



FOR LEASE

■ 531 NW Lake Whitney Place

Coming Soon - Suite 106

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

Spaces are professional/medical office in design, each with its own unique floor plan (see attached floor plans for more information). The floor plan includes a reception/waiting area, 3 private offices, open conference room, kitchenette, restroom and plenty of storage.

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). With a residential population in excess of 277,789 within a 10 mile radius and a median income of \$61,593. This property is well-positioned to service the surrounding residential subdivisions of St Lucie West and Fort Pierce.

OFFERING SUMMARY

| | |
|-----------------|---------------------|
| Available Size: | 958 SF |
| Zoning: | Commercial Services |
| Maintenance: | \$8.27 SF CAM |

LEASE RATE

\$19.50 SF/YR (NNN)



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SLC Commercial
Realty & Development



Property Details

LAKE WHITNEY CAMPUS

FOR LEASE

LEASE RATE

\$19.50 SF/YR (NNN)

Building Information

| | |
|-----------------------------|-----------|
| Year Built | 2015 |
| Gross Leasable Area | 958 SF |
| Construction Status | Existing |
| Parking Ratio (Per 1000 SF) | 5.0 |
| Condition | Excellent |
| Handicap Access | Yes |
| Construction Description | CBS |
| Building Class | A |
| Construction | CBS |

Location Information

| | |
|------------------|--------------------------|
| Building Name | Lake Whitney Campus |
| Street Address | NW Lake Whitney Place |
| City, State, Zip | Port St. Lucie, FL 34986 |
| County/Township | Saint Lucie |

Parking & Transportation

| | |
|----------------|-----|
| Street Parking | Yes |
| Parking Ratio | 5.0 |

Property Details

| | |
|------------------|---|
| Property Type | Office - Medical/Professional |
| Property Subtype | Medical |
| Lot Size | 15 Acres |
| APN# | 3325-600-0018-000-8 3326-504-0061-000-2 3325-505-0019-000-6 |
| Maintenance | \$8.27 CAM |

Zoning / Land Use Details

| | |
|---------------|---------------------|
| Zoning | Commercial Services |
| Permitted Use | See Below |

[Click Here for Permitted Uses](#)

Lease Spaces

LAKE WHITNEY CAMPUS

FOR LEASE



LEASE INFORMATION

| | | | |
|--------------|--------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 958 SF | Lease Rate: | \$18.50 SF/yr |

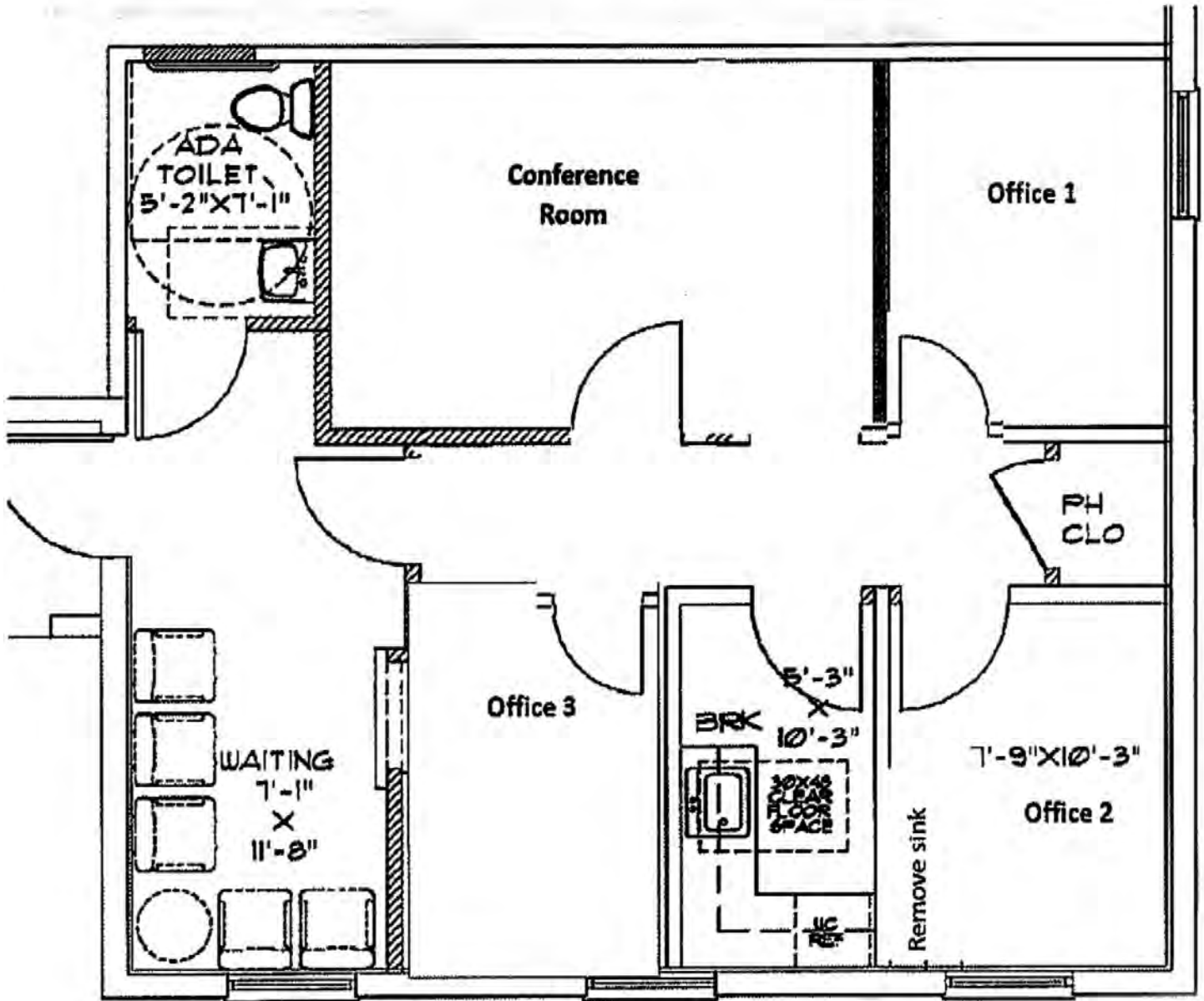
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------|-----------|-----------|------------|------------------|-----------------------|
| 531 NW Lake Whitney PL | Available | 958 SF | NNN | \$19.50 SF/month | Floorplan Coming Soon |

Floor Plan - Suite 106

LAKE WHITNEY CAMPUS

FOR LEASE



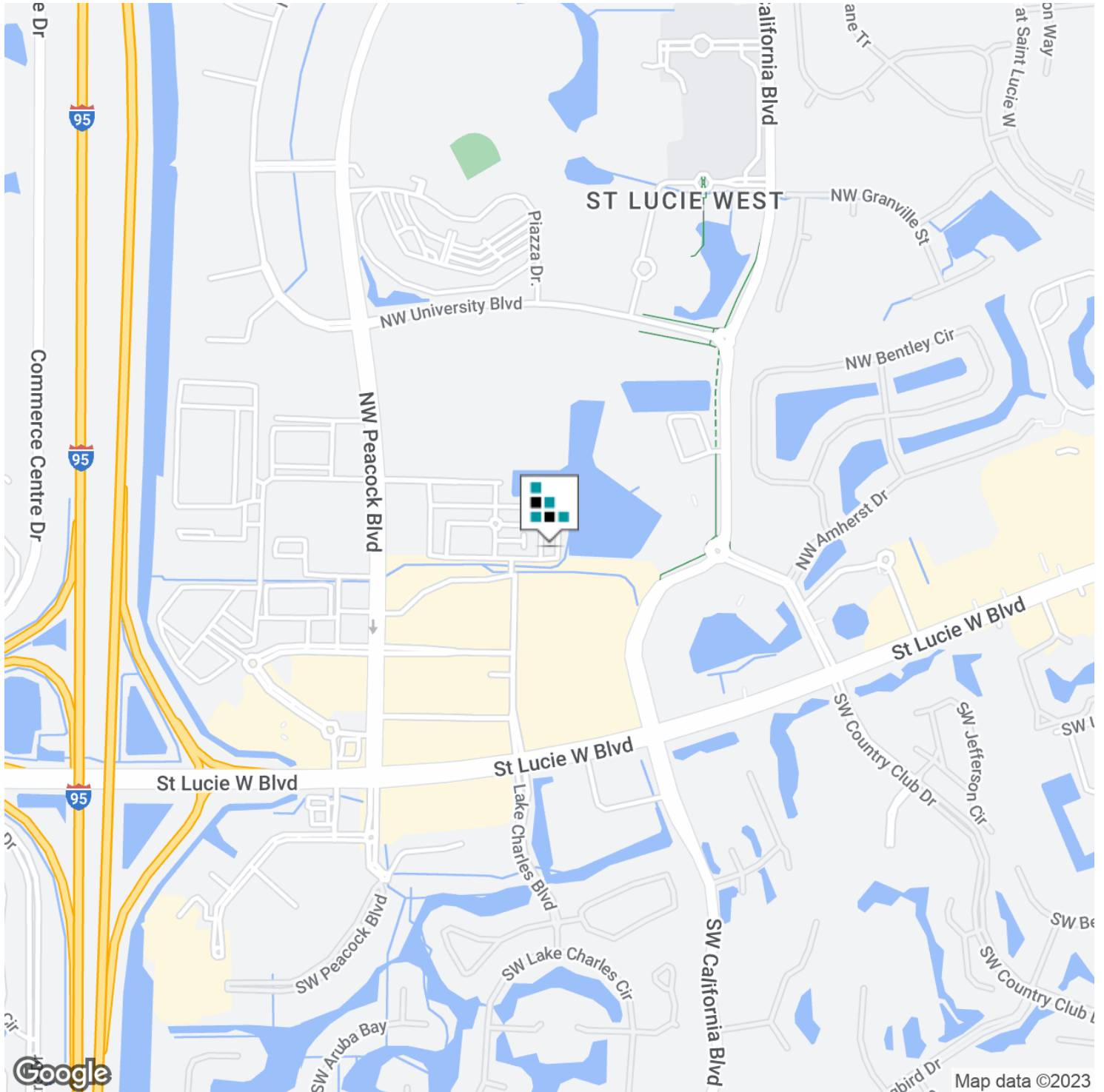
BUILDING - K

**FLOOR PLAN SUITE 106
NOT TO SCALE**

Location Map

LAKE WHITNEY CAMPUS

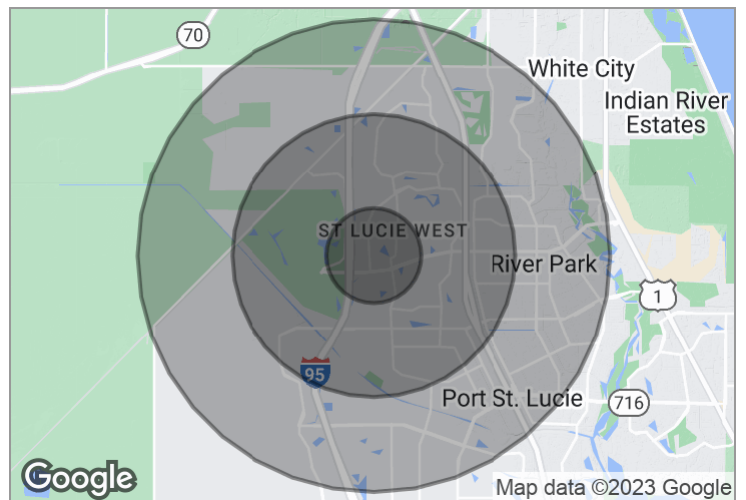
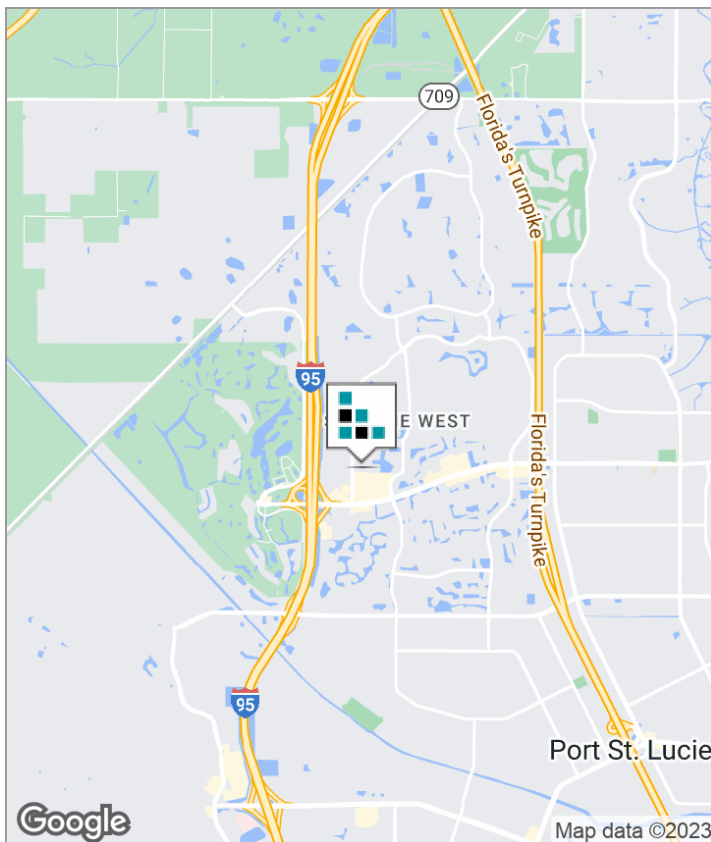
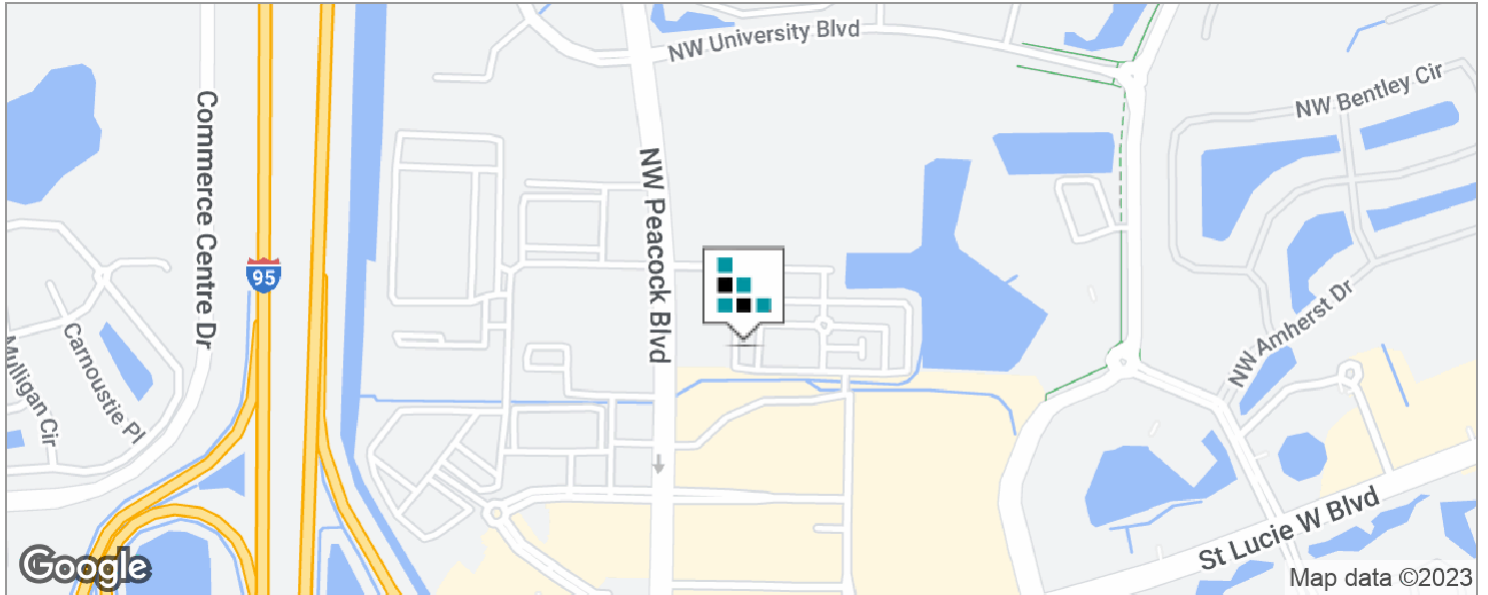
FOR LEASE



Demographics Map

LAKE WHITNEY CAMPUS - 525

FOR LEASE



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

LAKE WHITNEY CAMPUS

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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