

900 SE Federal Hwy, Stuart, FL 34994

**BANK OF AMERICA
OFFICE SUITES**



FOR LEASE



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,997 SF **Stuart, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

EXECUTIVE SUMMARY

900 SE Federal Hwy, Stuart, FL 34994 | BANK OF AMERICA OFFICE SUITES

SPECS

Available SF:	1,997 SF
Prices:	\$16 SF PER YR + \$6 CAM / GROSS
Lot Size:	1.63 AC
Year Renovated:	2017
Year Built:	1973
Building Size:	29,736 SF
Zoning:	B-2 / City of Stuart

PROPERTY OVERVIEW

The iconic Bank of America Building stands at the gateway to Downtown Stuart at the signalized intersection of US-1 and Kanner Highway. This renovated, Bank of America—anchored office building offers exceptional visibility, a welcoming lobby, and ample on-site parking in one of Martin County's most convenient and recognized locations. Functional floor plans are available at below-market rents, with all quoted lease rates offered as gross leases that include electricity, water/sewer, garbage, and A/C maintenance and repair.

Suites 300–305 on the third floor are located directly off the elevator lobby, offering immediate visibility upon entry. The 1,997 SF space features an open reception area, two private offices, an IT/storage closet, built-in counter space, and an open floor area suitable for cubicles or collaborative workstations. There are three entry doors to the suite, and restrooms are conveniently located just outside the entry.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,997 SF **Stuart, FL**

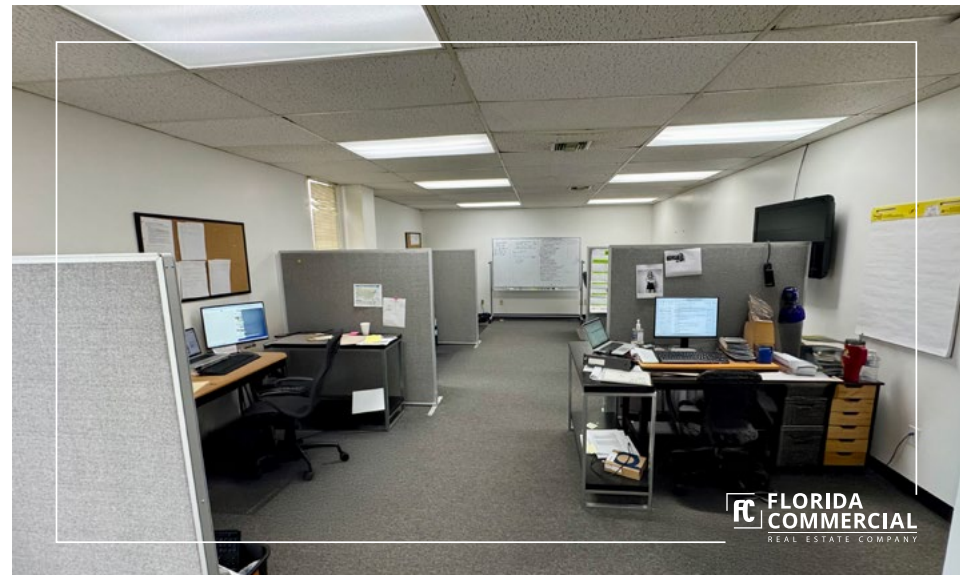
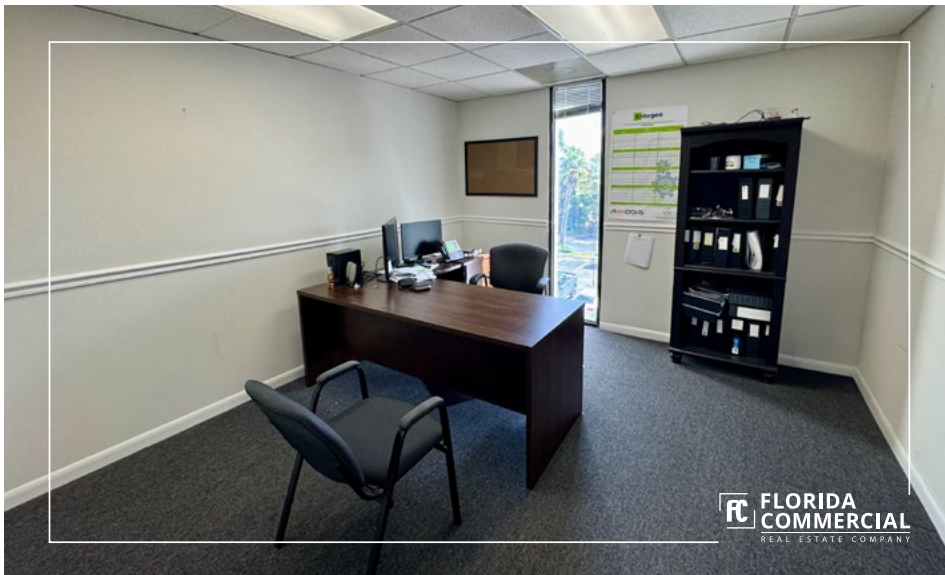
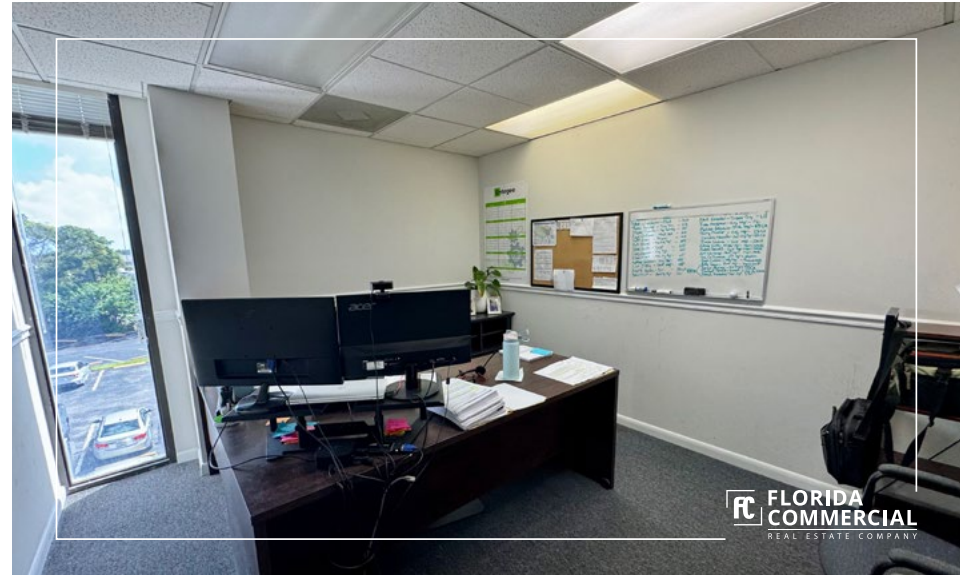
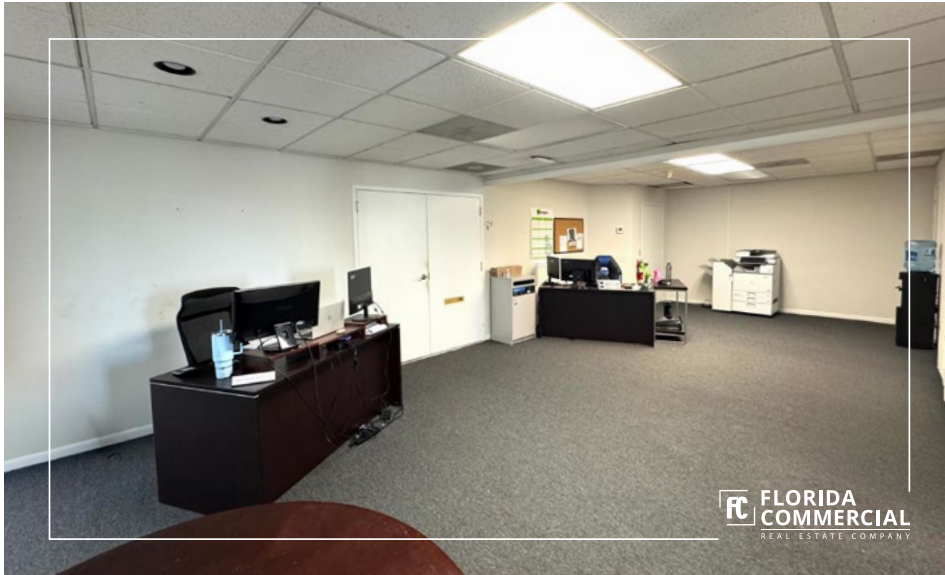


ALEX AYDELOTTE
 Broker | Principal
 O: 772.223.3646 C: 772.263.1130
 E: alex@florida-commercial.net

1,997 SF **Stuart, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,997 SF **Stuart, FL**

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

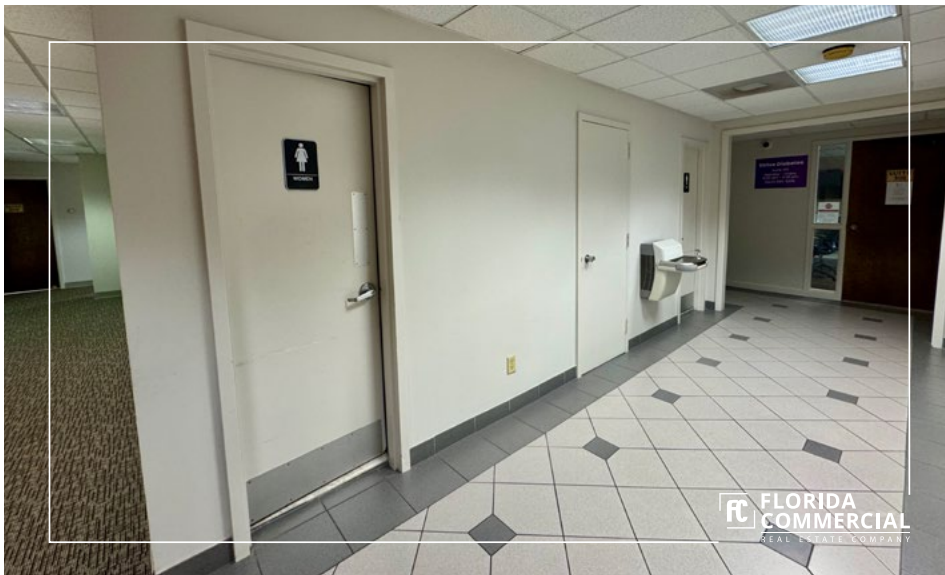
©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FLORIDA
COMMERCIAL
REAL ESTATE COMPANY

FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,997 SF **Stuart, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

RETAIL MAP

900 SE Federal Hwy, Stuart, FL 34994 | BANK OF AMERICA OFFICE SUITES



POPULATION

	1 MILE	3 MILES	5 MILES
Population	4,069	45.7K	95.7K
Median Age	48.6	48.5	47.7



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.5K	20.1K	40.3K
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$55.9K	\$70.6K	\$78.7K

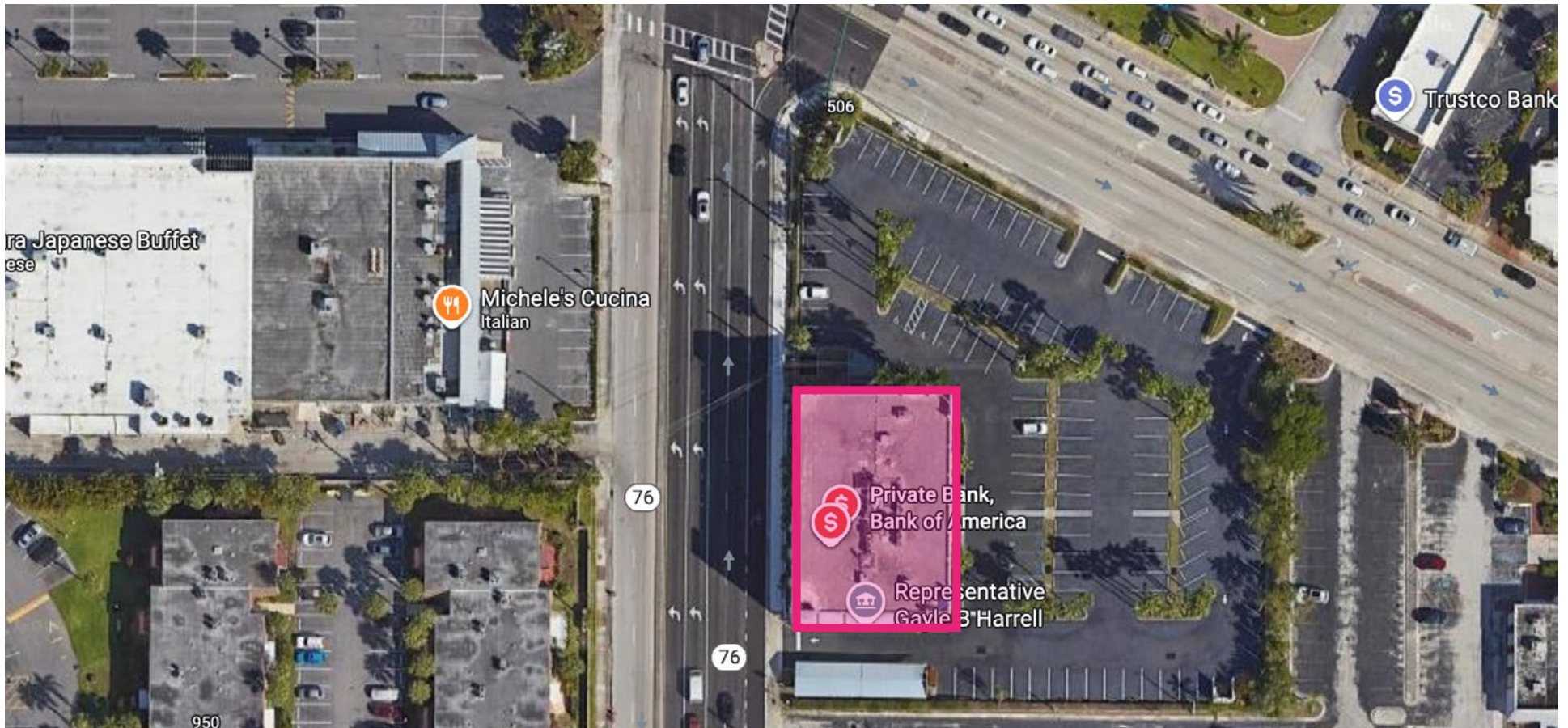


ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,997 SF | **Stuart, FL**

AERIAL VIEW

900 SE Federal Hwy, Stuart, FL 34994 | BANK OF AMERICA OFFICE SUITES



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,997 SF | Stuart, FL

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.