

# FOR LEASE

# NAI Southcoast



## Treasure Coast Medical Campus

3498 NW Federal Highway, Jensen Beach, Florida 34957

### PHASE I

*Available for Immediate Occupancy  
±14,784 SF Premium Medical Office Space*

### PHASE II & III

*Coming Soon  
State of the Art New ±60,000 SF Medical Office Building*

*Presented by*

Stuart Duffin, P. A., SIOR, CCIM

Broker Associate

+1 772 579 0370

[sduffin@naisouthcoast.com](mailto:sduffin@naisouthcoast.com)

JJ Sanguily

Sales Associate

+1 772 834 3519

[jj@naisouthcoast.com](mailto:jj@naisouthcoast.com)

100 SW Albany Avenue, 2nd Floor, Stuart, Florida 34994

+1 772 286 6292 | [www.naisouthcoast.com](http://www.naisouthcoast.com)

# Phase I Overview

One of Martin county's exclusive medical office buildings with current medical tenants including Cleveland Clinic, Cleveland Pediatrics, Cleveland Pediatric Rehabilitation, Women's Health Specialist, JeuneNu Aesthetics and Water's Edge Dermatology.

## Offering Summary:

Building Size:	56,300 SF
Operating Expenses:	\$5.89/SF
Available Space:	14,784 SF
Offered Price:	\$18.00/SF NNN
Utilities:	Martin County
Parking Ratio:	3.57 per 1,000 SF

## Building Information:

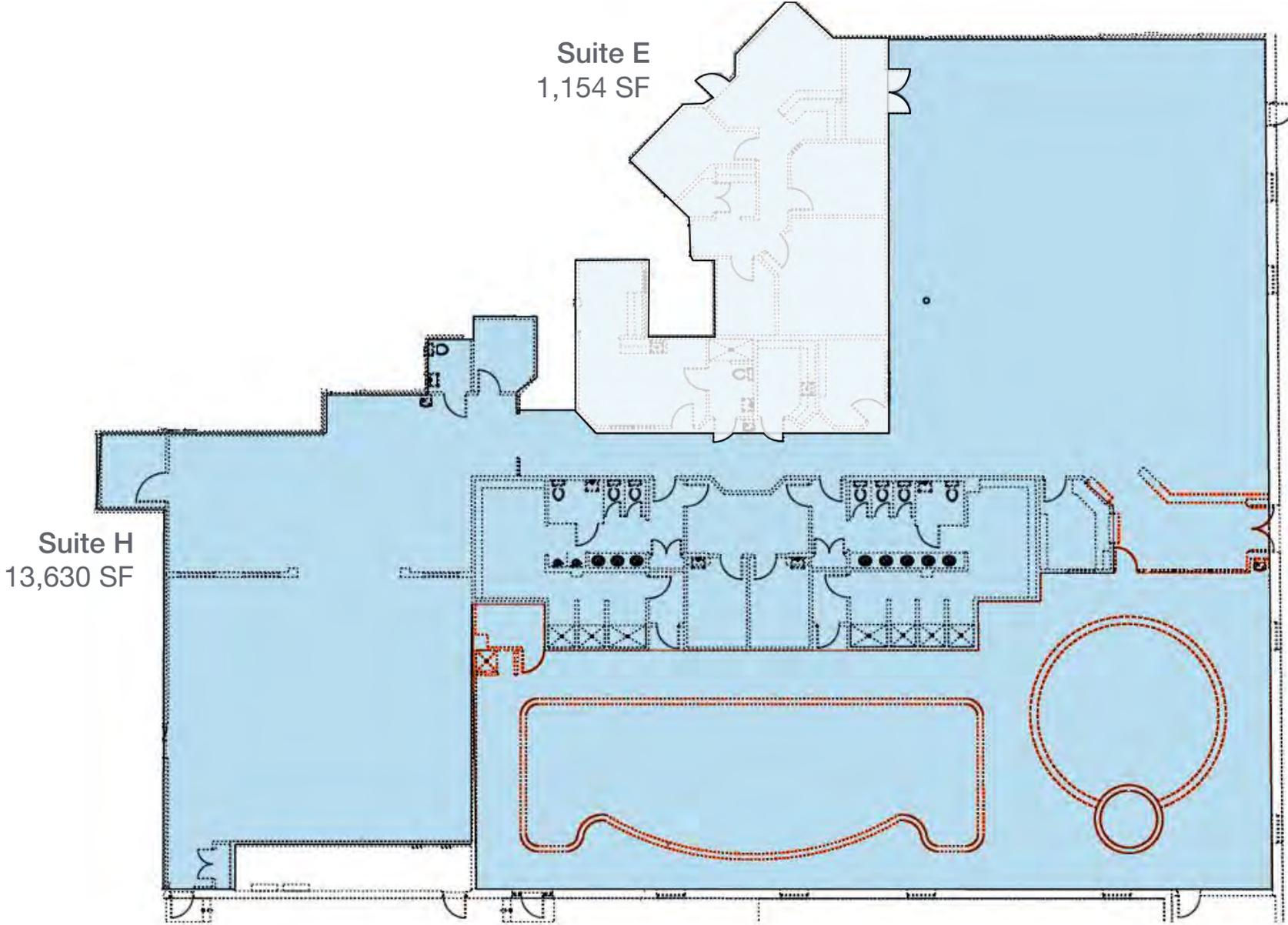
Building Size:	56,300 SF
Tenancy:	Multiple
Year Built:	1990, renovated 1999
Gross Leasable Area:	56,300
Condition:	Excellent
Handicap Access:	Yes
Walls:	Reinforced Concrete
Office Buildout:	TI Allowance Negotiable
Building Class:	Class A
Number of Floors:	1



# Phase I Interior



# Phase I Floor Plan



# Phase II & III Overview

In Phase II and III project owner, Community Healthcare Trust, will introduce 3 brand new state of the art Medical Office Buildings to the Treasure Coast Medical Campus, Jensen Beach and the Treasure Coast. These 3 facilities will be 30,000, 17,500 and 12,500 square feet MOB's offering the highest of quality ambulatory healthcare services in the Treasure Coast.

## Offering Summary:

Offering Rate	\$27.00 per SF NNN
Operating Expenses (Estimated)	\$6.25 PSF
Available space	60,000 SF Vacant To Be Built
Parking Ratio	5/1000
Utilities	Martin County

## Building Information:

Building Square Foot Total	60,000 SF
Medical Tenancy	Multiple
Year Built	New Construction
Class	State of the Art Class A
Handicap Access	Yes
Exterior Wall Construction	Solid Reinforced Concrete
Tenant Improvement Allowance	\$40 PSF
Number of Floors	Single Story





# Phase I, II, & III

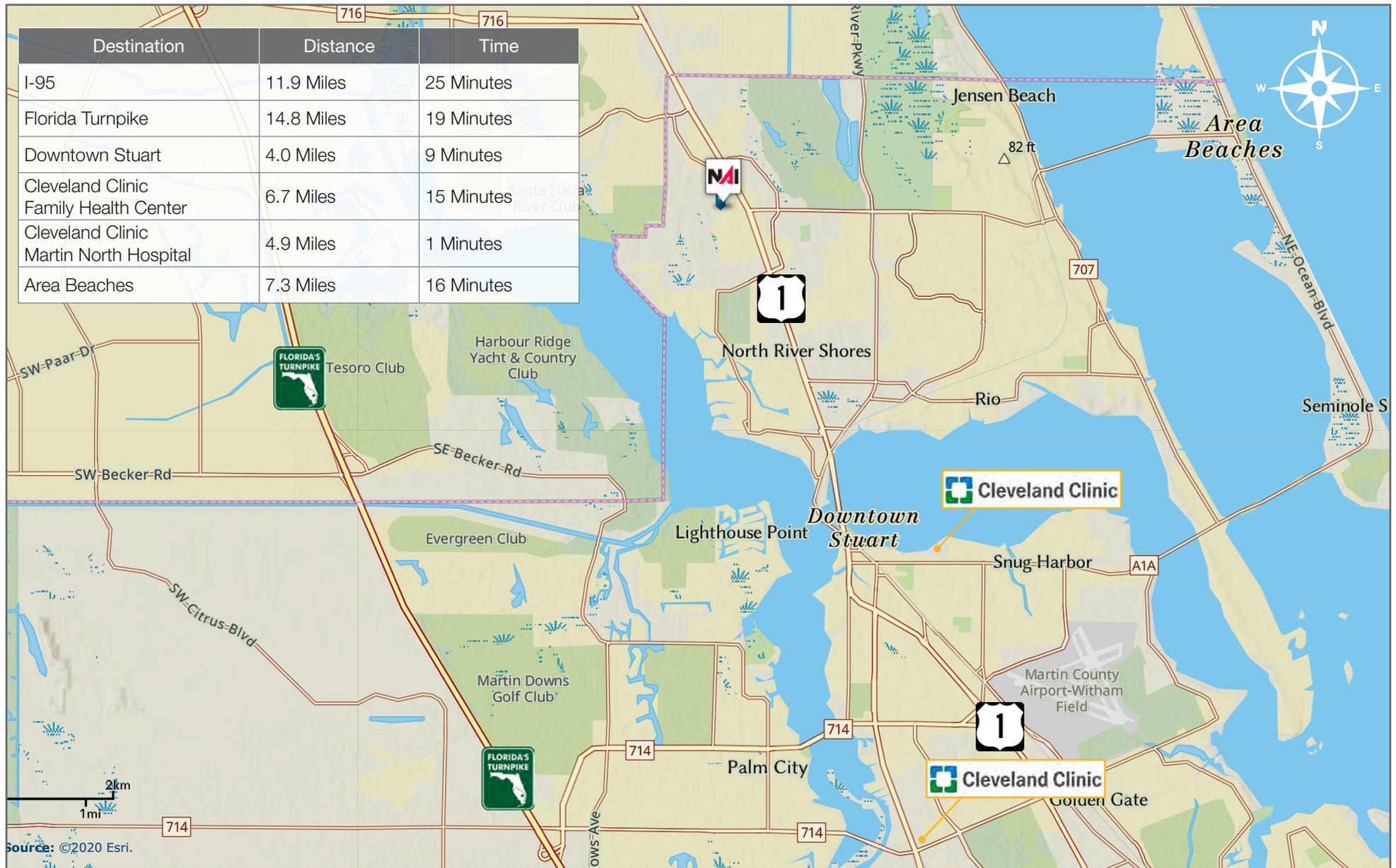
## PHASE II & III

Coming Soon - State of the Art New 60,000 SF Medical Office Bldg.

## PHASE I

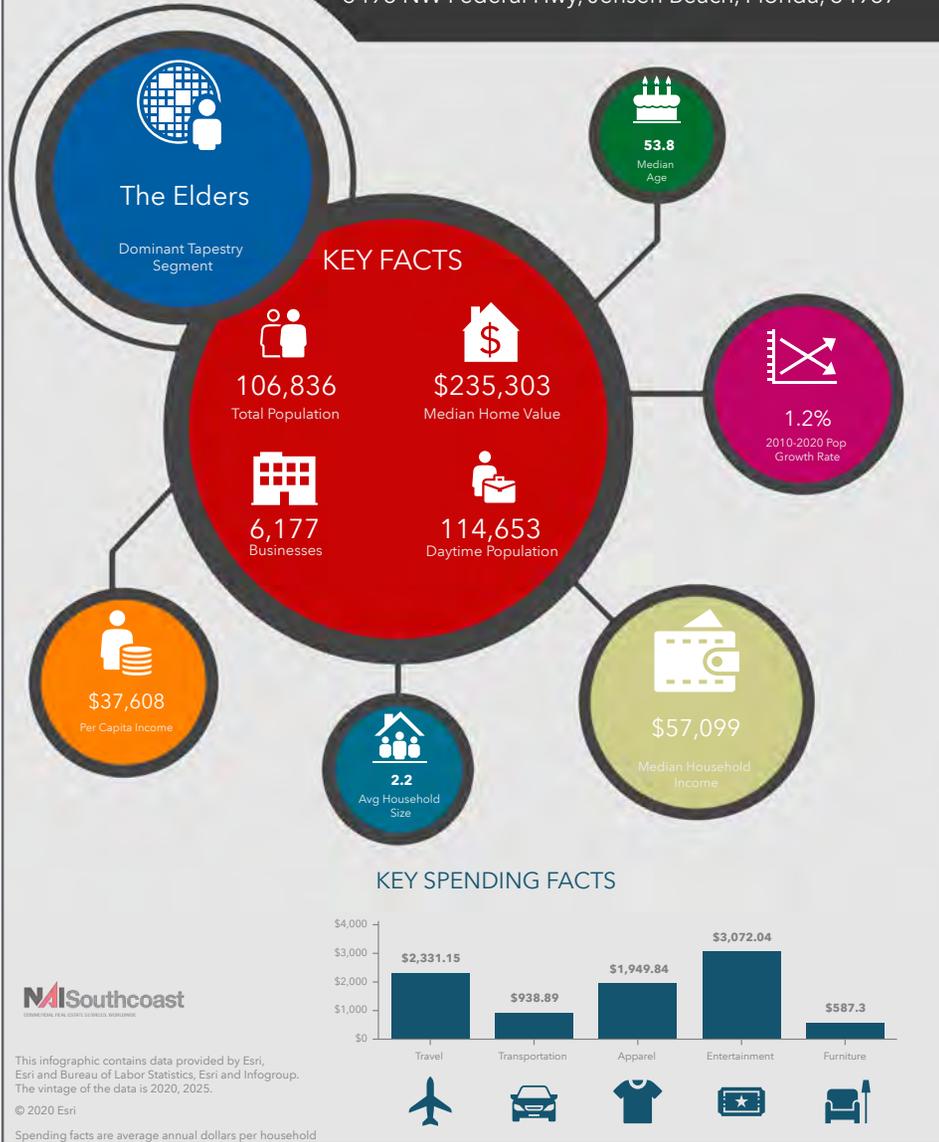
Available for Immediate Occupancy - 14,784 SF

# Drive Time



# 2020 Demographics

3498 NW Federal Hwy, Jensen Beach, Florida, 34957



## Population

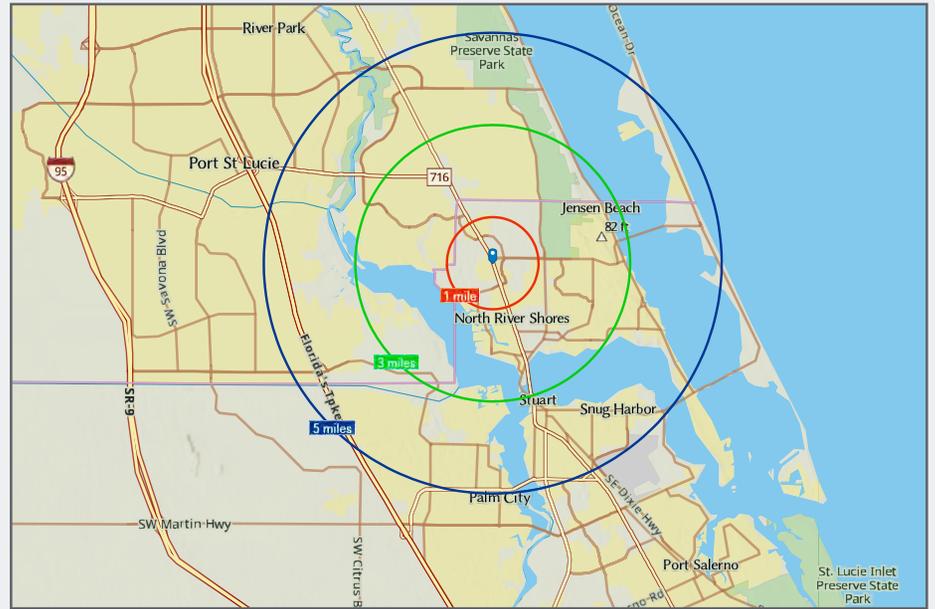
- 1 Mile: 5,556
- 3 Mile: 40,103
- 5 Mile: 106,836

## Average Household Income

- 1 Mile: \$92,237
- 3 Mile: \$87,103
- 5 Mile: \$83,952

## Median Age

- 1 Mile: 51.2
- 3 Mile: 51.8
- 5 Mile: 53.8



# Jensen Beach, Florida

Strategically situated adjacent to the Treasure Coast Square Mall, the Treasure Coast Medical Pavilion is centrally located near Cleveland Clinic/Martin Memorial and St. Lucie Medical Center. Lighted access from NW Federal Hwy and NW Jensen Beach Blvd. Jensen Beach is a hidden paradise situated on Florida's East Coast.

A short drive from West Palm Beach, The Palm Beaches and Palm Beach International Airport, Jensen Beach is the southern most area of the Treasure Coast. With its major shopping centers, numerous specialty stores and unusual boutiques, the Jensen Beach area is known as the retail shopping center of the Treasure Coast.

In addition, it has earned a stellar reputation for its seafood-intensive fine dining. The water enthusiast resident and visitor will find boating, sailing, fishing, skiing, surfing and scuba diving in this active area. Jensen Beach also known for attracting several species of endangered sea turtles during nesting season, which is a big tourist draw to the area.



# Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

## *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.



For the die-hard festivals-goer...There are plenty to choose from and during the best Florida weather you can find The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



# FOR LEASE



Stuart Duffin, P. A., SIOR CCIM

Sales Associate  
+1 772 579 0370  
sduffin@naisouthcoast.com



JJ Sanguily

Sales Associate  
+1 772 834 3519  
jj@naisouthcoast.com

## Treasure Coast Medical Campus

3498 NW Federal Highway, Jensen Beach, Florida 34957



**NAI**Southcoast

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.