

**PREMIER MEDICAL OFFICE SPACE FOR LEASE**

# TREASURE COAST MEDICAL CENTER

1700 SE HILLMOOR DRIVE, PORT ST. LUCIE, FL 34952



Rendering Subject to change

Building owned and managed by **HEALTHCARE REALTY**

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# PROPERTY HIGHLIGHTS



For Lease: Built-out medical offices from +1,200 - 14,500 SF  
Entire Floor Available



Five story medical office building with covered patient drop off & ample parking



Generous tenant improvement packages available



Strong provider mix, wide demographic patient base and on-site pharmacy



Competitive lease rates and terms available



Located steps from HCA Florida St. Lucie Hospital, a 229-bed hospital serving Florida's Treasure Coast community for over 30 years



Upgrades planned for 2026 including all new lobby, common areas, marquee signage and building exterior refresh



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# AERIAL OVERVIEW



## HOSPITAL NOTES

The property is located directly adjacent to HCA Florida St. Lucie Hospital, a 222-bed hospital, serving Florida's Treasure Coast community for more than 40 years. Hospital services include 24/7 emergency care, birthing center, rehabilitation, obstetrics, inpatient and outpatient surgery and orthopedic care. The Joint Commission has recognized the hospital a Primary Stroke Center, Wound Care center and Top Performing Hospital.

Recent hospital expansions include a new Labor and Delivery expansion in the North Tower. The new Women's Care area will also feature eight deluxe Labor and Delivery rooms, two OB operating rooms and three OB emergency rooms, providing a spectrum of advanced care from admission to recovery and discharge.

Just north of the hospital, work is rapidly progressing on the six-story parking garage that will provide 661 spaces for colleagues in early 2026, freeing up the most convenient spaces in the parking lots for patients and visitors.

## HILLMOOR DEMOGRAPHICS

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 11,340 | 58,888  | 130,598 |
| Average Age          | 39.4   | 47.5    | 46.1    |
| Average Age (Male)   | 37.6   | 45.5    | 44.3    |
| Average Age (Female) | 41.2   | 49.6    | 48      |

| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Households     | 4,481     | 24,635    | 52,624    |
| 2029 Projected HH    | 5,390     | 29,374    | 62,490    |
| No. of person per HH | 2.4       | 2.3       | 2.4       |
| Average HH Income    | \$64,585  | \$70,997  | \$79,793  |
| Average House Value  | \$197,270 | \$238,520 | \$258,545 |

## FOR MORE INFORMATION, PLEASE CONTACT:

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