



FOR LEASE

■ 1380 SW Import Drive

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Port St. Lucie, FL 34953

PROPERTY OVERVIEW

New Construction! The 3-story professional office building located along the northside of Gatlin Boulevard about 1 mile east of I-95 (exit 118) and less than 2 miles west of Port St Lucie Blvd. The building is under construction with delivery in late Spring/early Summer 2024. Great opportunity to design your space.

LOCATION OVERVIEW

Ideal location off I-95 (Exit 118) Close to shops, restaurants and Tradition. Easy access to I-95 and Florida's Turnpike. Located just 40 minutes north of Palm Beach International Airport.

OFFERING SUMMARY

Building Size: 18,382 SF
Available Size: 801 SF to 1,641 SF
Zoning: PUD

PROPERTY VIDEO

LEASE RATE

\$25.00 SF/yr (NNN) + CAM



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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

1380 SW IMPORT DR

FOR LEASE

| | |
|------------|---------------------------|
| LEASE RATE | \$25.00 SF/YR (NNN) + CAM |
|------------|---------------------------|

| | |
|----------------------|-----------|
| Building Information | |
| Building Size | 18,382 SF |
| Tenancy | Multiple |
| Year Built | 2024 |
| Handicap Access | Yes |
| Number Of Elevators | 1 |
| Free Standing | Yes |
| Building Class | A |
| Number Of Floors | 3 |
| Number Of Buildings | 1 |

| | |
|--------------------------|---------|
| Parking & Transportation | |
| Parking Type | Surface |
| Parking Ratio | 4:1 |
| Lighted Parking Lot | |

| | |
|----------------------|----------------|
| Property Details | |
| Property Type | Office |
| Lot Size | 1.32 Acres |
| Corner Property | Yes |
| Traffic Count | 47,500 AADT |
| Traffic Count Street | SW Gatlin Blvd |

| | |
|----------------------|--------------------------|
| Location Information | |
| Street Address | 1380 SW Import Drive |
| City, State, Zip | Port St. Lucie, FL 34953 |
| County/Township | Saint Lucie County |
| Side Of Street | West |
| Signal Intersection | Yes |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | I95 |

Additional Photos

1380 SW IMPORT DR

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Lease Spaces

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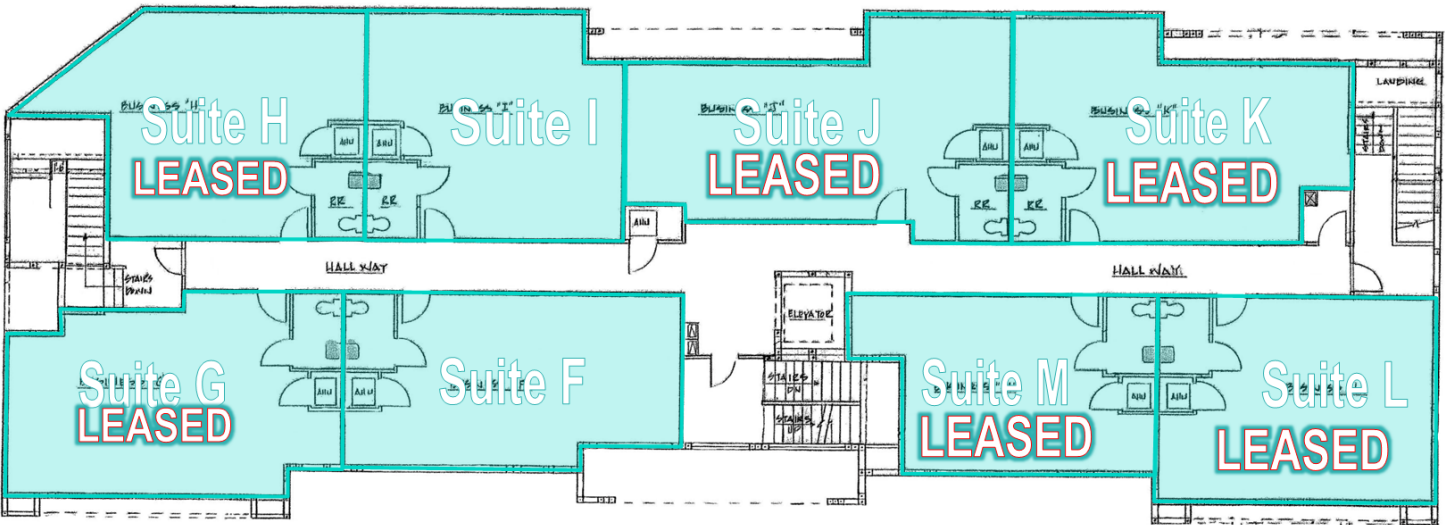
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE |
|----------------------|-----------|-----------|------------|
| 3rd Floor Suite | Available | 4,130 SF | NNN |
| Second Floor Suite F | Available | 807 SF | NNN |
| Second Floor Suite I | Available | 801 SF | NNN |

2nd Floor - 801sf to 1,641sf

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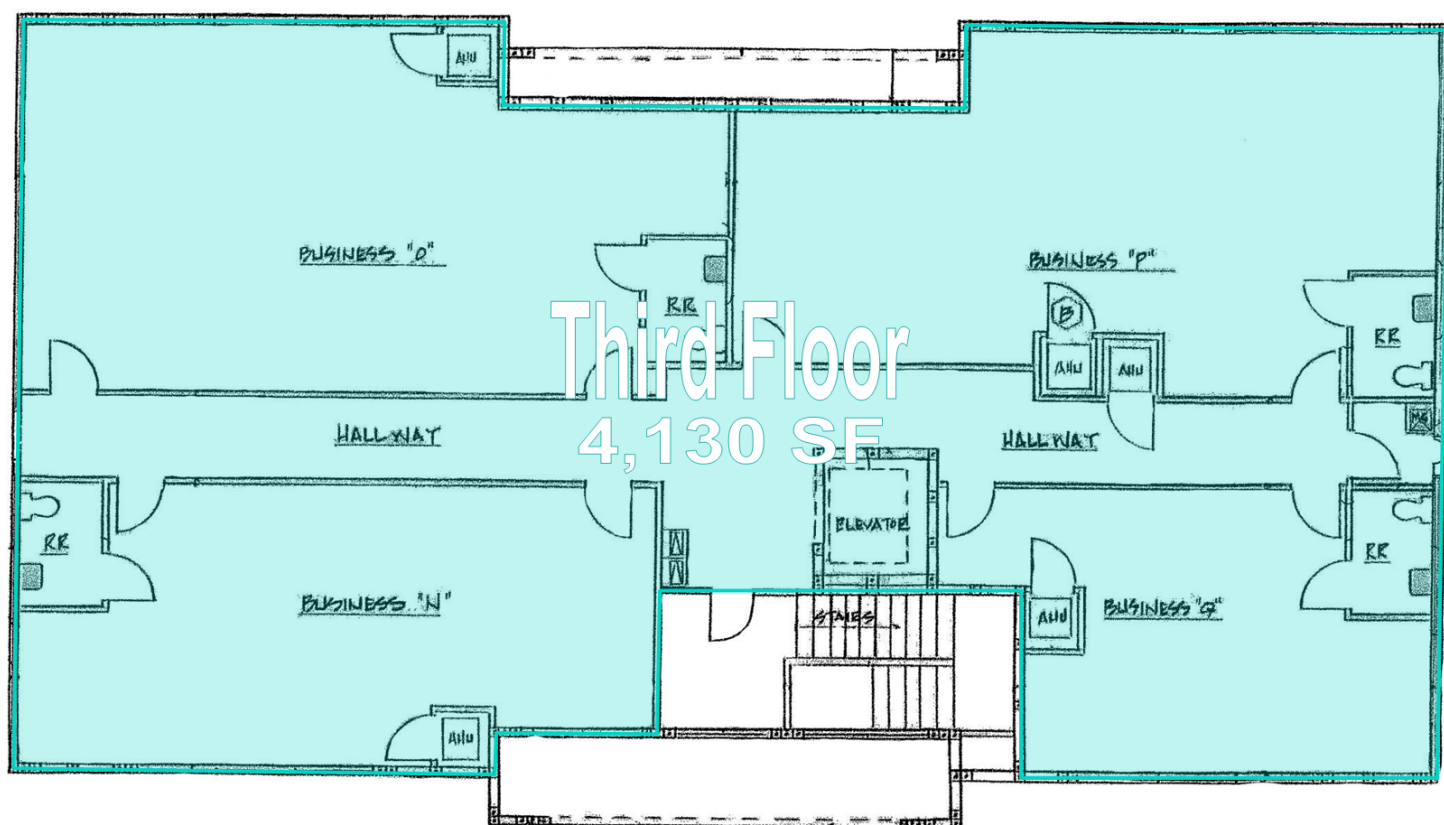


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3rd Floor - 4,130sf

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Retailer Map

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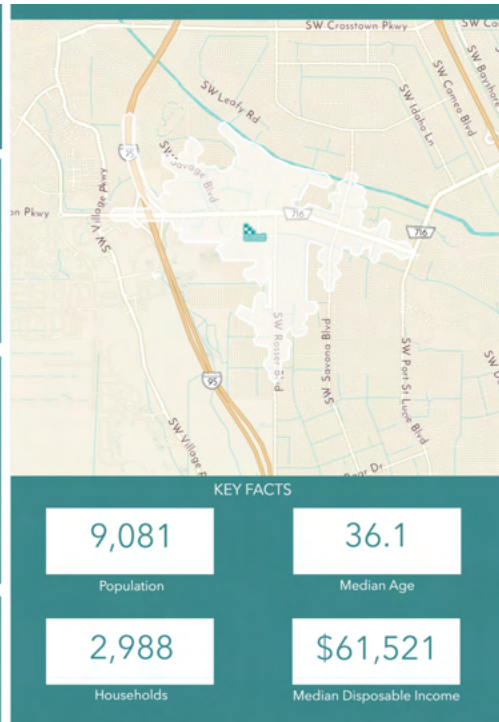
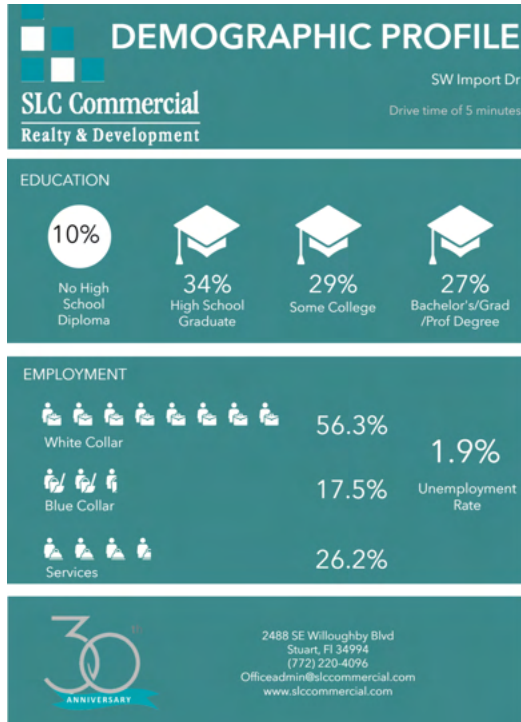
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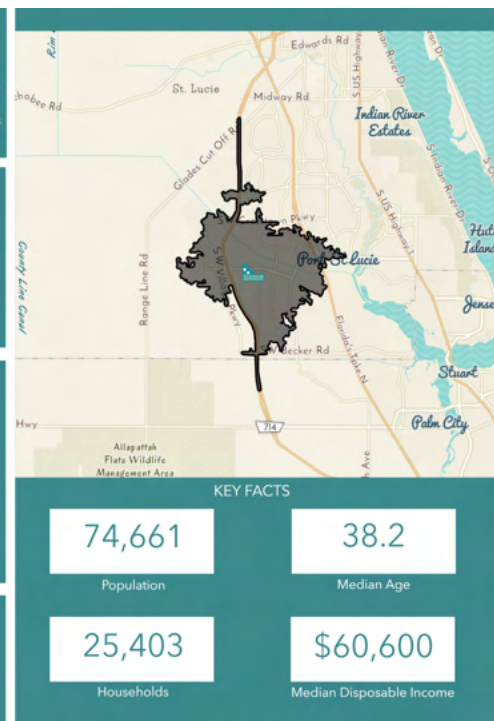
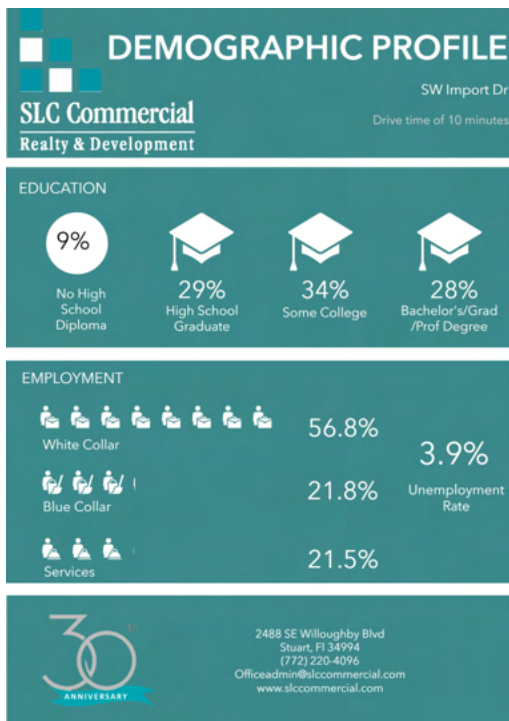
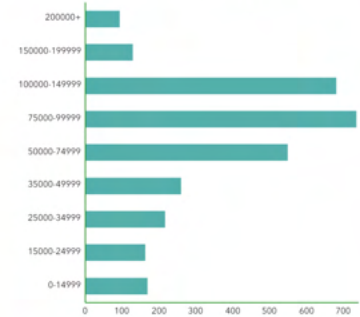
Drive Time Demographic

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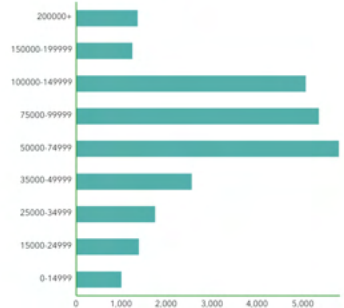
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HOUSEHOLD INCOME (\$)



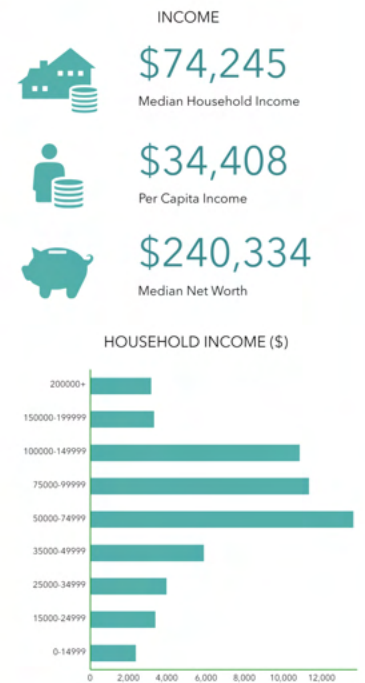
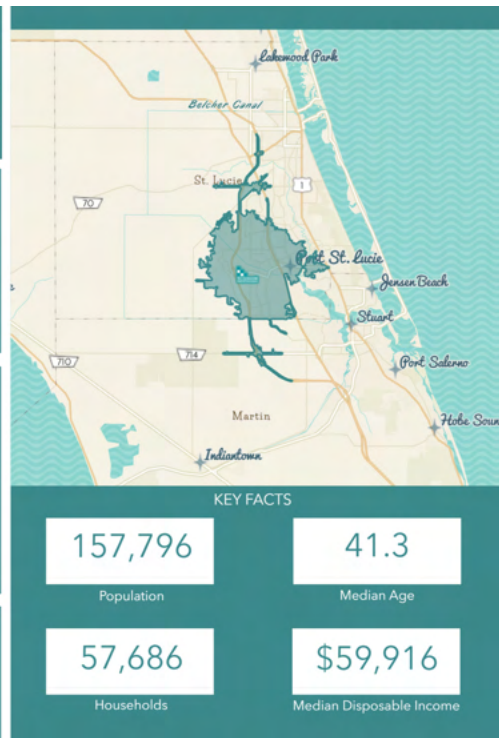
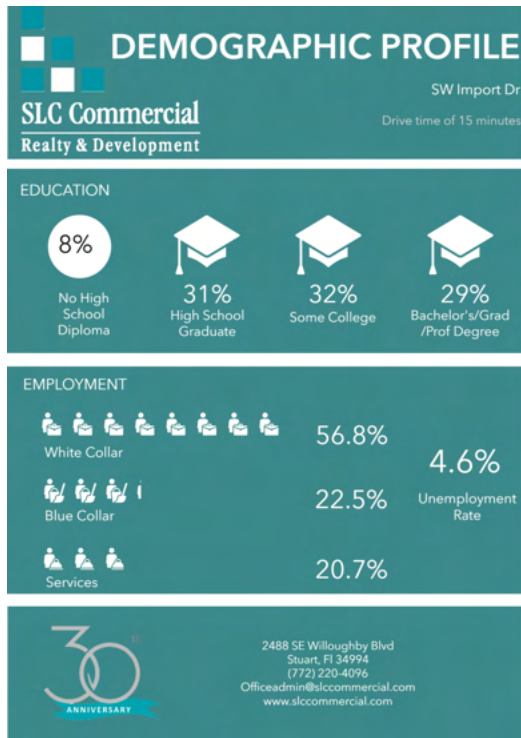
HOUSEHOLD INCOME (\$)



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Disclaimer

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