

3727 SE OCEAN BLVD, SEWALLS POINT, FL 34996  
SEWALL'S POINT OFFICE PLAZA

500 - 2,800 SF



FOR LEASE



Albert Brown  
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OFFICE SUITES  
STUART, FL



## SPECS

Available SF:	500 - 2,800 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot size:	2.31 Acres
Year Built:	1972
Property Type:	Retail
Building Size:	19,602

## PROPERTY OVERVIEW

\$18.00 Per Sq. Ft., includes electric, water, sewer and garbage. Prime Office location on East Ocean Boulevard, in prestigious Sewall's Point in Beautiful Sewall's Point Office Plaza.

Located on East Ocean Boulevard, in prestigious Sewall's Point, Stuart, Martin County, FL.

## AVAILABLE SUITES

SUITE 200	1,352 SF
SUITE 200a	672 SF
SUITE 200	525 SF
SUITE 201	1,114 SF
SUITE 202	1,206 SF



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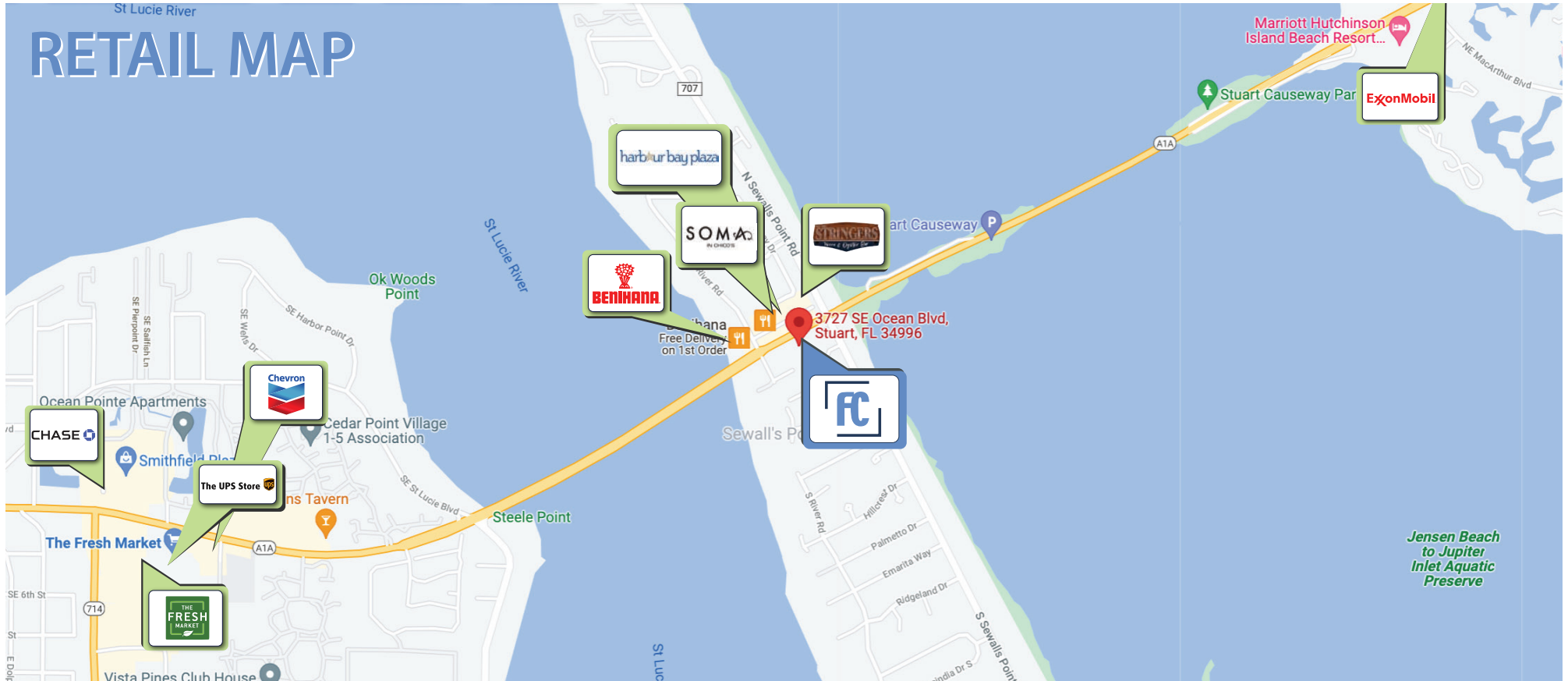
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	1,747	66,507	170,935
Median age	56.5	48.4	49.0
Median age (Male)	52.0	45.4	47.1
Median age (Female)	57.9	50.0	50.3

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	794	128,858	72,995
# of persons per HH	2.2	2.3	2.3
Average HH income	\$130,596	\$77,796	\$74,893
Average house value	\$234,104	\$280,184	\$281,262

\* Demographic data derived from 2010 US Census



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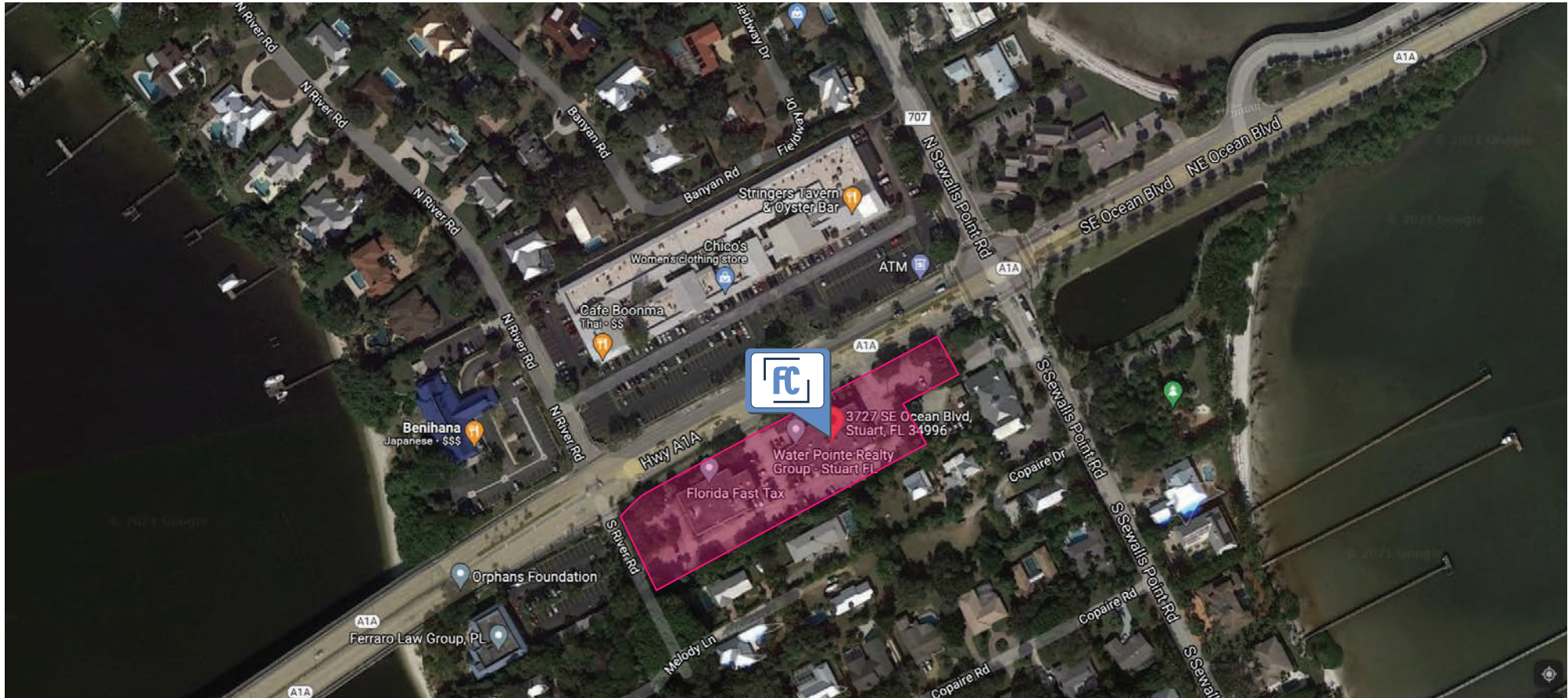


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# LOCATION MAP

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FLORIDA COMMERCIAL REAL ESTATE COMPANY



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**FLORIDA COMMERCIAL**  
REAL ESTATE COMPANY

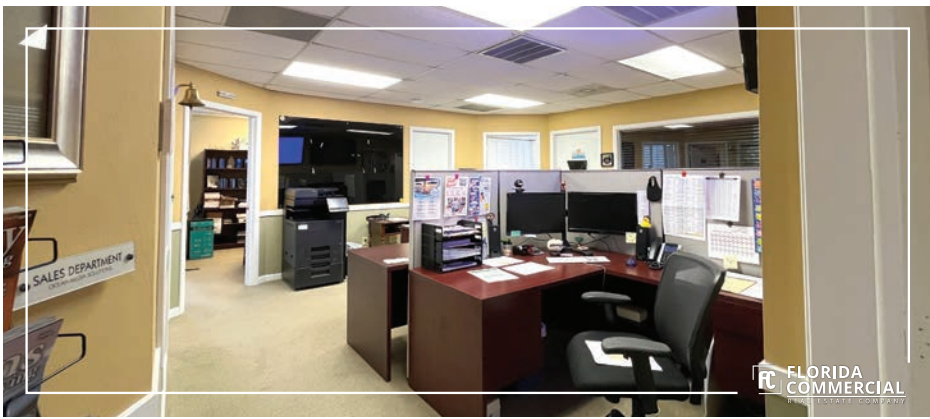


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CoStar  
**POWERBROKER AWARD**  
THE BEST OF THE BEST

**OFFICE SUITES**  
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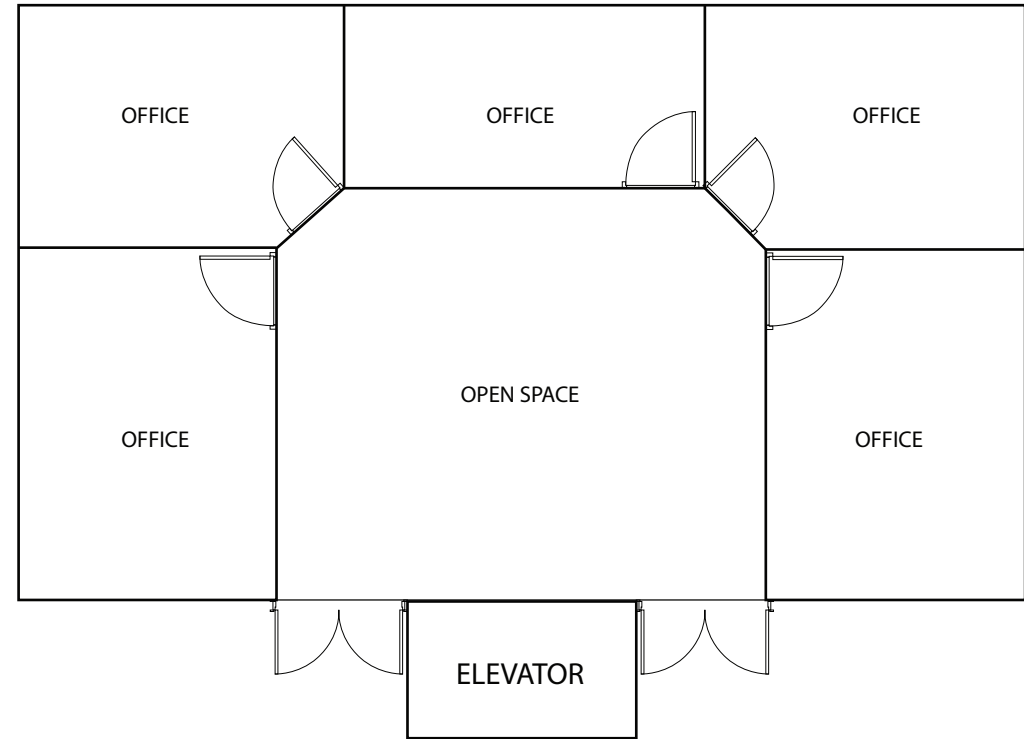




Suite 200

Bldg 3727

1,352 SF



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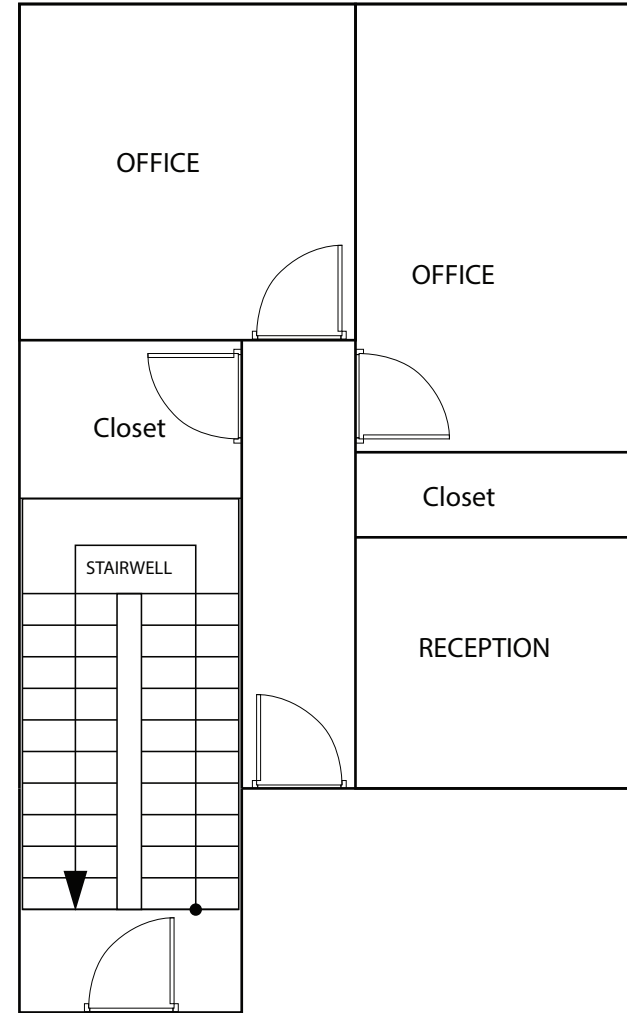
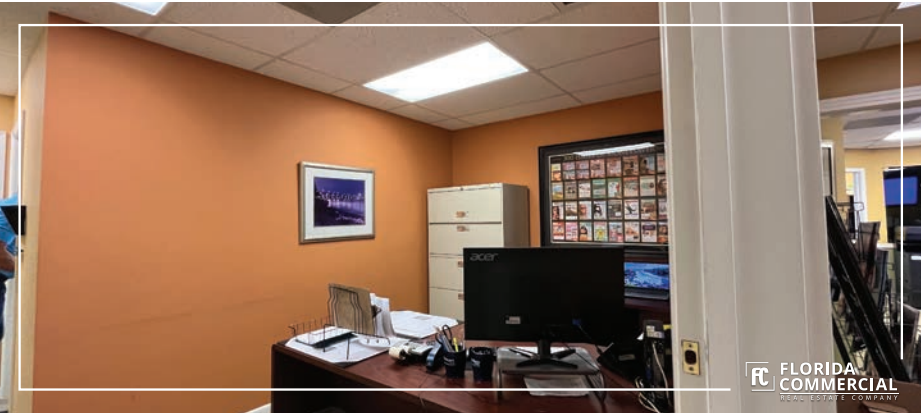


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Suite 200a

Bldg 3727

672 SF



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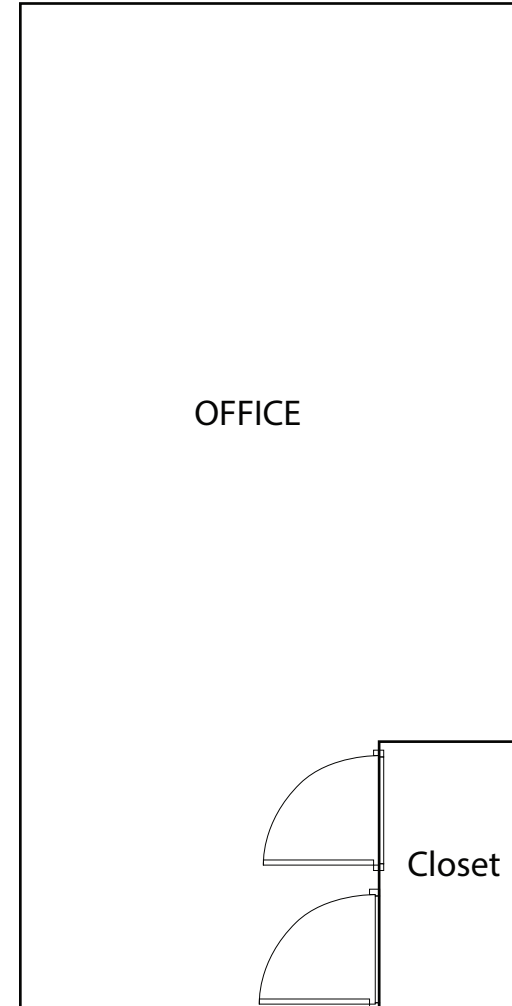
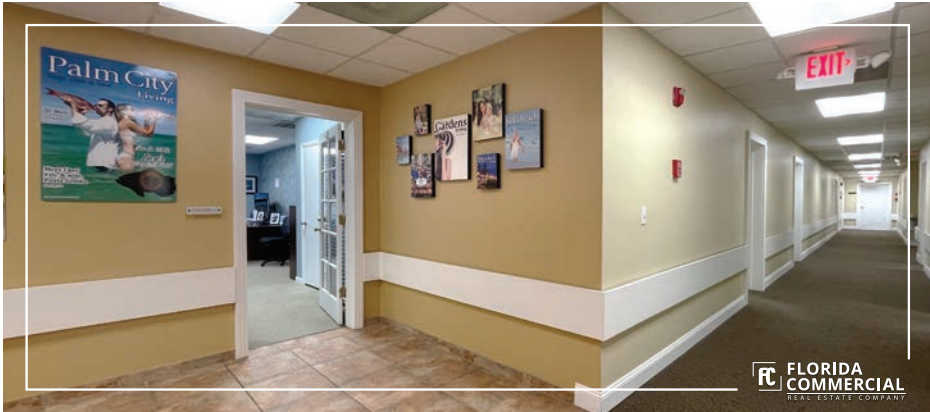
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Suite 200b

Bldg 3727

525 SF

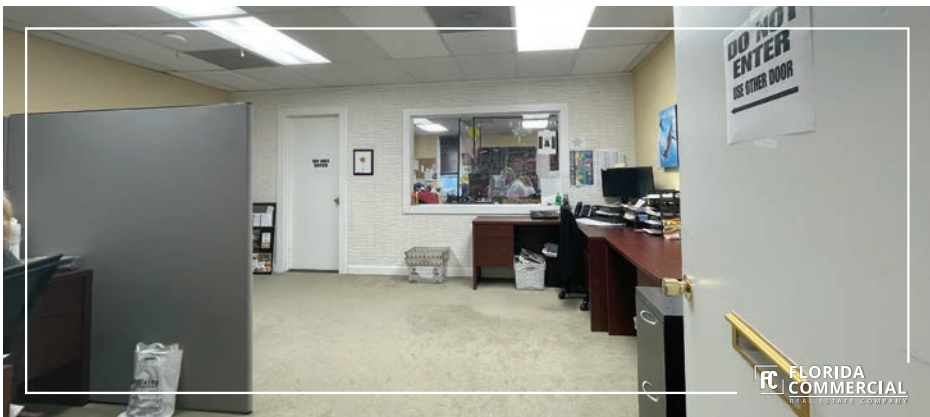


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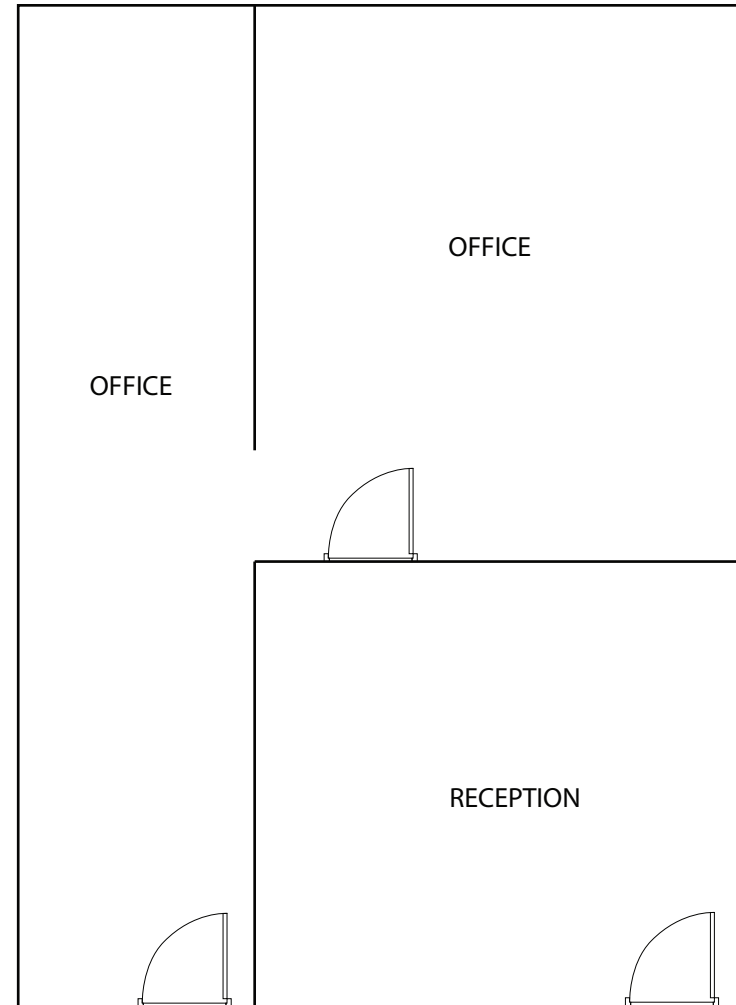
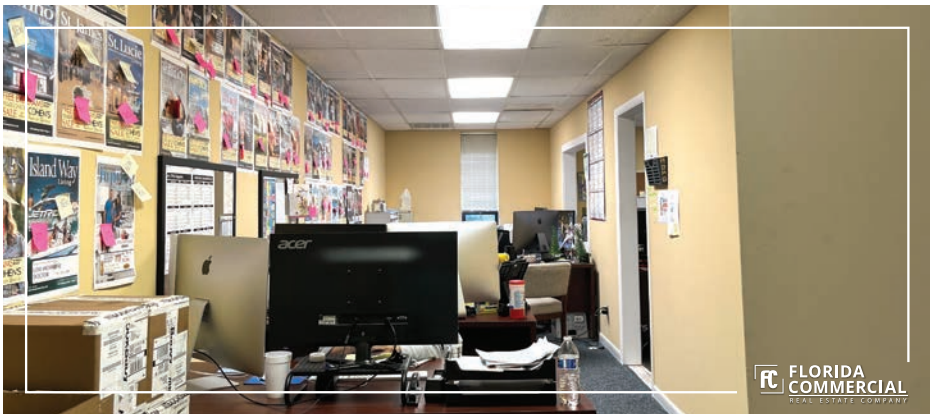




Suite 201

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1,114 SF



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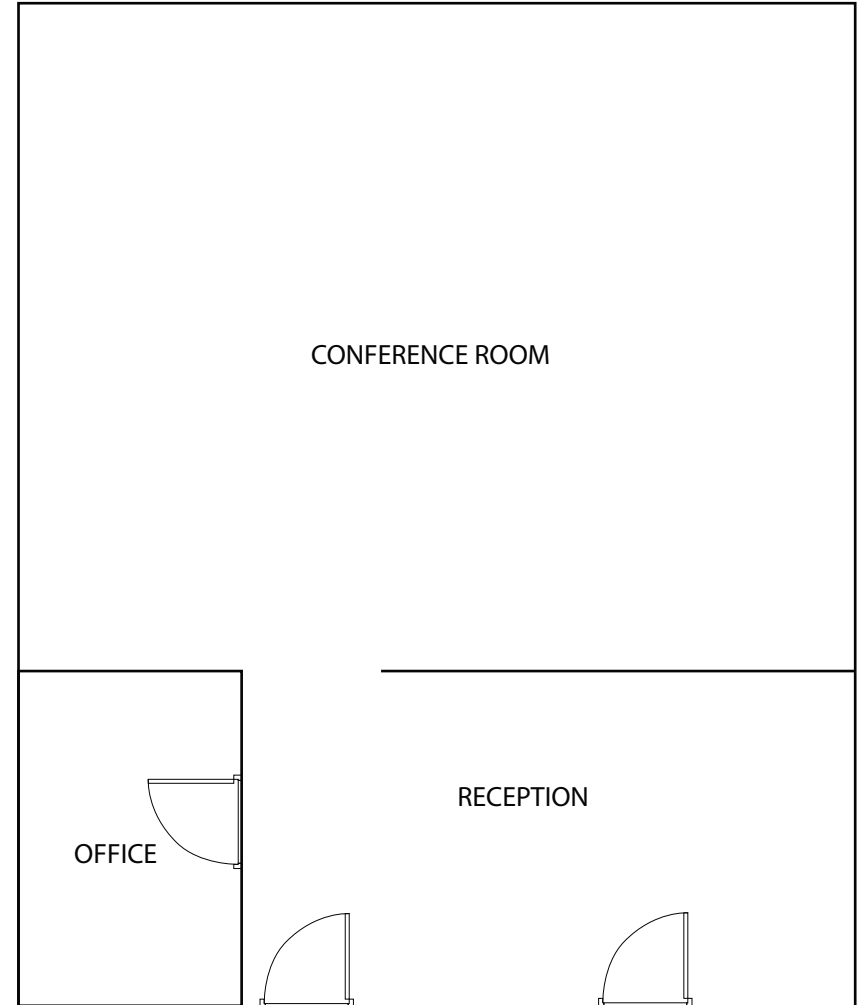


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# Suite 202

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## 1,206 SF



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## 3727 – 2<sup>nd</sup> FLOOR LAYOUT



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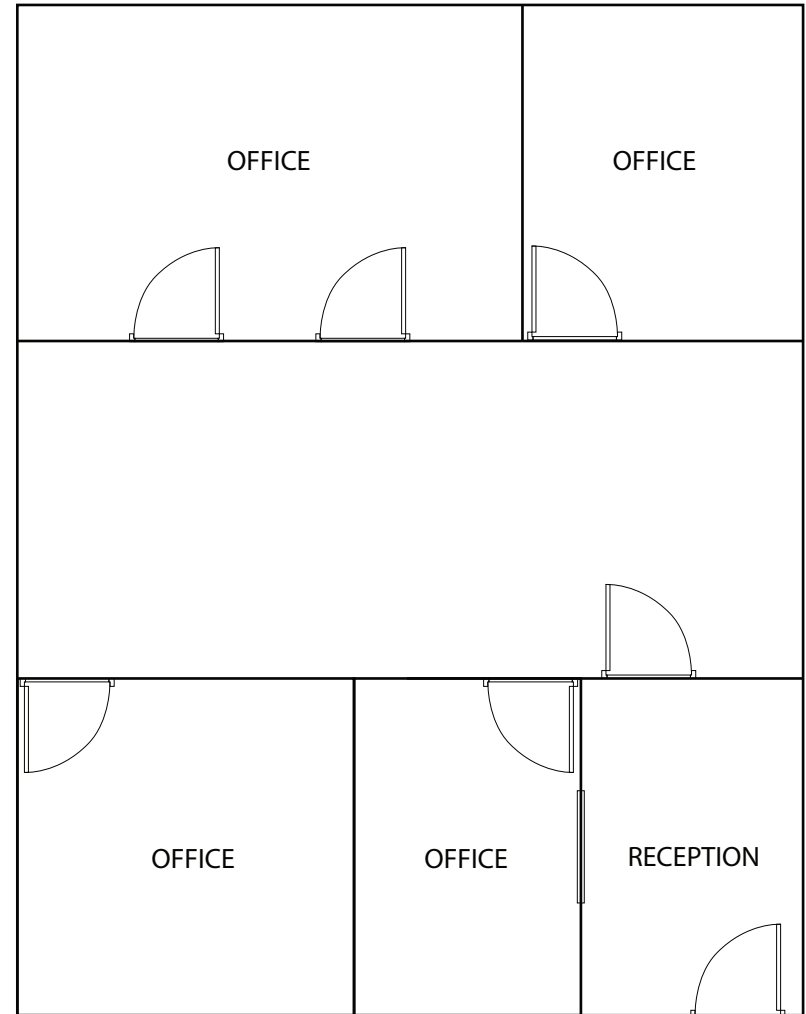
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