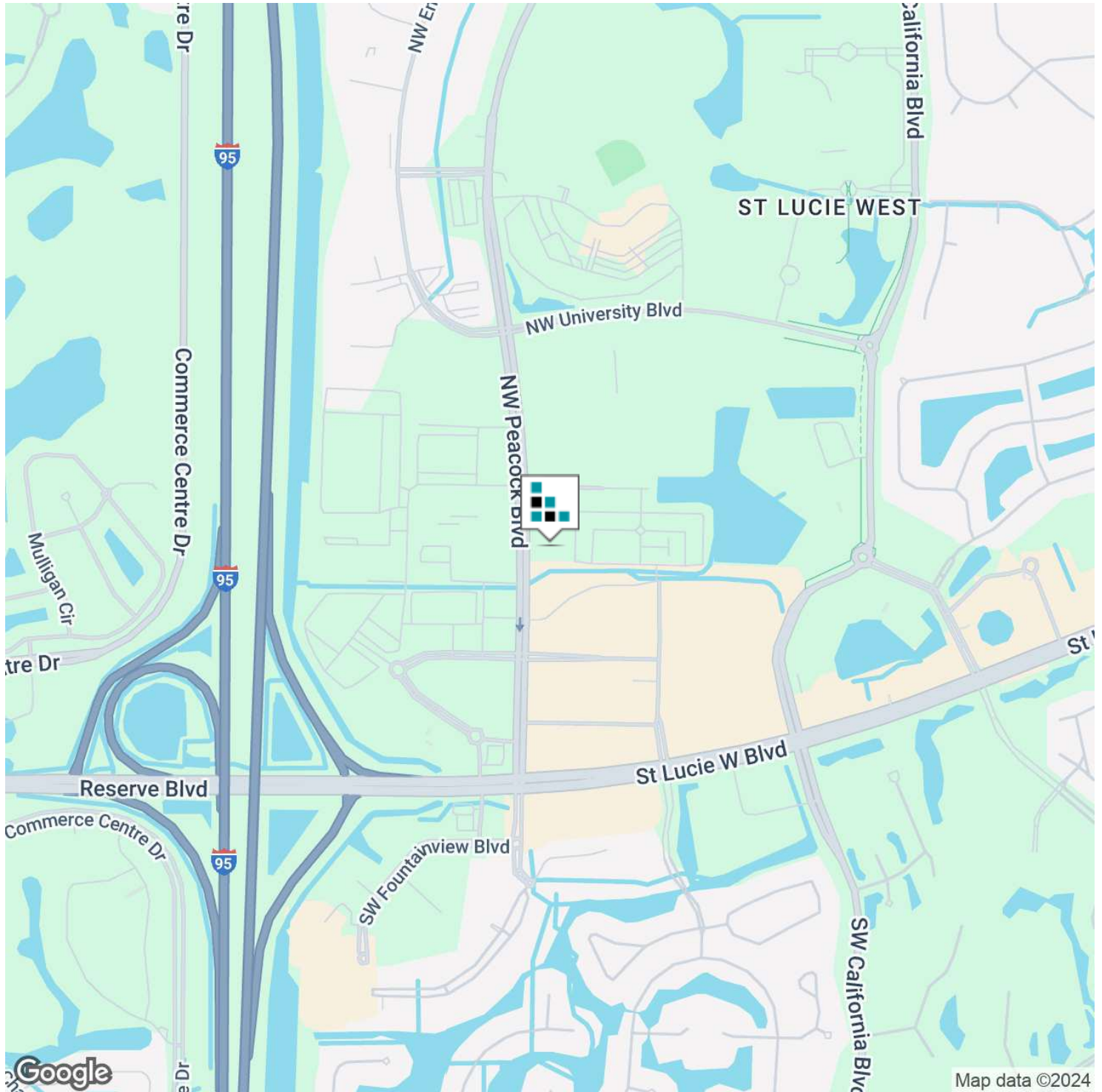
SUBLEASE



# Location Map

291 NW PEACOCK BLVD.

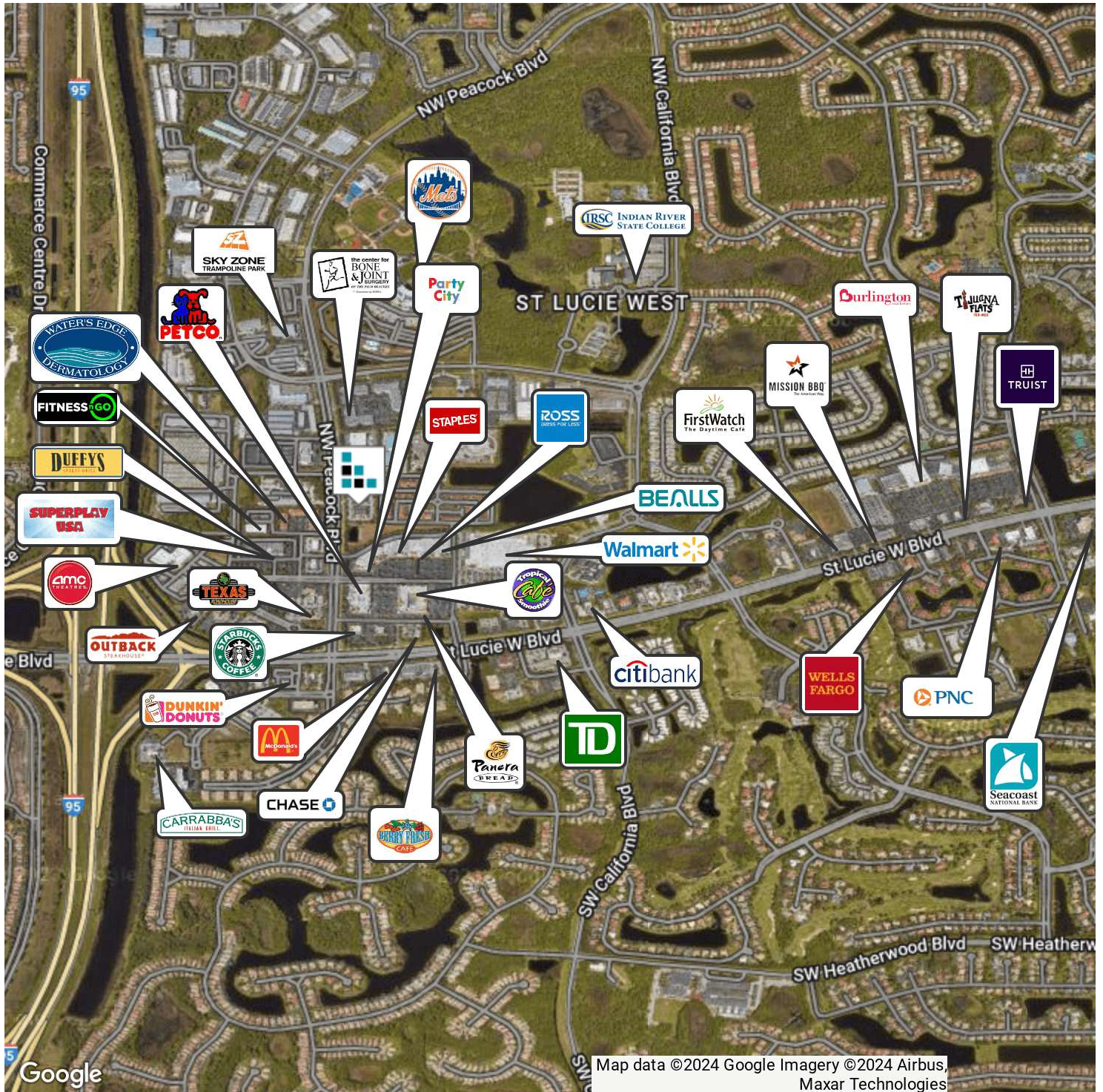
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# Retailer Map

291 NW PEACOCK BLVD.

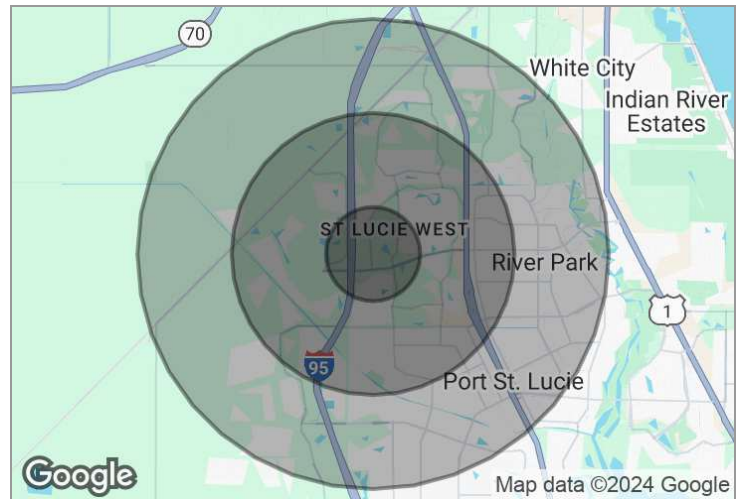
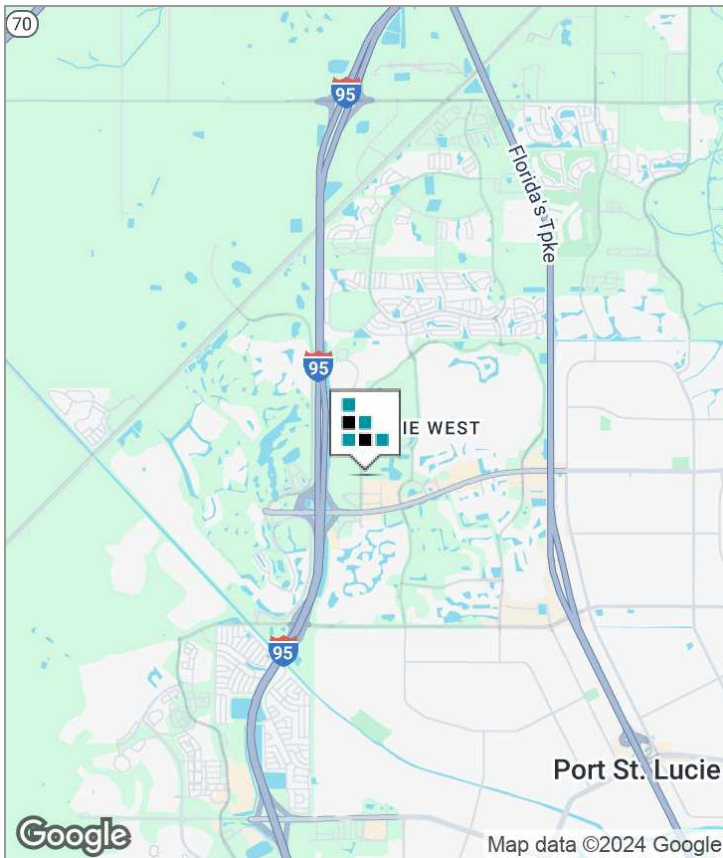
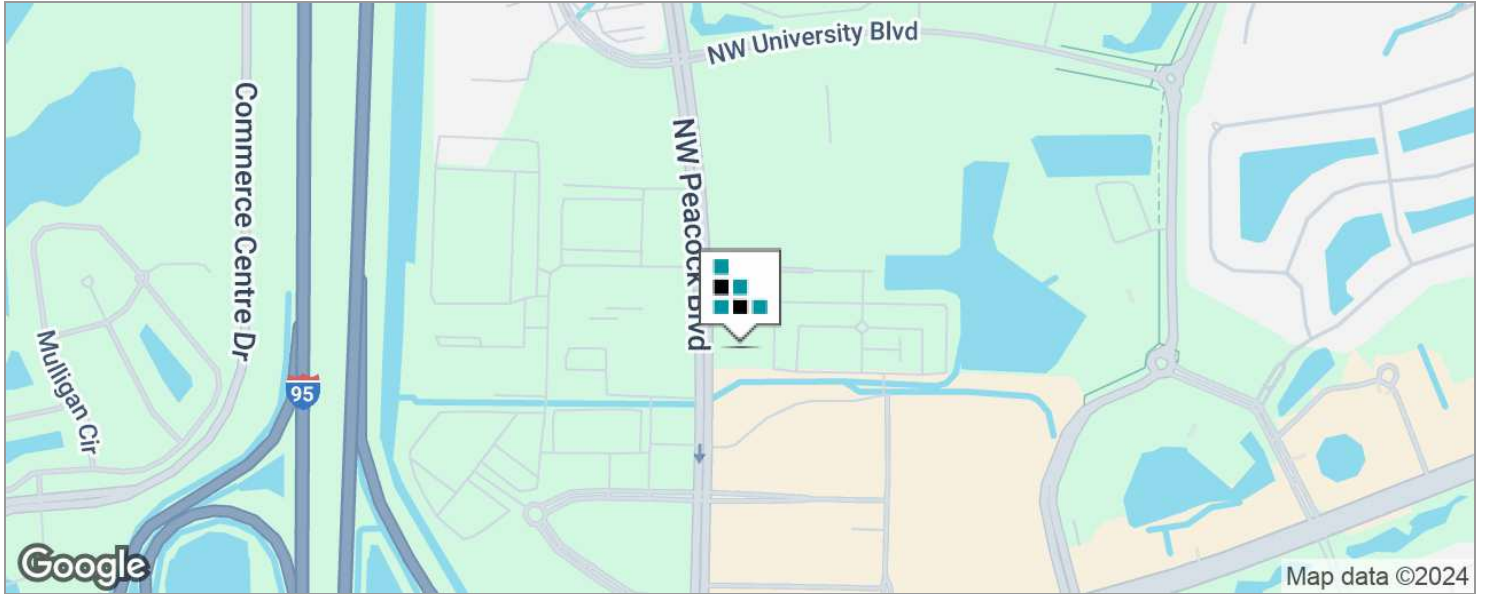
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# Demographics Map

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,013	36,672	95,284
Total Households	1,690	14,103	34,651
Average HH Income	\$64,706	\$65,086	\$63,982
Average Age	48.9	43.7	40.6



# 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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