

22,000 SF OFFICE SPACE



851 SE JOHNSON AVE

DOWNTOWN STUART, FLORIDA



851

EXCLUSIVE LEASING



CUSHMAN &  
WAKEFIELD



851

**OFFICE SPACE AVAILABLE**

GROUND 11,000 SF  
2nd 11,000 SF

**FRONTAGE** Johnson Ave frontage

**LEASE TYPE** Direct

**POSSESSION** TBD on Buildout

**ASKING RENT** \$24.00/SF NNN

**NEIGHBORS** USPS, Seacoast Bank, Wawa,  
TD Bank, and National Retailers

**COMMENTS**

- Downtown Stuart location
- Seacoast Bank redevelopment project across the street
- Lots of on-site and street parking available
- Close to all amenities in the area
- Newly remodeled and refurbished space coming to Downtown Stuart

PLANNED AREA  
PROJECTS

SE KINDRED ST

S COLORADO AVE



SEACOAST BANK REDEVELOPMENT



22,000 SF

SE HUDSON CT

MAYFAIR PLAZA

SUBJECT  
851 SE JOHNSON AVE  
STUART, FL 34994

SE JOHNSON AVE

SE FEDERAL HWY



851

**NEIGHBORING  
PROJECT  
RENDERINGS**

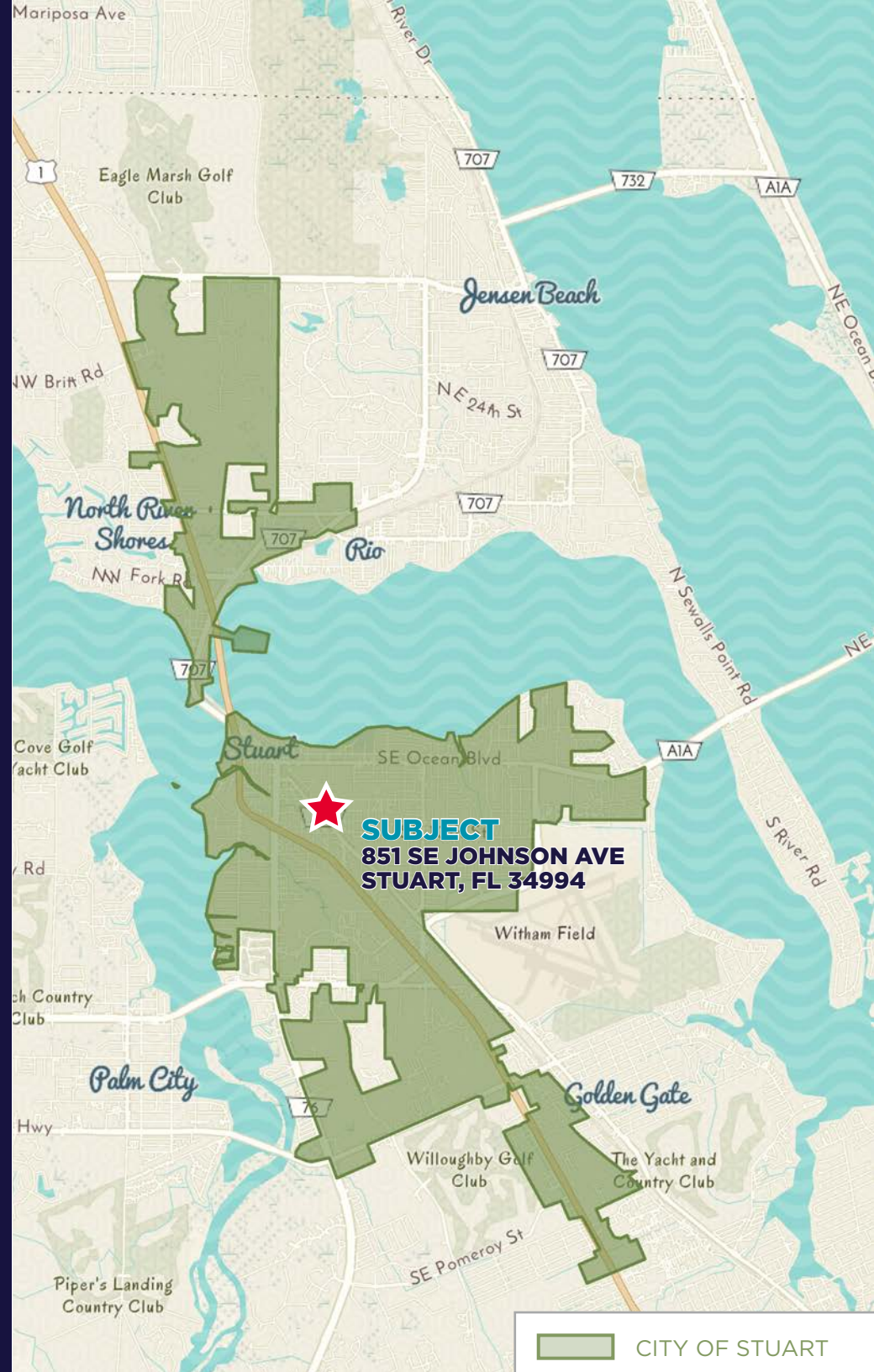


851

**MORE THAN**  
17,000+ RESIDENTS  
1,483+ EMPLOYEES  
87,000+ TOURISTS  
**IMPACT THE CITY OF  
STUART ANNUALLY**



**DOWNTOWN STUART**



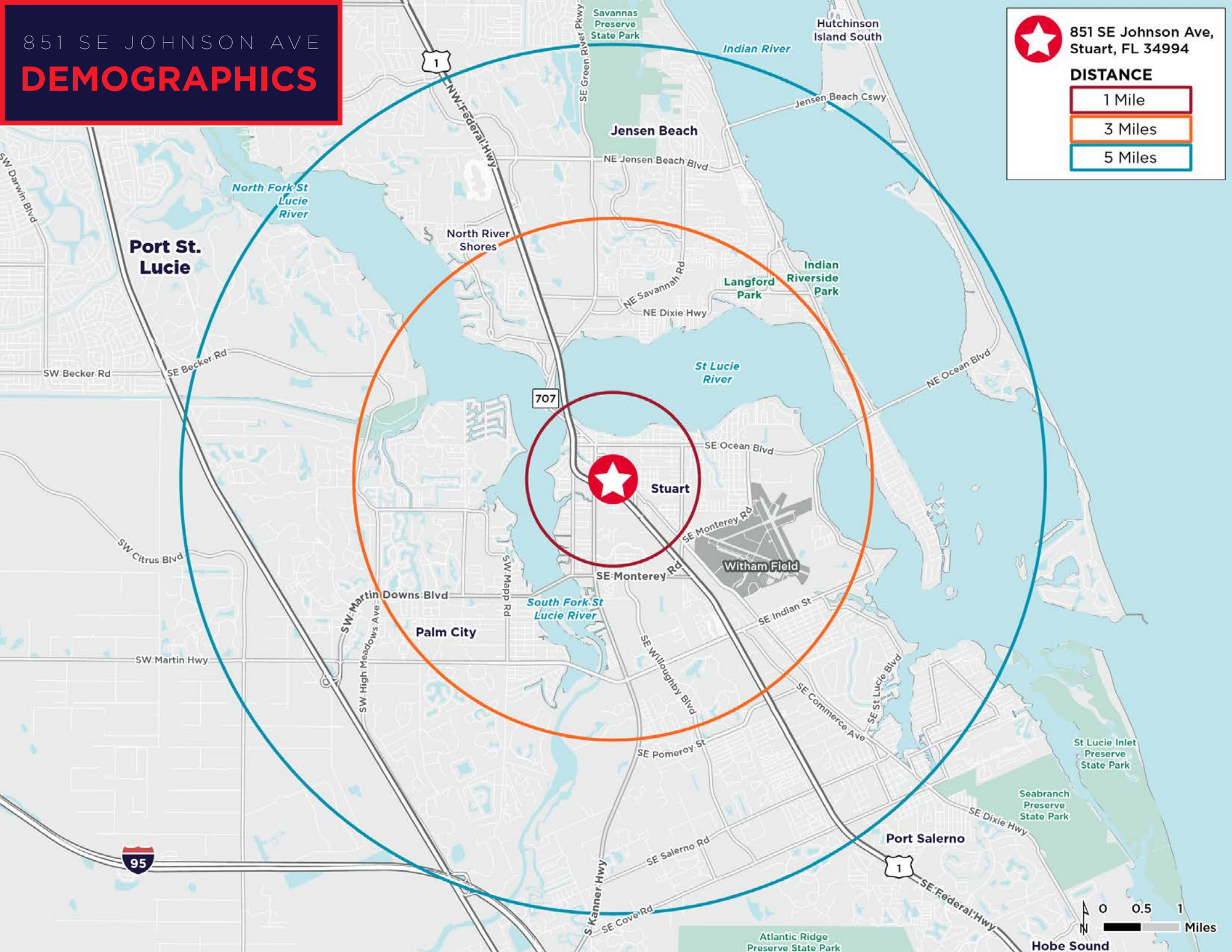
# 851 SE JOHNSON AVE DEMOGRAPHICS



851 SE Johnson Ave,  
Stuart, FL 34994

## DISTANCE

- 1 Mile
- 3 Miles
- 5 Miles



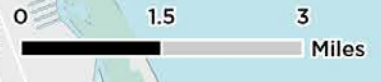
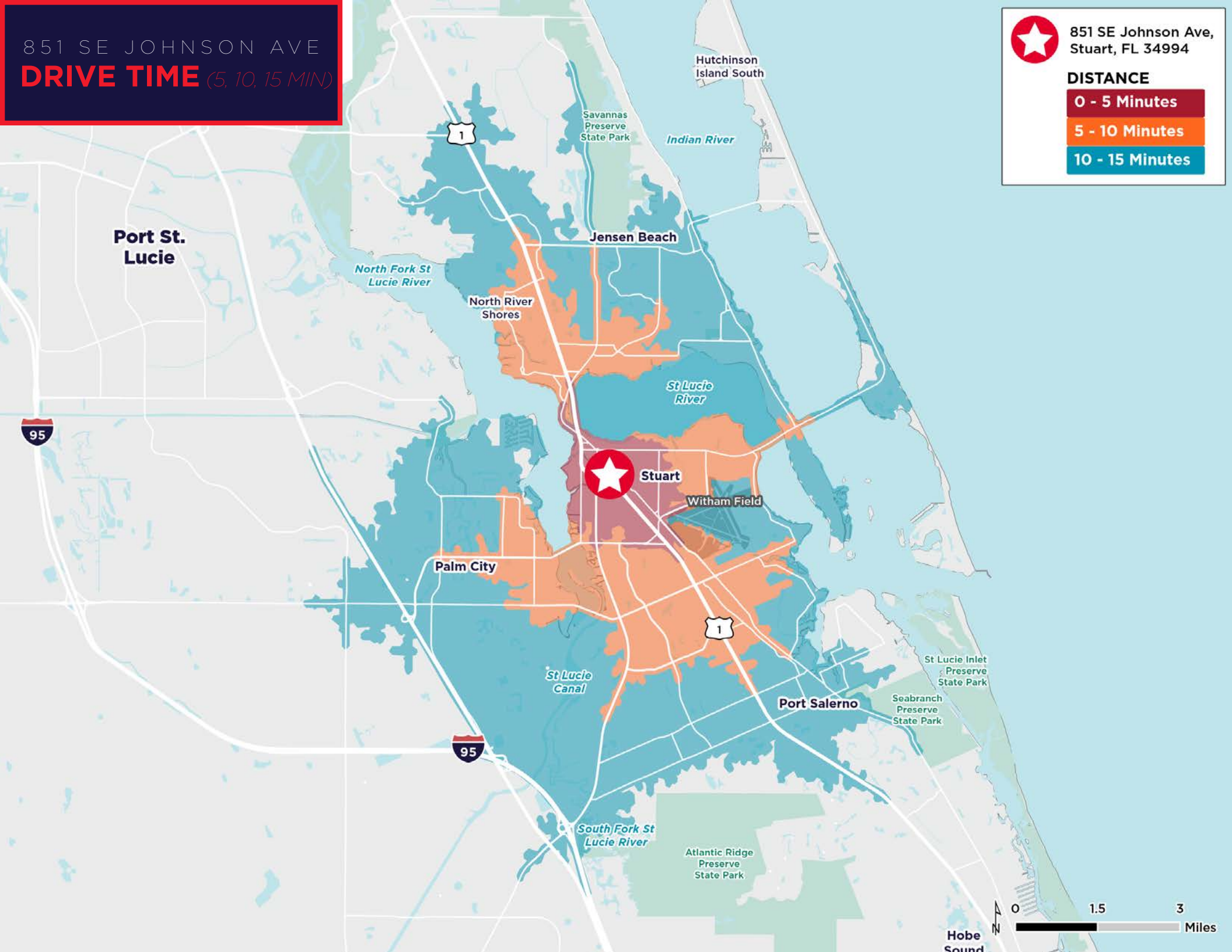
Hobe Sound

851 SE JOHNSON AVE  
**DRIVE TIME** (5, 10, 15 MIN)

 851 SE Johnson Ave,  
Stuart, FL 34994

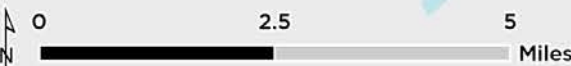
**DISTANCE**

-  0 - 5 Minutes
-  5 - 10 Minutes
-  10 - 15 Minutes



851 SE JOHNSON AVE  
**RETAIL (7 MILES)**

 851 SE Johnson Ave,  
Stuart, FL 34994



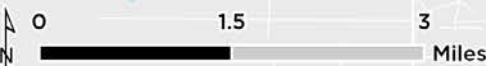
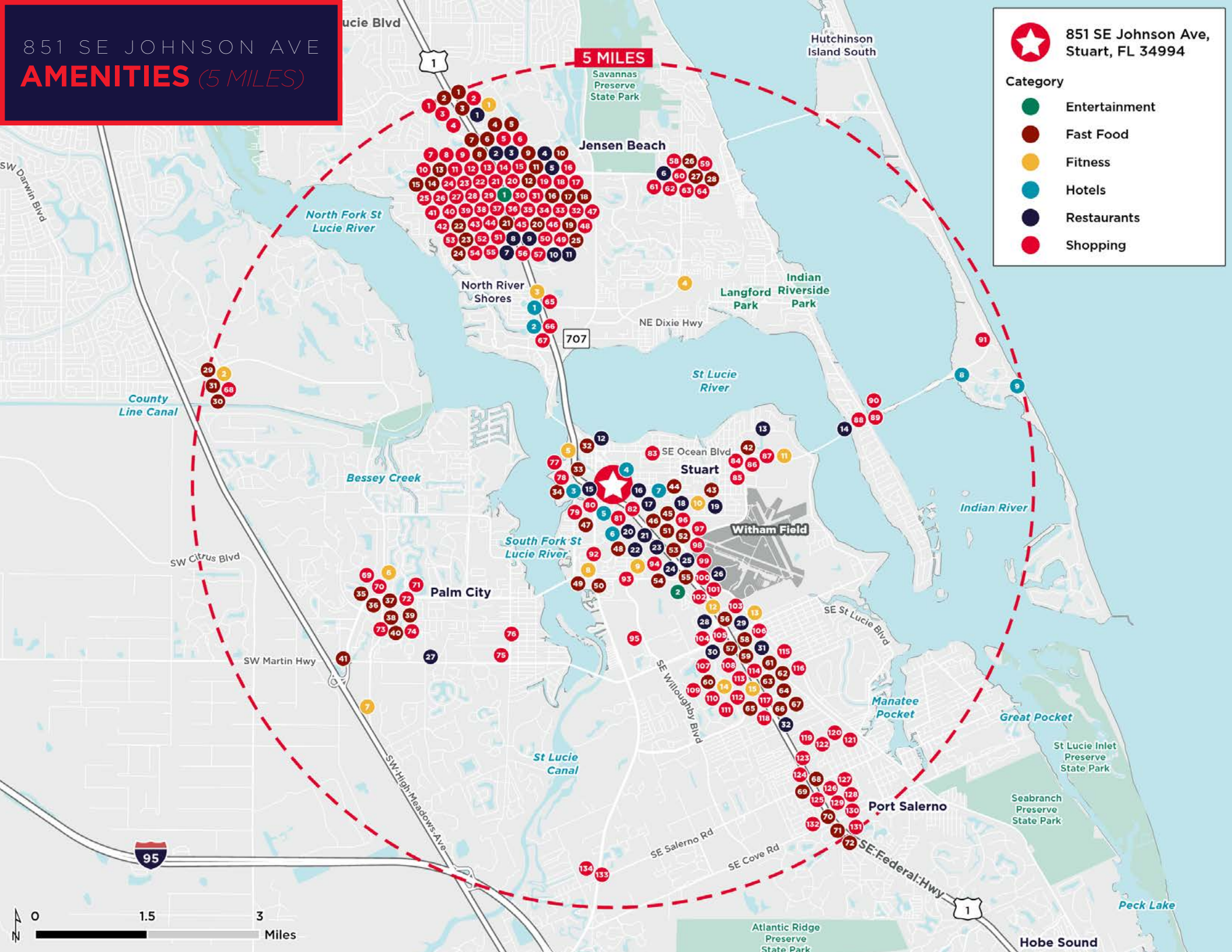
851 SE JOHNSON AVE  
**AMENITIES (5 MILES)**



851 SE Johnson Ave,  
 Stuart, FL 34994

Category

- Entertainment
- Fast Food
- Fitness
- Hotels
- Restaurants
- Shopping



851

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851

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