



SUBLEASE

■ 567 NW Lake Whitney Place

Suite 105

Port St. Lucie, FL 34986

PROPERTY OVERVIEW

This 1,882 SF space is located in a single story medical/office on the lake with lots of upgrades and its own unique floor plan (see attached floor plans for more information).

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: 8,576 SF
Available Size: 1,882 SF
Zoning: Commercial Services

LEASE RATE

\$19.50/SF NNN



CHRISTINE M. SKURKA

VICE PRESIDENT/BROKER
Mobile 772.359.7199
skurka@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

LAKE WHITNEY CAMPUS - 567

SUBLEASE

SUBLEASE RATE **\$19.50/SF NNN**

Building Information

Building Size	8,576 SF
Year Built	2017
Construction Status	Existing
Condition	Excellent
Handicap Access	Yes
Construction Description	CBS
Building Class	A
Number Of Floors	1

Location Information

Street Address	567 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here for Permitted Uses](#)

Parking & Transportation

Street Parking	Yes
Parking Ratio	5/1000

Property Details

Property Type	Office - Medical/Professional
Property Subtype	Medical
Lot Size	15 Acres
Corner Property	Yes
Waterfront	Yes

Sublease Spaces

LAKE WHITNEY CAMPUS - 567

SUBLEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,882 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	Available	1,882 SF	NNN	Negotiable	Sublease for Office Space

Additional Photos

LAKE WHITNEY CAMPUS - 567

SUBLEASE



Site Plans

LAKE WHITNEY CAMPUS - 567

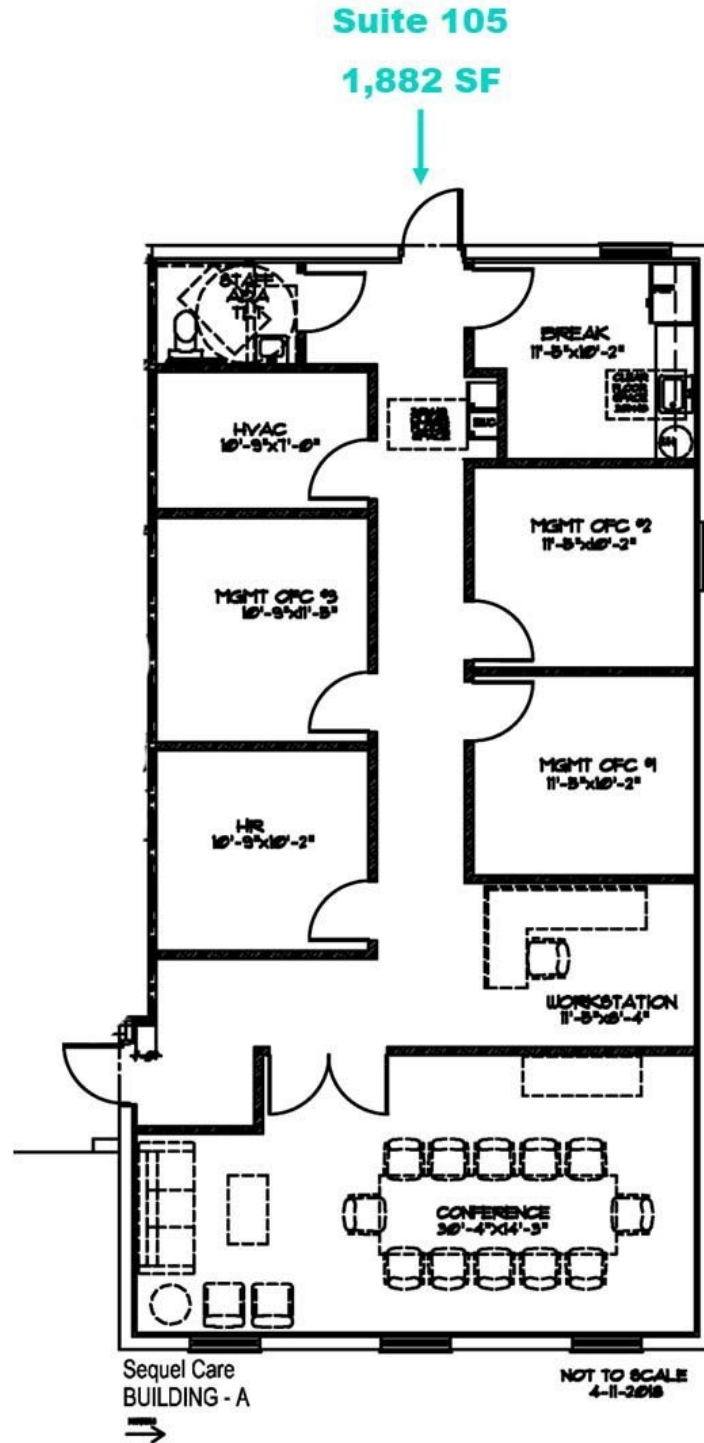
SUBLEASE



Floor Plans

LAKE WHITNEY CAMPUS - 567

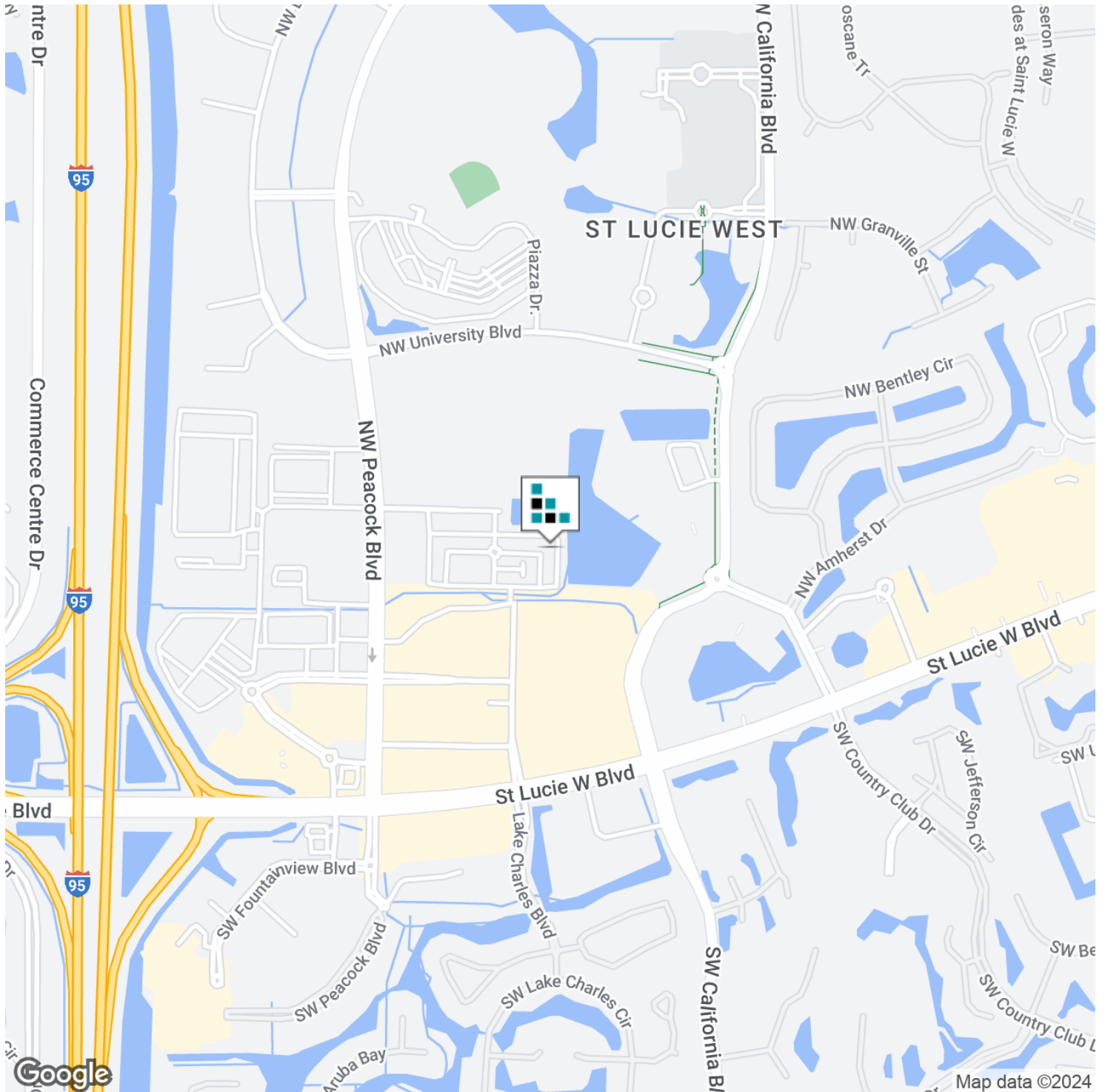
SUBLEASE



Location Map

LAKE WHITNEY CAMPUS - 567

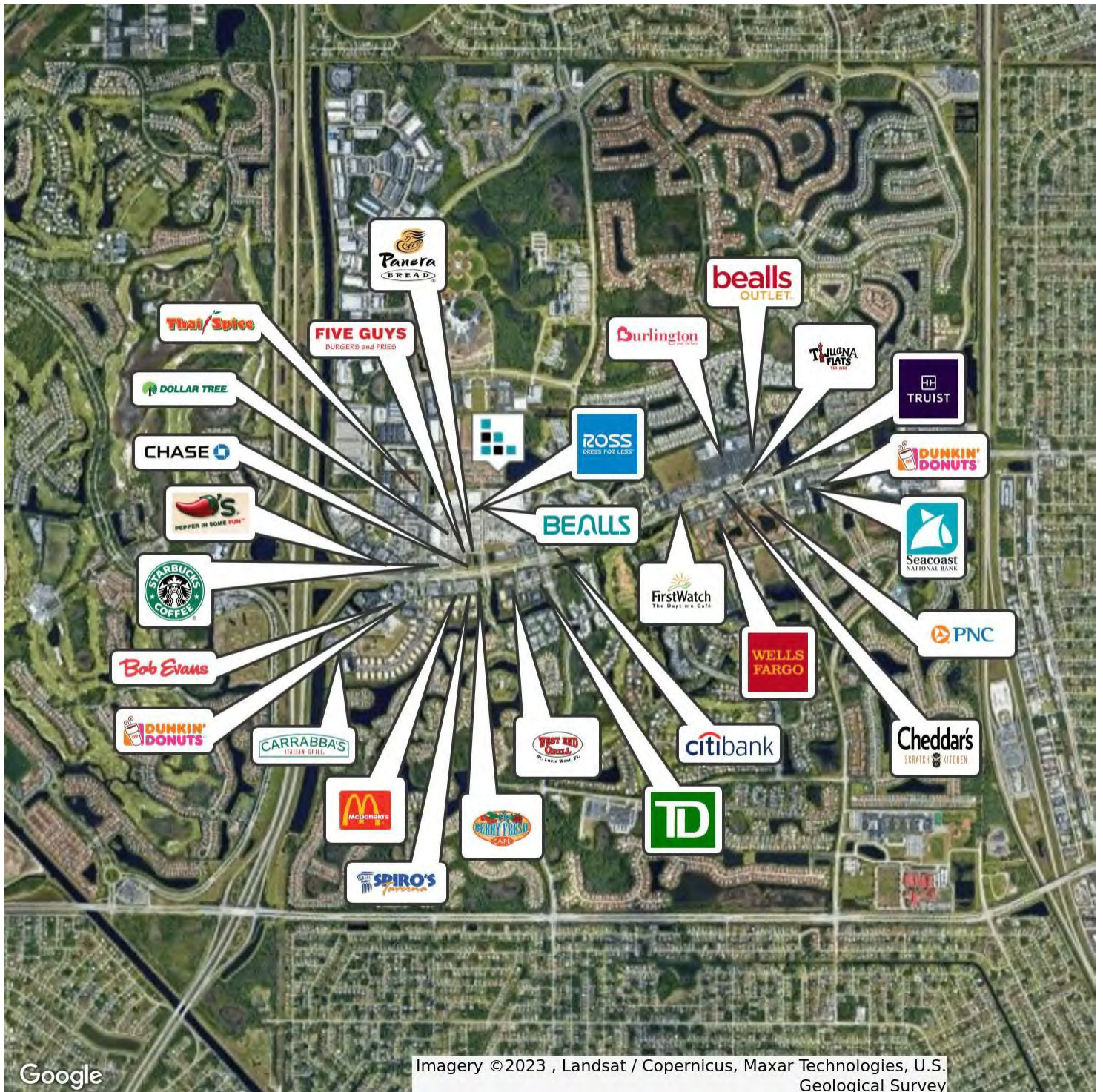
SUBLEASE



Retailer Map

LAKE WHITNEY CAMPUS

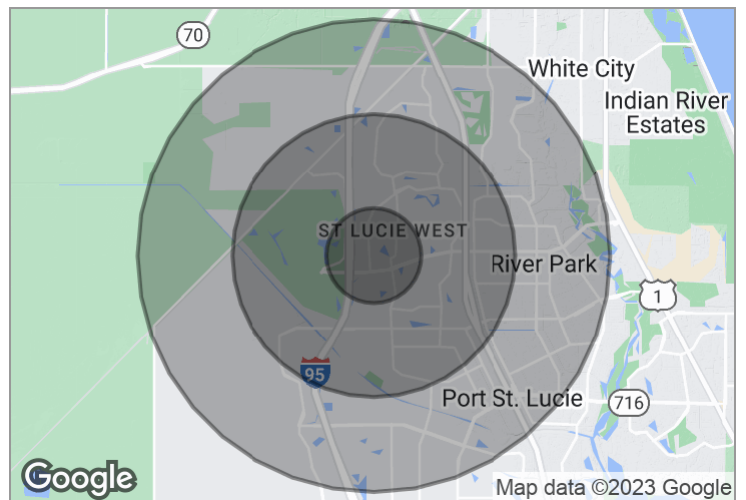
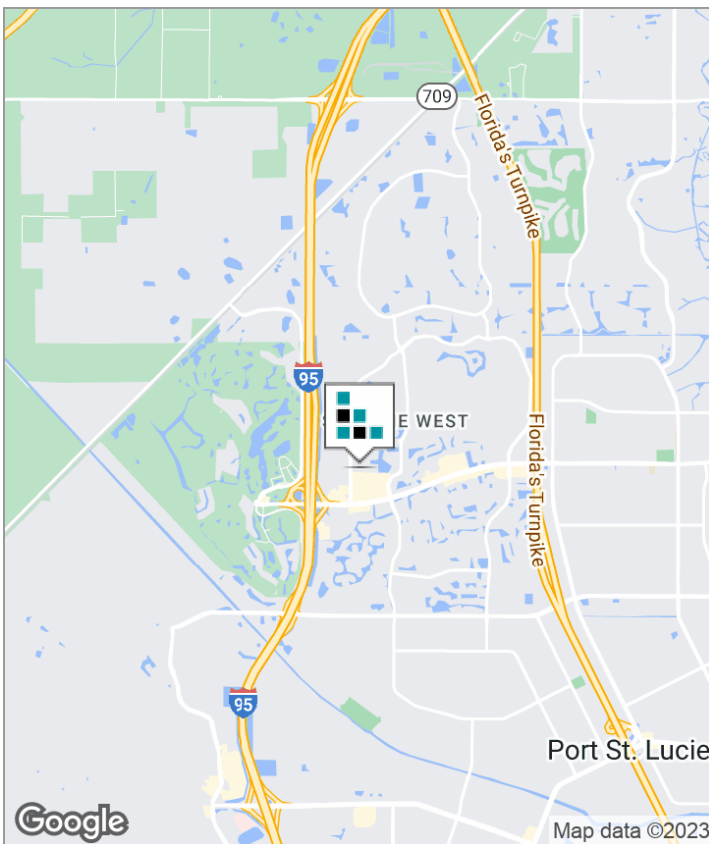
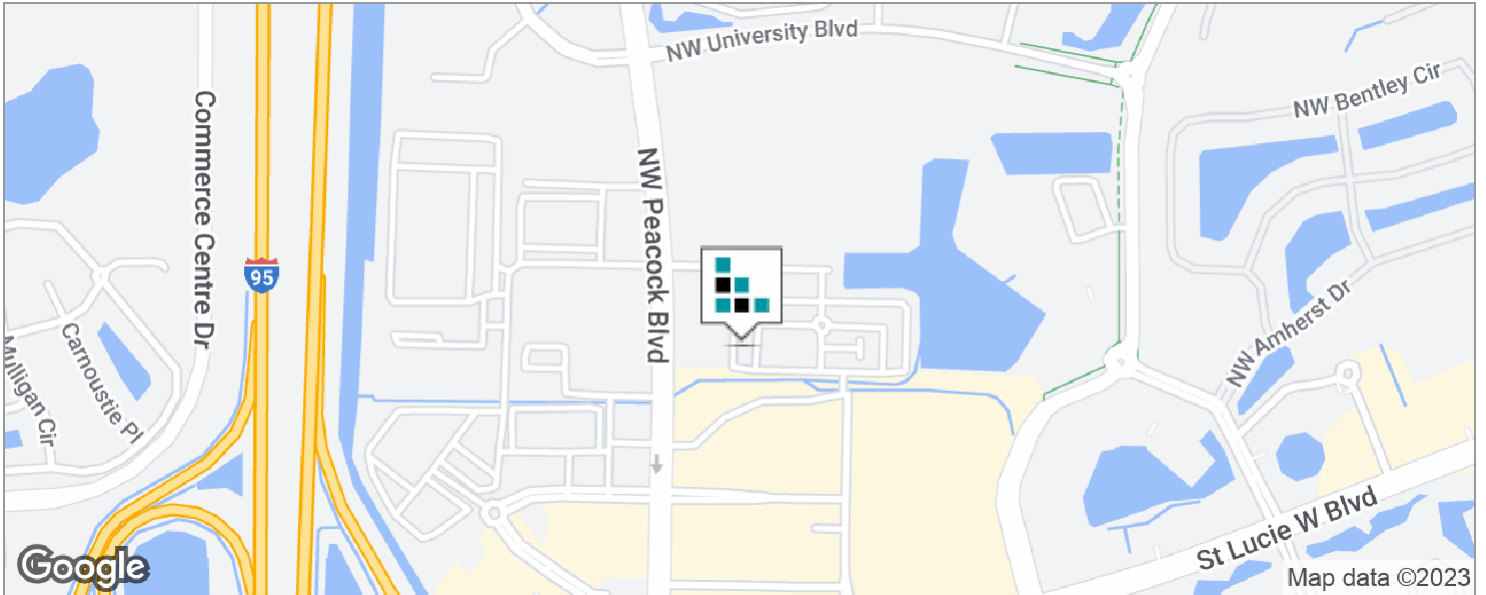
FOR LEASE



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 - 567

SUBLEASE

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.

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.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.