

11530 SW Village Parkway, Port St. Lucie, FL

### MOB I - SHELL COMPLETION



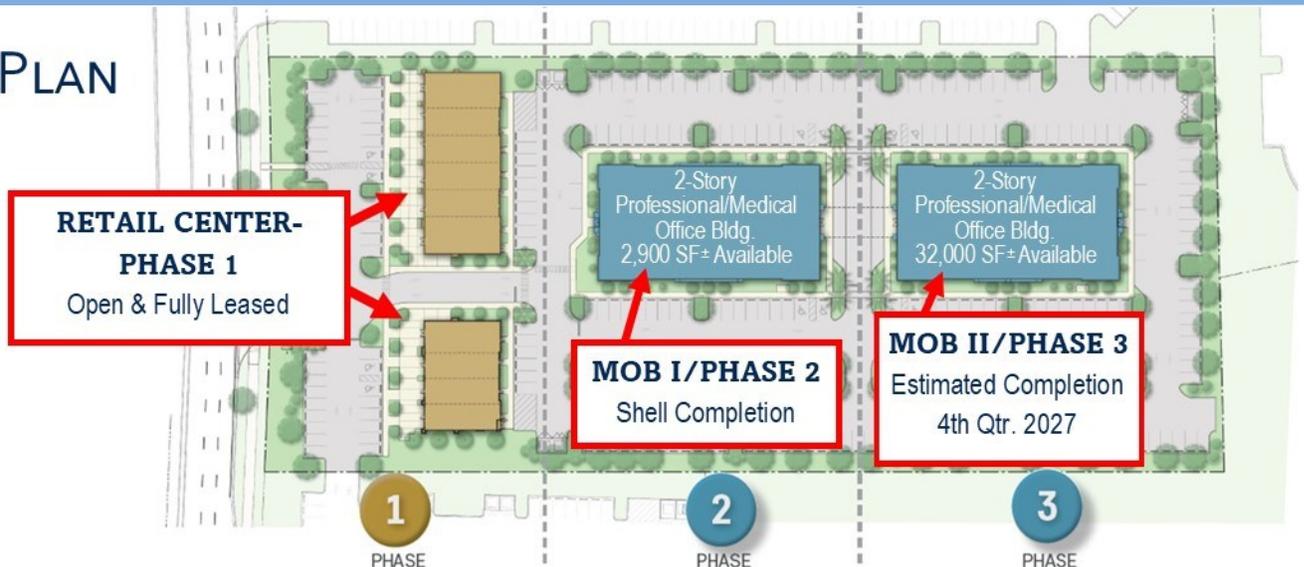
**DESCRIPTION:** Amazing opportunity to lease in one of two new 2-story 32,000± SF each medical buildings in Tradition being constructed and managed by the Bray Companies. This project (MOB I) is shell completed and has two spaces left. The second project (MOB II) has estimated completion date of 4th Qtr. 2027 and is now leasing.

**LOCATION:** Located in Tradition on Village Parkway in Port St. Lucie within their new Hospital and Research Park. Tradition is a new, dynamic high-growth community with homes, retail and a strong workforce environment.

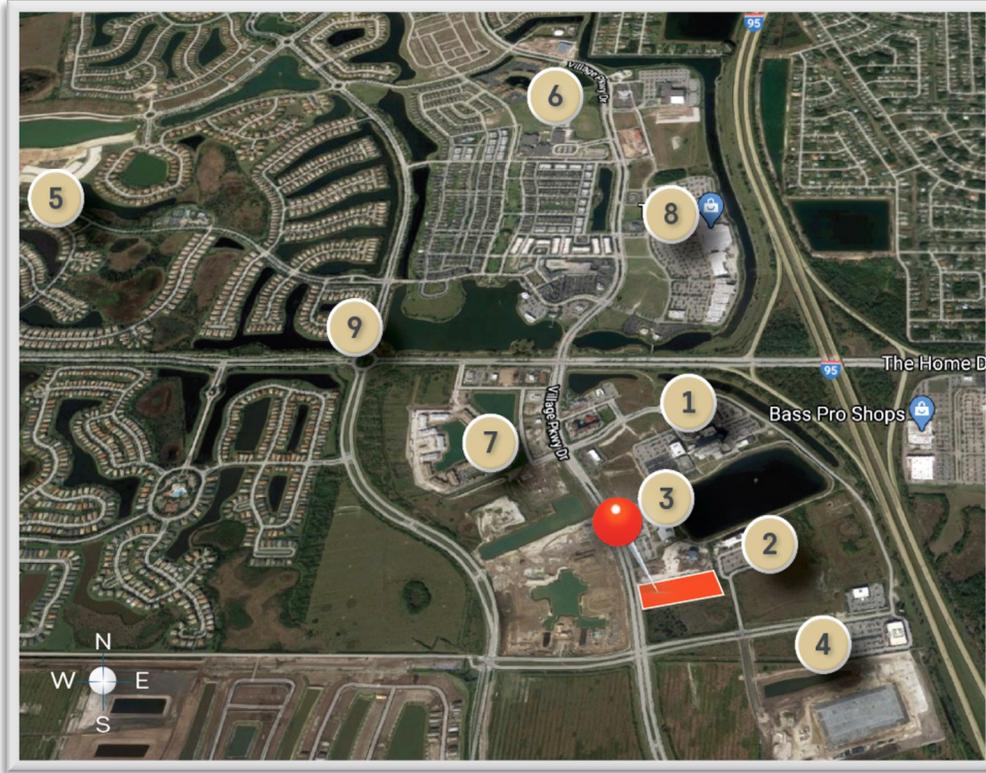
#### HIGHLIGHTS

- Impact glass windows
- Two elevators
- Two unisex common area bathrooms per floor
- 24/7 access with a key fob system
- 4/1,000 parking
- Medical office, professional services spaces available
- No Medical use restrictions

### SITE PLAN



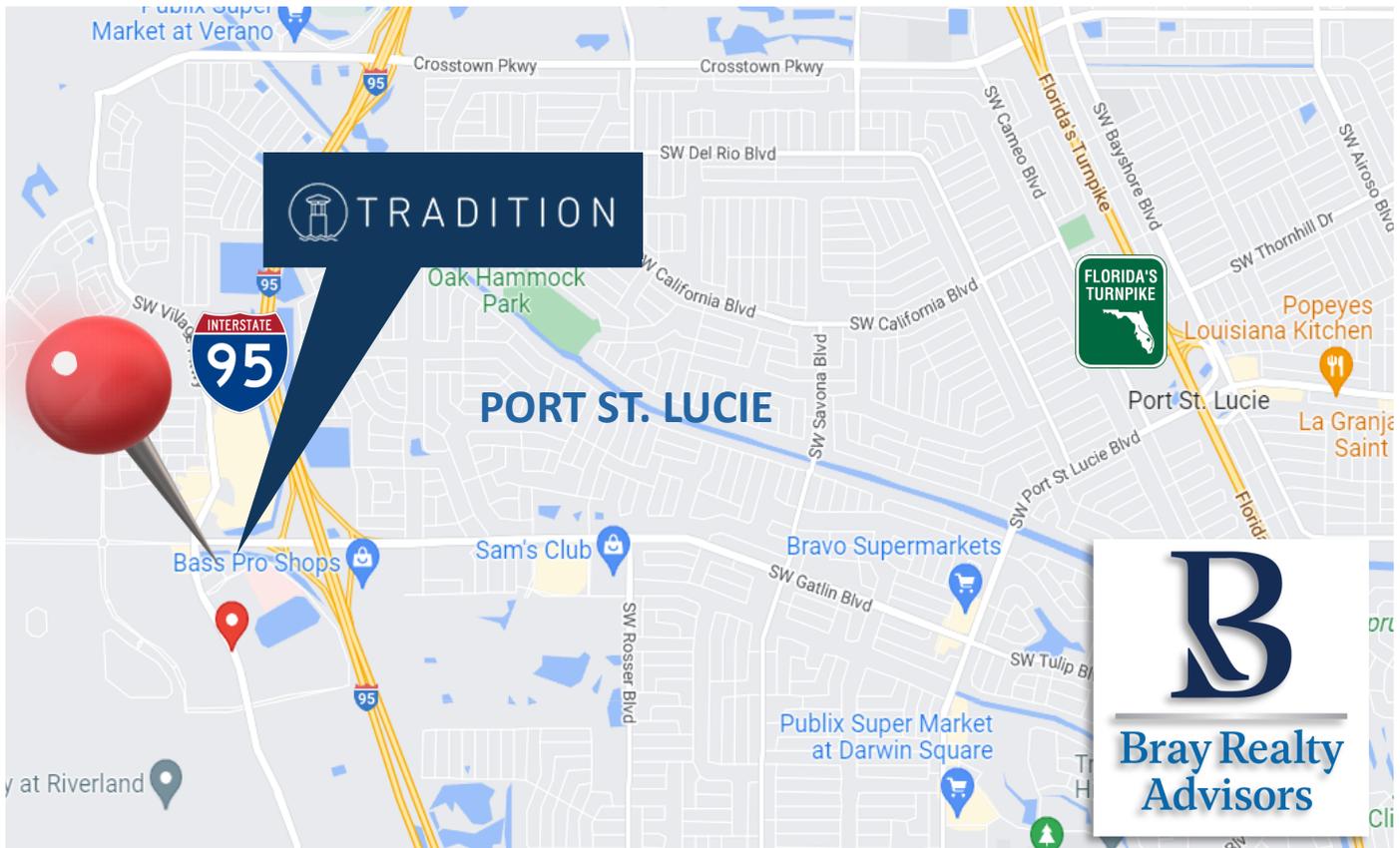
## BUSINESS SURROUNDINGS



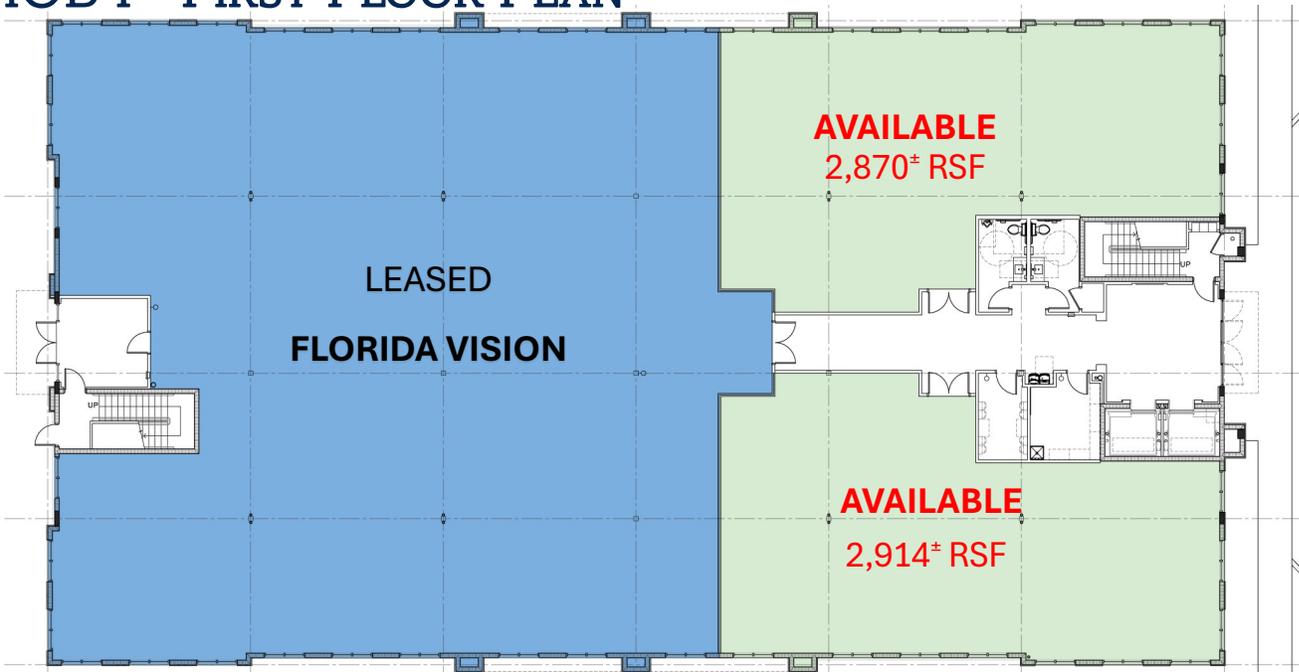
## Innovation Square

1. Cleveland Clinic Tradition Hospital
2. Florida Research & Innovation Center
3. FIU Center for Translational Science
4. Keiser University
5. The Brenntly at Tradition Senior Living
6. FAU / Palm Pointe Educational Research School
7. Tradition Village Square | Retail
8. Landings at Tradition | Retail
9. Home Builders in Tradition
  - Mattamy
  - GL Homes
  - Del Webb
  - DR Horton
  - Lennar

## LOCATION



### MOB I - FIRST FLOOR PLAN



### MOB I - SECOND FLOOR PLAN



Bray Realty  
Advisors

NATE BRAY  
JOHN DELRUSSO  
(561) 510-2225

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