

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Starting Rent Per SF

Avg. Months On Market

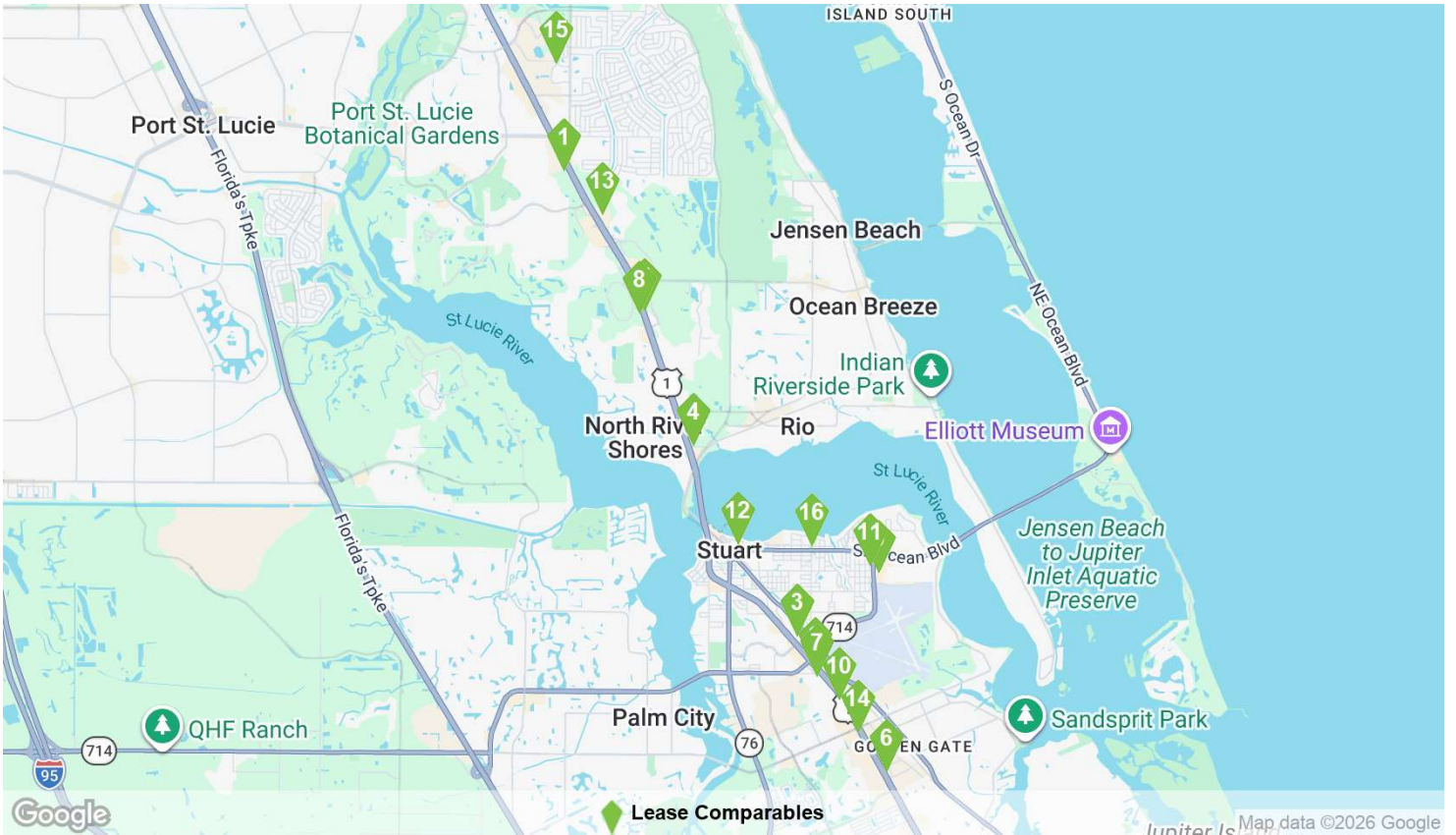
17

\$24.84

\$26.35

13

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	17	\$16.00	\$24.84	\$22.50	\$42.00
Starting Rent Per SF	12	\$16.00	\$26.35	\$24.25	\$42.00
Effective Rent Per SF	4	\$22.44	\$25.09	\$25.14	\$28.11
Asking Rent Discount	12	-35.0%	-2.0%	0.0%	0.0%
TI Allowance	5	\$0.00	\$2.00	\$0.00	\$10.00
Months Free Rent	2	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	15	1	13	15	33
Deal Size	17	749	2,172	1,384	7,277
Deal in Months	7	24.0	37.0	36.0	60.0
Floor Number	17	1	1	1	2



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 St. Lucie Square 10921-10941 S US 1 Hwy	★★★★★	1,600	1st	3/6/2026	New Lease	\$24.00/nnn	Starting
2 2400 SE Federal Hwy	★★★★★	1,697	2nd	2/24/2026	New Lease	\$24.50/mg	Starting
3 Golf Gear Plaza 1823 SE Federal Hwy	★★★★★	1,000	1st	2/13/2026	New Lease	\$16.00/mg	Starting
4 Northshore Plaza 837-865 NW Federal Hwy	★★★★★	1,300	1st	2/11/2026	New Lease	\$18.14/+util	Starting
5 2837 NW Federal Hwy	★★★★★	1,200	1st	2/3/2026	New Lease	\$22.00/nnn	Asking
6 3951-3959 SE Federal Hwy	★★★★★	1,800	1st	2/3/2026	New Lease	\$42.00/nnn	Starting
7 Regency Square 2444-2520 SE Federal Hwy	★★★★★	2,316	1st	2/2/2026	New Lease	\$16.00/nnn	Starting
8 Prime Shopping Outparc... 2670-2860 NW Federal Hwy	★★★★★	3,050	1st	1/29/2026	New Lease	\$32.00/nnn	Asking
9 Corsair Building 1000 SE Monterey Comm...	★★★★★	5,304	1st	1/20/2026	New Lease	\$21.00/nnn	Asking
10 2810-2816 SE Federal Hwy	★★★★★	1,050	1st	1/20/2026	New Lease	\$22.44/mg	Effective
11 2300 SE Monterey Rd	★★★★★	850	2nd	1/13/2026	New Lease	\$28.11/fs	Effective
12 309 SE Denver Ave	★★★★★	749	1st	1/6/2026	New Lease	\$40.05/mg	Starting
13 4163-4189 NW Federal Hwy	★★★★★	7,277	1st	12/31/2025	New Lease	\$22.50/nnn	Asking
14 3250 SE Federal Hwy	★★★★★	3,868	1st	12/1/2025	New Lease	\$32.00/nnn	Starting
15 East Lake Village Profes... 2100 SE Hillmoor Dr	★★★★★	1,384	2nd	12/1/2025	New Lease	\$27.57/nnn	Effective
15 East Lake Village Profes... 2100 SE Hillmoor Dr	★★★★★	1,337	1st	12/1/2025	New Lease	\$22.70/nnn	Effective
16 1001 SE Ocean Blvd	★★★★★	1,150	1st	11/12/2025	New Lease	\$25.00/mg	Asking

1 10921-10941 S US 1 Hwy - St. Lucie Square
 Port Saint Lucie, FL 34952 - Port St Lucie Submarket



LEASE	
SF Leased:	1,600 SF
Sign Date:	Mar 2026
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	10939

RENTS	
Asking Rent:	\$24.00/NNN
Starting Rent:	\$24.00/NNN

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM	
Start Date:	Apr 2026

TIME ON MARKET	
Date On Market:	Aug 2024
Date Off Market:	Mar 2026
Months on Market:	20 Months

TIME VACANT	
Date Occupied:	Apr 2026

LEASING REP
Florida Commercial Enterprises, LLC
 309 SE Osceola St, Suite 104
 Stuart, FL 34994
 Albert Brown (772) 223-3646 X105

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.9%	▲ 0.6%
Market Overall	4.4%	▲ 0.8%

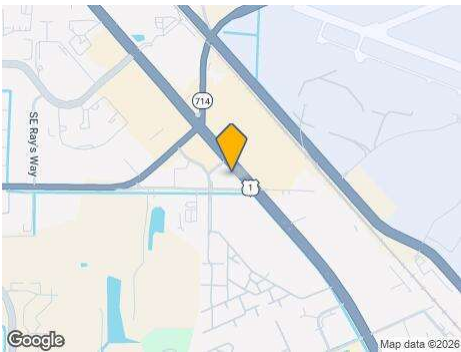
Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$25.74	▲ 3.0%
Submarket 2-4 Star	\$24.25	▲ 2.4%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	340,774	▼ -4.9%
Months On Market	5.9	▲ 1.9

PROPERTY	
Property Type:	Retail
Status:	Built 2005
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	85 Surface Spaces a...

Rentable Area:	19,163 SF
Stories:	1
Floor Size:	19,163 SF
Vacancy at Lease:	0.0%
Land Acres:	2.19

2 **2400 SE Federal Hwy**
 Stuart, FL 34994 - Martin Submarket



LEASE	
SF Leased:	1,697 SF
Sign Date:	Feb 2026
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	205, 210

RENTS	
Asking Rent:	\$24.50/MG
Starting Rent:	\$24.50/MG

LEASE TERM	
Start Date:	Mar 2026
Expiration Date:	Mar 2029
Lease Term:	3 Years

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

TIME ON MARKET	
Date On Market:	May 2024
Date Off Market:	Feb 2026
Months on Market:	22 Months

TIME VACANT	
Date Vacated:	May 2024
Date Occupied:	Mar 2026
Months Vacant:	22 Months

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	4.9%	▼ -2.5%
Submarket 1-3 Star	3.3%	▲ 1.5%
Market Overall	4.0%	▼ -0.7%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$24.40	▲ 0.8%
Submarket 1-3 Star	\$26.74	▲ 2.6%
Market Overall	\$26.39	▲ 2.5%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	39,159	▼ -6.1%
Months On Market	8.4	▲ 0.1

LEASING REP
Cushman & Wakefield
 100 SW Albany Ave, Suite 200
 Stuart, FL 34994
 Stuart Duffin, CCIM, SIOR (772) 678-7612
 JJ Sanguily (772) 834-3519

PROPERTY	
Property Type:	Office
Status:	Built 1988
Tenancy:	Multi
Class:	C

Rentable Area:	34,926 SF
Stories:	4
Floor Size:	8,732 SF
Vacancy at Lease:	4.9%
Land Acres:	2.09

3 1823 SE Federal Hwy - Golf Gear Plaza

Stuart, FL 34994 - Port St Lucie Submarket



LEASE	
SF Leased:	1,000 SF
Sign Date:	Feb 2026
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	1849

RENTS	
Asking Rent:	\$16.00/MG
Starting Rent:	\$16.00/MG

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Mar 2026

TIME ON MARKET	
Date On Market:	Nov 2024
Date Off Market:	Feb 2026
Months on Market:	15 Months

TIME VACANT	
Date Vacated:	Nov 2024
Date Occupied:	Mar 2026
Months Vacant:	15 Months

LEASING REP
Florida Commercial Enterprises, LLC
 309 SE Osceola St, Suite 104
 Stuart, FL 34994
 Albert Brown (772) 223-3646 X105

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	4.1%	↔ 0.0%
Submarket 1-3 Star	5.0%	▲ 0.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$22.89	▲ 3.3%
Submarket 1-3 Star	\$24.13	▲ 2.4%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	340,774	▼ -4.9%
Months On Market	5.9	▲ 1.9

PROPERTY	
Property Type:	Retail
Status:	Built 1981
Tenancy:	Multi
Class:	C
Parking:	65 Surface Spaces a...

Rentable Area:	24,280 SF
Stories:	1
Floor Size:	24,280 SF
Vacancy at Lease:	4.1%
Land Acres:	2.65

4 837-865 NW Federal Hwy - Northshore Plaza
 Stuart, FL 34994 - Port St Lucie Submarket



LEASE	
SF Leased:	1,300 SF
Sign Date:	Feb 2026
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	859

RENTS	
Asking Rent:	\$18.14/+UTIL
Starting Rent:	\$18.14/+UTIL

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Mar 2026

TIME ON MARKET	
Date On Market:	Nov 2025
Date Off Market:	Feb 2026
Months on Market:	3 Months

TIME VACANT	
Date Vacated:	Oct 2025
Date Occupied:	Mar 2026
Months Vacant:	4 Months

LEASING REP
Bols Management & Investments LLC
 3477 SW Palm City School Ave
 Palm City, FL 34990-3259
 Brian Bols (772) 283-8200

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	5.0%	▲ 5.0%
Submarket 1-3 Star	5.0%	▲ 0.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$20.02	▲ 3.3%
Submarket 1-3 Star	\$24.13	▲ 2.4%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	340,774	▼ -4.9%
Months On Market	5.9	▲ 1.9

PROPERTY	
Property Type:	Retail
Status:	Built 1985
Tenancy:	Multi
Class:	C
Parking:	68 Surface Spaces a...

Rentable Area:	26,170 SF
Stories:	1
Floor Size:	26,170 SF
Vacancy at Lease:	5.0%
Land Acres:	3.36

5 **2837 NW Federal Hwy**
 Stuart, FL 34994 - Port St Lucie Submarket



LEASE	
SF Leased:	1,200 SF
Sign Date:	Feb 2026
Space Use:	Medical
Lease Type:	Direct
Floor:	1st Floor
Suite:	2835A

RENTS	
Asking Rent:	\$22.00/NNN

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Mar 2026

TIME ON MARKET	
Date On Market:	Nov 2024
Date Off Market:	Feb 2026
Months on Market:	15 Months

TIME VACANT	
Date Vacated:	Nov 2024
Date Occupied:	Mar 2026
Months Vacant:	15 Months

LEASING REP
SLC Commercial
 2488 SE Willoughby Blvd
 Stuart, FL 34994-4739
 Jaime Chamberlin Elfert, CCIM, MBA (772)...

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	0.0%	▼ -9.8%
Submarket 2-4 Star	4.9%	▲ 0.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$41.16	▲ 3.3%
Submarket 2-4 Star	\$24.25	▲ 2.4%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	340,774	▼ -4.9%
Months On Market	5.9	▲ 1.9

PROPERTY	
Property Type:	Retail
Status:	Built 2008
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	50 Surface Spaces a...

Rentable Area:	12,278 SF
Stories:	1
Floor Size:	12,278 SF
Vacancy at Lease:	0.0%
Land Acres:	1.35

6 **3951-3959 SE Federal Hwy**
 Stuart, FL 34997 - Martin Submarket



TENANT

Tenant Name: **Comcast**

LEASE

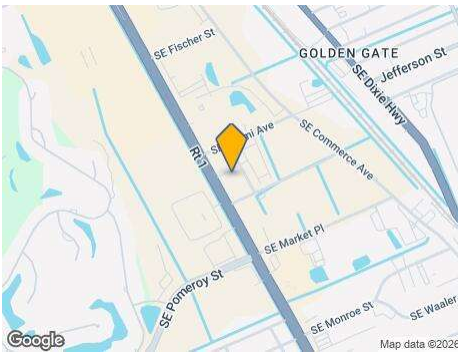
SF Leased: **1,800 SF**
 Sign Date: **Feb 2026**
 Space Use: **Retail**
 Lease Type: **Direct**
 Floor: **1st Floor**
 Suite: **3995**

RENTS

Asking Rent: **\$42.00/NNN**
 Starting Rent: **\$42.00/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
 Space Condition: **Excellent**



LEASE TERM

Start Date: **Mar 2026**

TIME ON MARKET

Date On Market: **Jan 2025**
 Date Off Market: **Feb 2026**
 Months on Market: **13 Months**

TIME VACANT

Date Vacated: **Mar 2025**
 Date Occupied: **Mar 2026**
 Months Vacant: **12 Months**

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	20.5%	↔ 0.0%
Submarket 2-4 Star	4.5%	▲ 1.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$41.92	▼ -0.2%
Submarket 2-4 Star	\$23.81	▲ 2.6%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	226,073	▲ 148.5%
Months On Market	8.9	▼ -4.0

LEASING REP

Konover South Development Corporation
 431 Fairway Dr, Suite 201
 Deerfield Beach, FL 33441
 Lindsey Walker (954) 354-8298

PROPERTY

Property Type:	Retail	Rentable Area:	8,769 SF
Status:	Built Sep 2016	Stories:	1
Tenancy:	Multi	Floor Size:	8,769 SF
Class:	B	Vacancy at Lease:	20.5%
		Land Acres:	1.28

7 2444-2520 SE Federal Hwy - Regency Square

Stuart, FL 34994 - Martin Submarket



LEASE	
SF Leased:	2,316 SF
Sign Date:	Feb 2026
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	2462

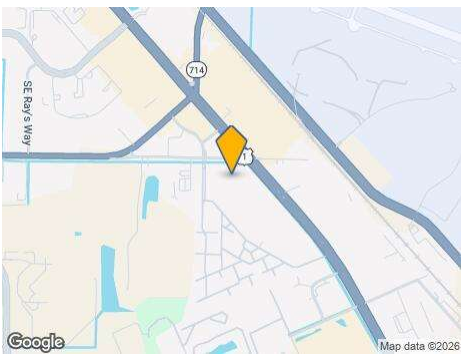
RENTS	
Asking Rent:	\$16.00/NNN
Starting Rent:	\$16.00/NNN

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Mar 2026

TIME ON MARKET	
Date On Market:	Jun 2024
Date Off Market:	Feb 2026
Months on Market:	20 Months

TIME VACANT	
Date Vacated:	Jul 2024
Date Occupied:	Mar 2026
Months Vacant:	20 Months



LEASING REP
Florida Commercial Enterprises, LLC
 309 SE Osceola St, Suite 104
 Stuart, FL 34994
 Albert Brown (772) 223-3646 X105
 Alex Aydelotte (772) 223-3646 X102

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	1.9%	▼ -1.4%
Submarket 2-4 Star	4.5%	▲ 1.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$19.07	▲ 3.5%
Submarket 2-4 Star	\$23.81	▲ 2.6%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	226,073	▲ 148.5%
Months On Market	8.9	▼ -4.0

PROPERTY	
Property Type:	Retail
Status:	Built 1987
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	350 free Surface Sp...

Rentable Area:	121,712 SF
Stories:	1
Floor Size:	110,226 SF
Vacancy at Lease:	1.9%
Land Acres:	5.06

8 2670-2860 NW Federal Hwy - Prime Shopping Outparcels (Investment Deal)

Jensen Beach, FL 34994 - Port St Lucie Submarket



LEASE	
SF Leased:	3,050 SF
Sign Date:	Jan 2026
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	2800

RENTS	
Asking Rent:	\$32.00/NNN

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Apr 2026

TIME ON MARKET	
Date On Market:	Jul 2025
Date Off Market:	Jan 2026
Months on Market:	7 Months

TIME VACANT	
Date Occupied:	Apr 2026

LEASING REP
One Investment Group
 4891 N Federal Hwy, Suite C
 Pompano Beach, FL 33064-6513
 Joseph Scarfone (561) 945-7772
 Taylor Kuruc (954) 366-5233

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	17.6%	▲ 17.6%
Submarket 2-4 Star	4.9%	▲ 0.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$36.94	▲ 5.4%
Submarket 2-4 Star	\$24.25	▲ 2.4%
Market Overall	\$24.84	▲ 2.2%

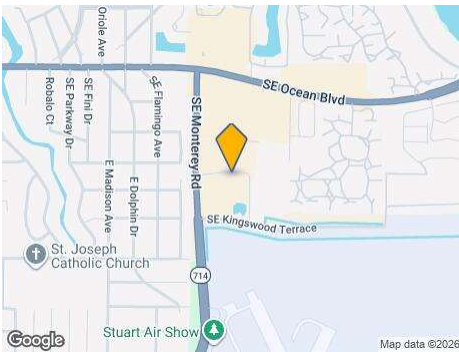
Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	340,774	▼ -4.9%
Months On Market	5.9	▲ 1.9

PROPERTY	
Property Type:	Retail
Status:	Built 2001
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	55 free Surface Spa...

Rentable Area:	17,372 SF
Stories:	1
Floor Size:	17,372 SF
Vacancy at Lease:	17.6%
Land Acres:	2.09

9 1000 SE Monterey Commons Blvd - Corsair Building

Stuart, FL 34996 - Port St Lucie Submarket



LEASE	
SF Leased:	5,304 SF
Sign Date:	Jan 2026
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	102, 104, 106, 108

RENTS	
Asking Rent:	\$21.00/NNN

LEASE TERM	
Start Date:	Feb 2026

TIME VACANT	
Date Occupied:	Feb 2026

LEASING REP
SLC Commercial
 2488 SE Willoughby Blvd
 Stuart, FL 34994-4739
 Jeffrey D. Chamberlin, CCIM (772) 220-40...
 Jaime Chamberlin Elfert, CCIM, MBA (772)...

MARKET AT LEASE

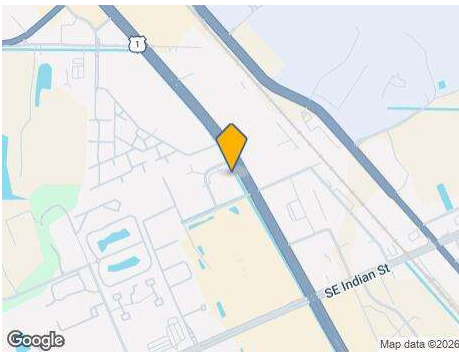
Vacancy Rates	2026 Q1	YOY
Current Building	2.8%	▼ -17.0%
Submarket 2-4 Star	4.2%	▼ -1.0%
Market Overall	4.0%	▼ -0.7%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$26.20	▲ 2.6%
Submarket 2-4 Star	\$26.73	▲ 2.5%
Market Overall	\$26.39	▲ 2.5%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	182,237	▲ 18.1%
Months On Market	4.1	▼ -0.7

PROPERTY			
Property Type:	Office	Rentable Area:	29,762 SF
Status:	Built 1999	Stories:	3
Tenancy:	Multi	Floor Size:	9,884 SF
Class:	A	Vacancy at Lease:	2.8%
Construction:	Masonry	Land Acres:	4.04
Parking:	80 free Surface Spa...		

10 **2810-2816 SE Federal Hwy**
 Stuart, FL 34994 - Martin Submarket



LEASE	
SF Leased:	1,050 SF
Sign Date:	Jan 2026
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	2816

RENTS	
Asking Rent:	\$22.00/MG
Starting Rent:	\$22.00/MG
Effective Rent:	\$22.44/MG

LEASE TERM	
Start Date:	Feb 2026
Expiration Date:	Feb 2029
Lease Term:	3 Years

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Average

TIME ON MARKET	
Date On Market:	Sep 2025
Date Off Market:	Jan 2026
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Sep 2025
Date Occupied:	Feb 2026
Months Vacant:	5 Months

LEASING REP
Florida Commercial Enterprises, LLC
 309 SE Osceola St, Suite 104
 Stuart, FL 34994
 Albert Brown (772) 223-3646 X105

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	34.1%	▲ 34.1%
Submarket 2-4 Star	4.5%	▲ 1.6%
Market Overall	4.4%	▲ 0.8%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$23.88	↔ 0.0%
Submarket 2-4 Star	\$23.81	▲ 2.6%
Market Overall	\$24.84	▲ 2.2%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	226,073	▲ 148.5%
Months On Market	8.9	▼ -4.0

PROPERTY			
Property Type:	Retail	Rentable Area:	3,078 SF
Status:	Built 1972	Stories:	1
Tenancy:	Multi	Floor Size:	1,050 SF
Class:	B	Vacancy at Lease:	34.1%
Parking:	39 Surface Spaces a...	Land Acres:	0.72

11 **2300 SE Monterey Rd**
 Stuart, FL 34996 - Port St Lucie Submarket



LEASE	
SF Leased:	850 SF
Sign Date:	Jan 2026
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	Office Unit

RENTS	
Asking Rent:	\$27.56/FS
Starting Rent:	\$27.56/FS
Effective Rent:	\$28.11/FS

LEASE TERM	
Start Date:	Feb 2026
Expiration Date:	Feb 2029
Lease Term:	3 Years

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Law Firm
Buildout Status:	Full Build-Out
Space Condition:	Excellent

TIME ON MARKET	
Date On Market:	Jul 2025
Date Off Market:	Jan 2026
Months on Market:	6 Months

TIME VACANT	
Date Vacated:	Jul 2025
Date Occupied:	Feb 2026
Months Vacant:	6 Months

LEASING REP
Florida Commercial Enterprises, LLC
 309 SE Osceola St, Suite 104
 Stuart, FL 34994
 Albert Brown (772) 223-3646 X105

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	3.9%	▼ -17.4%
Submarket 2-4 Star	4.2%	▼ -1.0%
Market Overall	4.0%	▼ -0.7%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$32.47	▲ 3.4%
Submarket 2-4 Star	\$26.73	▲ 2.5%
Market Overall	\$26.39	▲ 2.5%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	182,237	▲ 18.1%
Months On Market	4.1	▼ -0.7

PROPERTY	
Property Type:	Office
Status:	Built 1999
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	52 Surface Spaces a...

Rentable Area:	15,574 SF
Stories:	2
Floor Size:	7,787 SF
Vacancy at Lease:	3.9%
Land Acres:	1.02

Lease Comps Details

12 309 SE Denver Ave

Stuart, FL 34994 - Port St Lucie Submarket



LEASE	
SF Leased:	749 SF
Sign Date:	Jan 2026
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$40.05/MG
Starting Rent:	\$40.05/MG

LEASE TERM	
Start Date:	Jan 2026
Expiration Date:	Jan 2028
Lease Term:	2 Years

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

TIME ON MARKET	
Date On Market:	Aug 2024
Date Off Market:	Jan 2026
Months on Market:	17 Months

TIME VACANT	
Date Vacated:	Aug 2024
Date Occupied:	Jan 2026
Months Vacant:	16 Months

LEASING REP
Berkshire Hathaway HS Florida Realty
 2363 SE Ocean Blvd
 Stuart, FL 34996-3309
 Caroline Barca (772) 692-8803

MARKET AT LEASE

Vacancy Rates	2026 Q1	YOY
Current Building	0.0%	▼ -100.0%
Submarket 1-3 Star	4.0%	▼ -1.0%
Market Overall	4.0%	▼ -0.7%

Same Store Asking Rent/SF	2026 Q1	YOY
Current Building	\$33.14	▲ 0.5%
Submarket 1-3 Star	\$26.67	▲ 2.5%
Market Overall	\$26.39	▲ 2.5%

Submarket Leasing Activity	2026 Q1	YOY
12 Mo. Leased SF	182,237	▲ 18.1%
Months On Market	4.1	▼ -0.7

PROPERTY	
Property Type:	Office
Status:	Built 1930
Tenancy:	Single
Class:	C
Parking:	5 Surface Spaces ar...

Rentable Area:	749 SF
Stories:	1
Floor Size:	749 SF
Vacancy at Lease:	0.0%
Land Acres:	0.11



13 **4163-4189 NW Federal Hwy**
 Jensen Beach, FL 34957 - Port St Lucie Submarket



TENANT

Tenant Name: **IMAGE Studios**
 Industry: **Services**
 NAICS: **Beauty Salons - 812112**

LEASE

SF Leased: **7,277 SF**
 Sign Date: **Dec 2025**
 Space Use: **Retail**
 Lease Type: **Direct**
 Floor: **1st Floor**
 Suite: **23**

RENTS

Asking Rent: **\$22.50/NNN**

CONCESSIONS AND BUILDOUT

Buildout: **Standard Retail**
 Buildout Status: **Full Build-Out**
 Space Condition: **Average**

LEASE TERM

Start Date: **Jan 2026**

TIME ON MARKET

Date On Market: **Apr 2023**
 Date Off Market: **Jan 2026**
 Months on Market: **33 Months**

TIME VACANT

Date Vacated: **Feb 2023**
 Date Occupied: **Jan 2026**
 Months Vacant: **35 Months**

MARKET AT LEASE

Vacancy Rates	2025 Q4	YOY
Current Building	67.9%	▲ 42.8%
Submarket 2-4 Star	4.8%	▲ 0.2%
Market Overall	4.2%	▲ 0.5%

Same Store Asking Rent/SF	2025 Q4	YOY
Current Building	\$16.20	▼ -21.4%
Submarket 2-4 Star	\$24.19	▲ 2.9%
Market Overall	\$24.82	▲ 2.8%

Submarket Leasing Activity	2025 Q4	YOY
12 Mo. Leased SF	372,413	▼ -12.2%
Months On Market	6.9	▲ 1.4

LEASING REP

Phillips Edison & Company
 11501 Northlake Dr
 Cincinnati, OH 45249
 Richard Dawson (404) 433-9899 X1621

PROPERTY

Property Type: **Retail** Rentable Area: **28,992 SF**
 Status: **Built 2000** Stories: **1**
 Tenancy: **Multi** Floor Size: **28,992 SF**
 Class: **B** Vacancy at Lease: **67.9%**
 Construction: **Reinforced Concrete** Land Acres: **2.37**

LEASE NOTES

Image Studios, a salon suite franchise that provides turnkey spaces for beauty professionals and personal care businesses, leased retail space at Town Center in Jensen Beach. The property is owned by Phillips Edison & Company, a publicly traded REIT specializing in grocery-anchored shopping centers with a portfolio of over 300 properties across 31 states.

14 3250 SE Federal Hwy
Stuart, FL 34997 - Martin Submarket



TENANT

Tenant Name:	7 Brew Coffee
Industry:	Accommodation and Food Services
NAICS:	Snack and Nonalcoholic Beverage Bars - 722515

LEASE

SF Leased:	3,868 SF
Sign Date:	Dec 2025
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	\$32.00/NNN
Starting Rent:	\$32.00/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
------------------	--------------

LEASE TERM

Start Date:	Feb 2026
Expiration Date:	Feb 2030
Lease Term:	4 Years

TIME ON MARKET

Date On Market:	Mar 2025
Date Off Market:	Jan 2026
Months on Market:	9 Months

TIME VACANT

Date Vacated:	Mar 2025
Date Occupied:	Feb 2026
Months Vacant:	10 Months

MARKET AT LEASE

Vacancy Rates	2025 Q4	YOY
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	4.0%	▲ 1.0%
Market Overall	4.2%	▲ 0.5%

Same Store Asking Rent/SF	2025 Q4	YOY
Current Building	\$32.00	▼ -15.8%
Submarket 2-4 Star	\$23.73	▲ 3.0%
Market Overall	\$24.82	▲ 2.8%

Submarket Leasing Activity	2025 Q4	YOY
12 Mo. Leased SF	236,325	▲ 141.2%
Months On Market	11.8	▲ 1.7

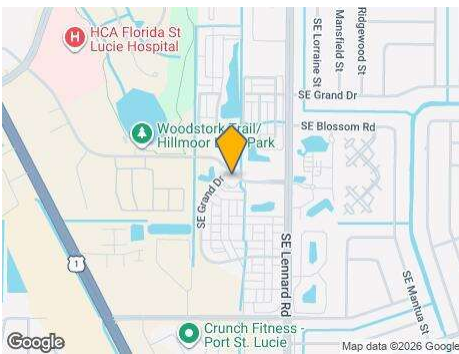
LEASING REP

Total Real Estate Consultants Inc
11760 W Sample Rd, Suite 104
Coral Springs, FL 33065
Joe Pelayo, CCIM, SIOR (954) 341-3294
Hannah McClure (772) 237-9002
Loret De Mar Pelayo (954) 341-3294

PROPERTY

Property Type:	Retail	Rentable Area:	3,868 SF
Status:	Built 2001	Stories:	1
Tenancy:	Single	Floor Size:	3,868 SF
Class:	B	Vacancy at Lease:	100%
Construction:	Masonry	Land Acres:	0.89
Parking:	45 Surface Spaces a...		

15 2100 SE Hillmoor Dr - East Lake Village Professional Center Port Saint Lucie, FL 34952 - Port St Lucie Submarket



TENANT

Tenant Name:	Chompify Marketing
Industry:	Professional, Scientific, and Technical Services

LEASE

SF Leased:	1,384 SF
Sign Date:	Dec 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	204

RENTS

Asking Rent:	\$20.00/NNN
Starting Rent:	\$27.00/NNN
Effective Rent:	\$27.57/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	-35.00%
Mo. Free Rents:	0 Months
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM

Start Date:	Jan 2026
Expiration Date:	Jan 2028
Lease Term:	2 Years

TIME ON MARKET

Date On Market:	Apr 2024
Date Off Market:	Dec 2025
Months on Market:	21 Months

TIME VACANT

Date Vacated:	Apr 2024
Date Occupied:	Jan 2026
Months Vacant:	21 Months

MARKET AT LEASE

Vacancy Rates	2025 Q4	YOY
Current Building	21.9%	▲ 6.7%
Submarket 2-4 Star	3.6%	▼ -1.5%
Market Overall	3.8%	▼ -0.9%

Same Store Asking Rent/SF	2025 Q4	YOY
Current Building	\$28.64	▲ 5.1%
Submarket 2-4 Star	\$26.69	▲ 3.1%
Market Overall	\$26.35	▲ 3.1%

Submarket Leasing Activity	2025 Q4	YOY
12 Mo. Leased SF	160,439	▼ -24.0%
Months On Market	5.9	▼ -0.7

LEASING REP

Total Real Estate Consultants Inc
11760 W Sample Rd, Suite 104
Coral Springs, FL 33065
Hannah McClure (772) 237-9002
Joe Pelayo, CCIM, SIOR (954) 341-3294

TENANT REP

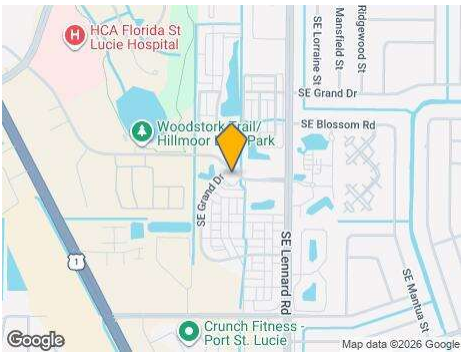
Jeremiah Baron & Co Commercial Real...
500 SE Osceola St
Stuart, FL 34994
Conor Mackin (772) 291-8443

PROPERTY

Property Type:	Office	Rentable Area:	20,500 SF
Status:	Built 2008	Stories:	2
Tenancy:	Multi	Floor Size:	1,384 SF
Class:	A	Vacancy at Lease:	21.9%
Construction:	Reinforced Concrete	Land Acres:	1.26
Parking:	69 Surface Spaces a...		

15 2100 SE Hillmoor Dr - East Lake Village Professional Center

Port Saint Lucie, FL 34952 - Port St Lucie Submarket



TENANT

Tenant Name:	State Farm Insurance
Industry:	Finance and Insurance
NAICS:	Direct Property and Casualty Insurance Carriers - 524126

LEASE

SF Leased:	1,337 SF
Sign Date:	Dec 2025
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	106

RENTS

Asking Rent:	\$22.00/NNN
Starting Rent:	\$22.00/NNN
Effective Rent:	\$22.70/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Mo. Free Rents:	0 Months

LEASE TERM

Start Date:	Feb 2026
Expiration Date:	Feb 2031
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	Dec 2025
Date Off Market:	Jan 2026
Months on Market:	1 Mo

TIME VACANT

Date Vacated:	Dec 2025
Date Occupied:	Feb 2026
Months Vacant:	1 Months

MARKET AT LEASE

Vacancy Rates	2025 Q4	YOY
Current Building	21.9%	▲ 6.7%
Submarket 2-4 Star	3.6%	▼ -1.5%
Market Overall	3.8%	▼ -0.9%

Same Store Asking Rent/SF	2025 Q4	YOY
Current Building	\$28.64	▲ 5.1%
Submarket 2-4 Star	\$26.69	▲ 3.1%
Market Overall	\$26.35	▲ 3.1%

Submarket Leasing Activity	2025 Q4	YOY
12 Mo. Leased SF	160,439	▼ -24.0%
Months On Market	5.9	▼ -0.7

LEASING REP

Total Real Estate Consultants Inc
 11760 W Sample Rd, Suite 104
 Coral Springs, FL 33065
 Hannah McClure (772) 237-9002
 Joe Pelayo, CCIM, SIOR (954) 341-3294

PROPERTY

Property Type:	Office	Rentable Area:	20,500 SF
Status:	Built 2008	Stories:	2
Tenancy:	Multi	Floor Size:	1,384 SF
Class:	A	Vacancy at Lease:	21.9%
Construction:	Reinforced Concrete	Land Acres:	1.26
Parking:	69 Surface Spaces a...		

16 **1001 SE Ocean Blvd**
 Stuart, FL 34996 - Port St Lucie Submarket



LEASE	
SF Leased:	1,150 SF
Sign Date:	Nov 2025
Space Use:	Medical
Lease Type:	Direct
Floor:	1st Floor
Suite:	102

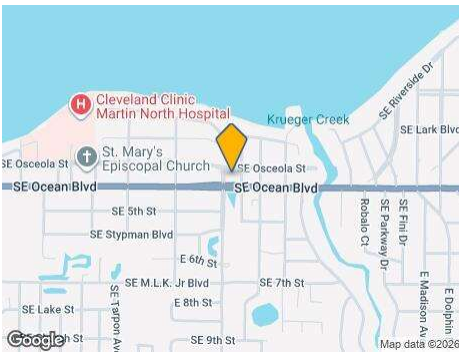
RENTS	
Asking Rent:	\$25.00/MG

CONCESSIONS AND BUILDOUT	
Buildout:	Dental
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Dec 2025

TIME ON MARKET	
Date On Market:	Oct 2025
Date Off Market:	Nov 2025
Months on Market:	2 Months

TIME VACANT	
Date Vacated:	Oct 2025
Date Occupied:	Dec 2025
Months Vacant:	2 Months



LEASING REP
Chapman Commercial Real Estate
 100 SW Albany Ave, Suite 310
 Stuart, FL 34994
 John W. Chapman (772) 631-9168

MARKET AT LEASE

Vacancy Rates	2025 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.5%	▼ -1.6%
Market Overall	3.8%	▼ -0.9%

Same Store Asking Rent/SF	2025 Q4	YOY
Current Building	\$24.16	▲ 1.8%
Submarket 1-3 Star	\$26.63	▲ 3.1%
Market Overall	\$26.35	▲ 3.1%

Submarket Leasing Activity	2025 Q4	YOY
12 Mo. Leased SF	160,439	▼ -24.0%
Months On Market	5.9	▼ -0.7

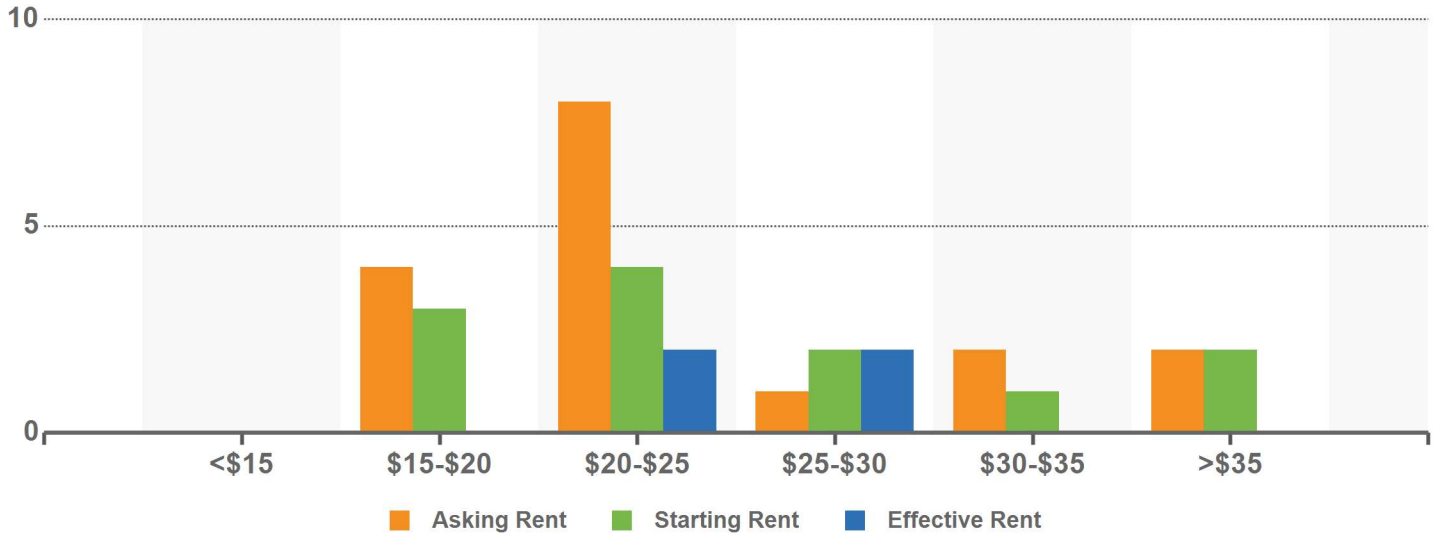
PROPERTY	
Property Type:	Office
Status:	Built 1981
Tenancy:	Multi
Class:	C
Parking:	18 Surface Spaces a...

Rentable Area:	10,096 SF
Stories:	1
Floor Size:	10,096 SF
Vacancy at Lease:	0.0%
Land Acres:	0.81

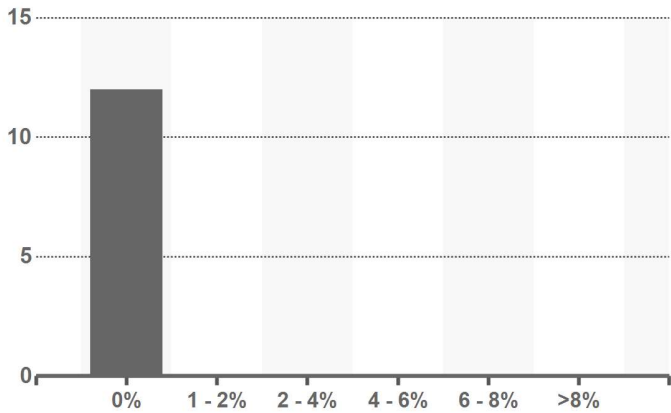


Asking Rent Per SF	Starting Rent Per SF	Effective Rent Per SF	Avg. Months Free Rent
\$24.84	\$26.35	\$25.09	-

DEALS BY ASKING, STARTING AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT

