

700 SE Central Parkway, Stuart, FL 34994

SUITE B IN CAMPUS  
STYLE OFFICE BUILDING



FOR **LEASE**



ALEX AYDELOTTE

Broker | Principal

O: 772.223.3646 C: 772.263.1130

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4,312 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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# EXECUTIVE SUMMARY

700 SE Central Parkway, Stuart, FL 34994 | SUITE B IN CAMPUS STYLE OFFICE BUILDING

## SPECS

**Suite B Size:** 4,312 SF  
**Price:** \$15 Per SF + \$6 CAM / NNN  
**Year Built:** 1991  
**Zoning:** R-3 / City of Stuart  
**Land Use:** Office / Residential - City of Stuart

## PROPERTY OVERVIEW

Suite B offers 4,312 square feet of professional office space in a free-standing building located within a campus-style office complex on Central Parkway. Situated on a fully fenced 5-acre parcel, the property provides ample parking and a quiet, professional setting.

The interior layout includes one large open area with generous natural light, perfect for a collaborative workspace or cubicle setup. In addition, there are two separate oversized work areas that can function as classrooms, training rooms, or conference spaces. The suite also includes three private offices, a kitchenette, IT room, and private restrooms, offering flexibility for a variety of business uses.

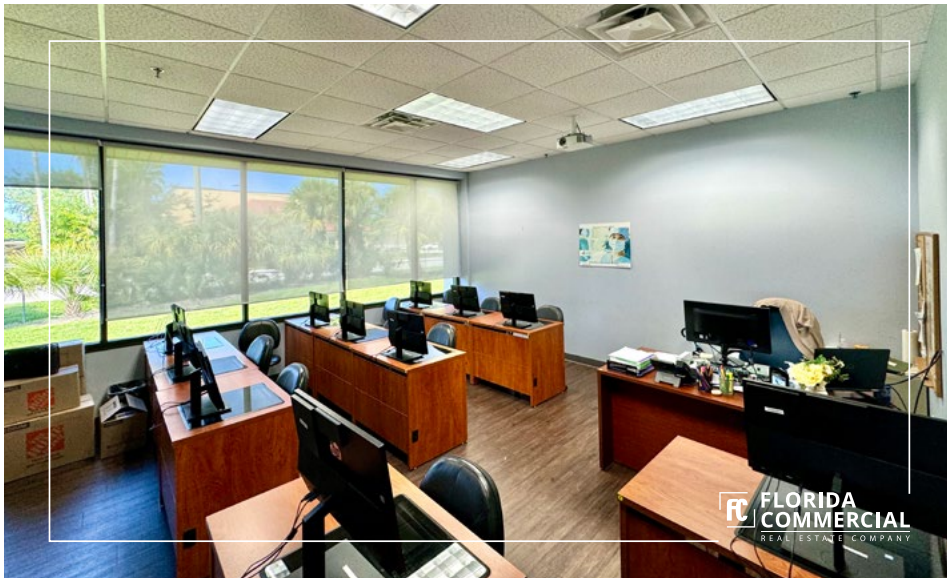
A brand-new SPF polyurethane foam roof was recently installed, adding long-term value and efficiency. This space is priced below market.



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# MAP & REPORT

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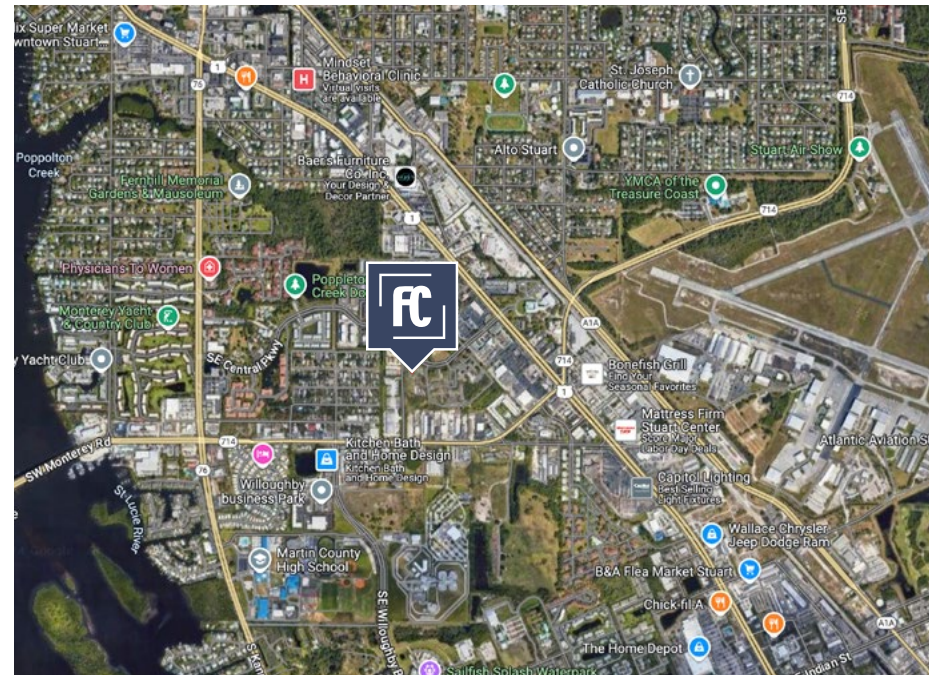
## POPULATION

	1 MILE	3 MILES	5 MILES
Population	20.5K	77.1K	129K
Median Age	42.8	47.8	47.9



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.5K	19.9K	40.2K
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$49.2K	\$72.1K	\$79.5K



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