

NORTH STUART CENTRE

1605 NORTHWEST FEDERAL HIGHWAY, STUART, FL 34994

MEDICAL/OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Fantastic medical/office space located in the North Stuart Centre on Federal Highway just north of the Roosevelt Bridge in Stuart. Features a large reception area, 3 private exam rooms with sinks, 2 private offices, a medical supply room, a large open work area, a kitchen/break room, a full shower and 2 private restrooms.

PROPERTY HIGHLIGHTS

- Prime location on Federal Highway in Stuart, FL
- Versatile for medical or office space
- 3 exam rooms with sinks
- Large open work area for flexible use
- Well-equipped kitchen/break area
- 2 or 3 spacious offices
- Dedicated medical supply room
- 2 restrooms for convenience
- Full shower for added functionality

OFFERING SUMMARY

Lease Rate:	\$25.25 SF/yr (NNN) \$5,428.75/Month Plus Sales Tax
Available SF:	2,580 SF
Building Size:	19,255 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	866	2,878
Total Population	449	1,754	6,153
Average HH Income	\$91,097	\$91,109	\$109,554

JOHN W. CHAPMAN, BROKER

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INTERIOR PHOTOS MEDICAL/OFFICE SPACE FOR LEASE



Reception



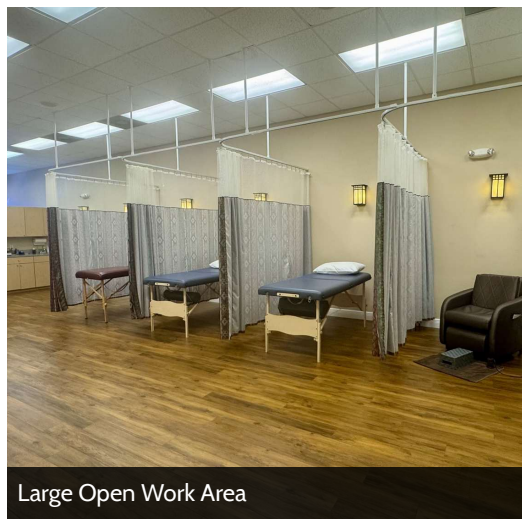
Reception



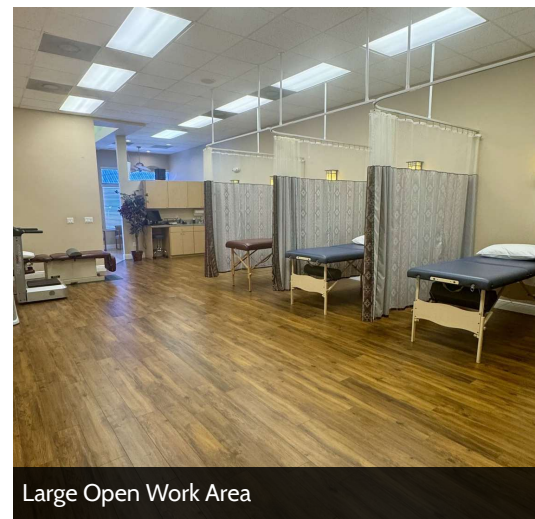
Reception



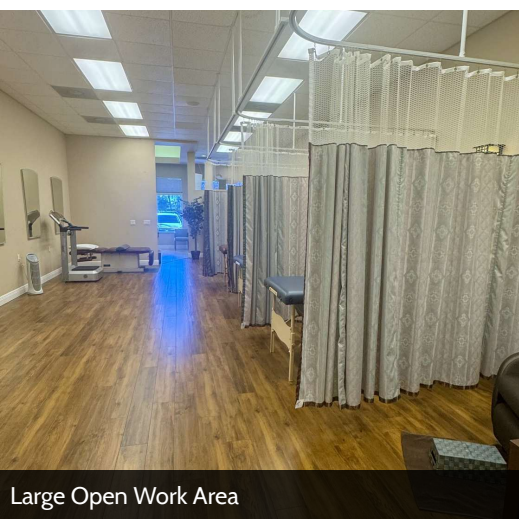
Large Open Work Area



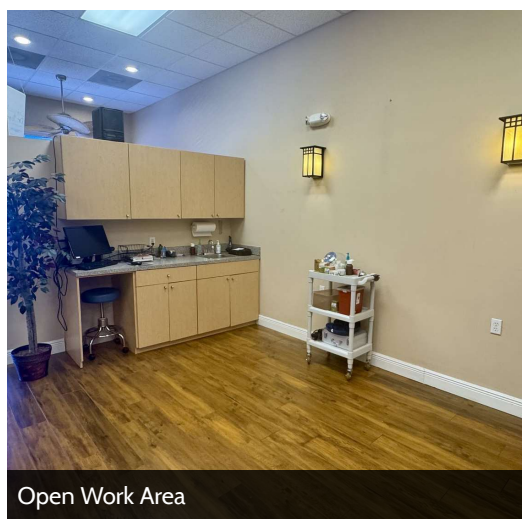
Large Open Work Area



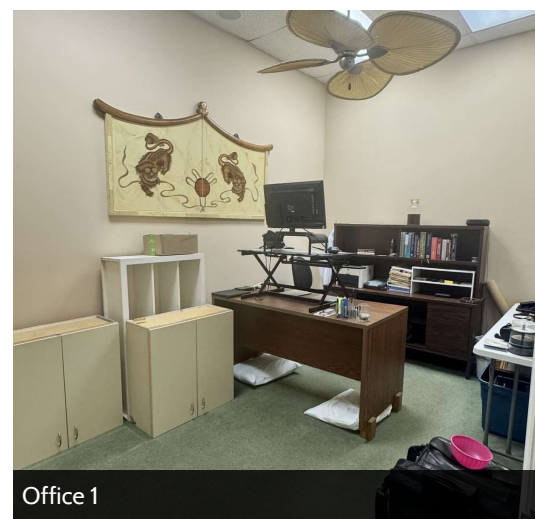
Large Open Work Area



Large Open Work Area



Open Work Area



Office 1

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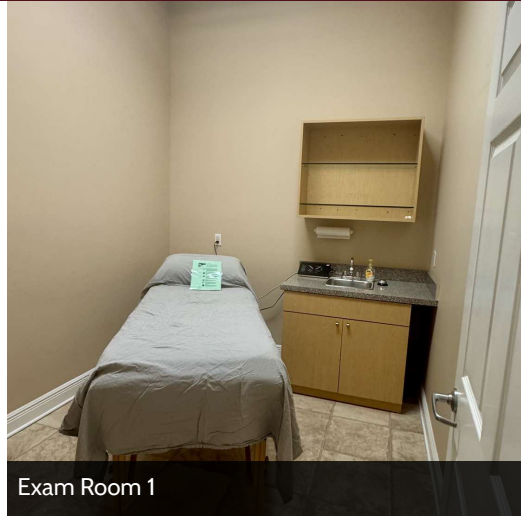
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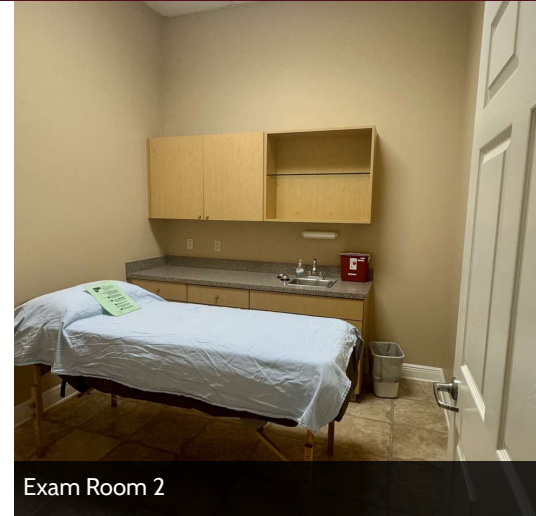
INTERIOR AND EXTERIOR PHOTOS MEDICAL/OFFICE SPACE FOR LEASE



Office 2



Exam Room 1



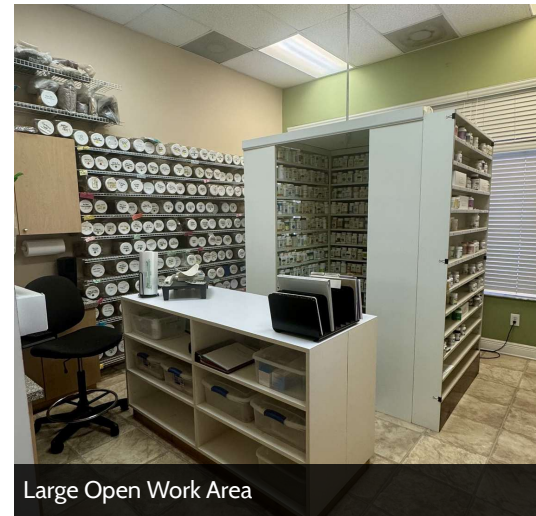
Exam Room 2



Exam Room 3



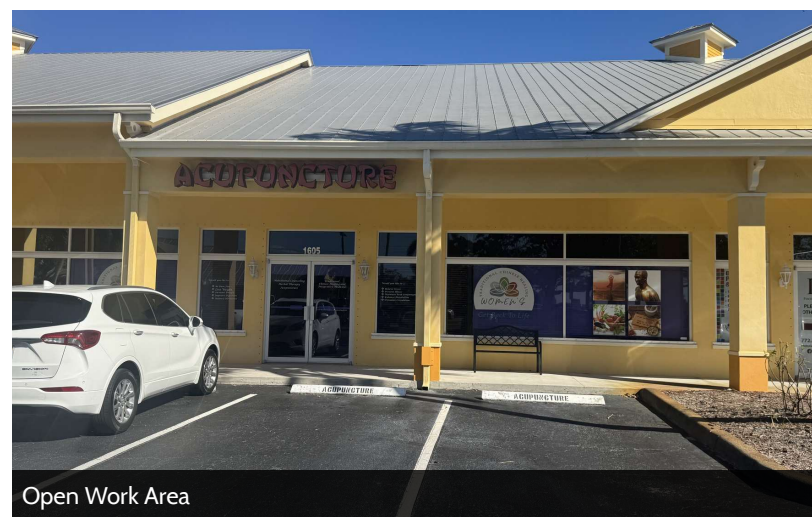
Large Open Work Area



Large Open Work Area



Large Open Work Area



Open Work Area

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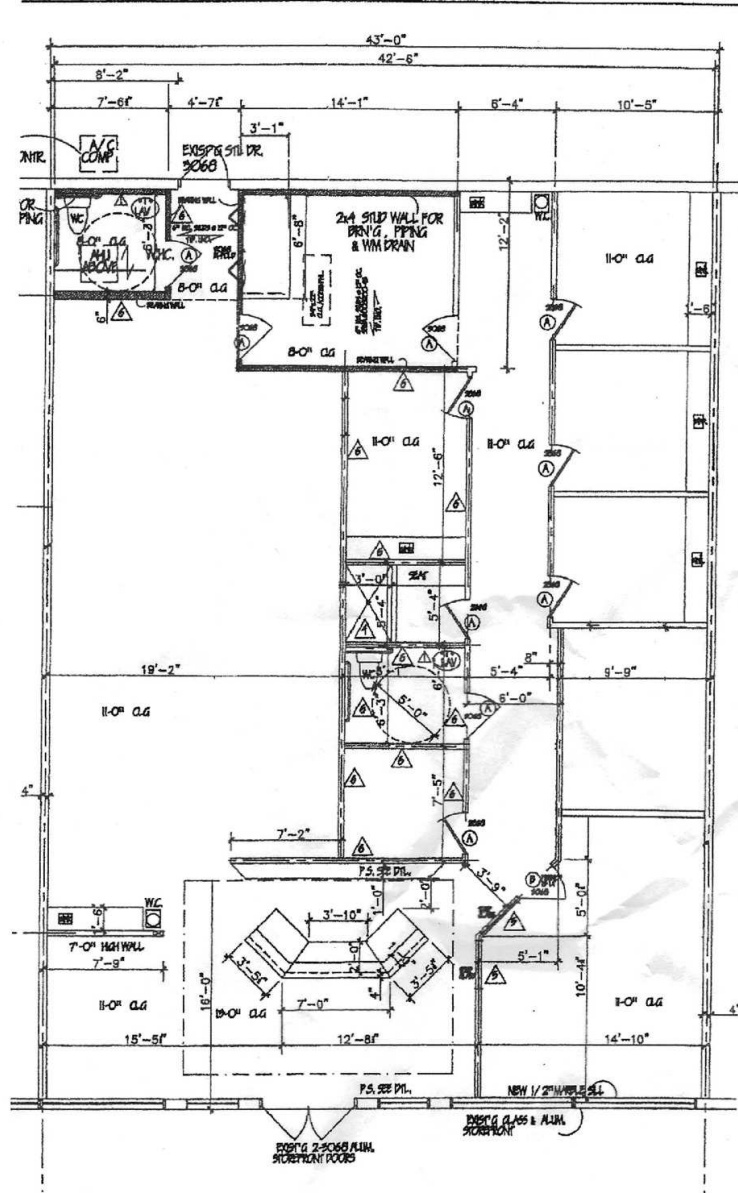
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1601-1619 NORTHWEST FEDERAL HIGHWAY, STUART, FL 34994

FLOOR PLAN

NORTH STUART CENTRE

Suite 1605 - 2,580 sq. ft.



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LOCATION MAP



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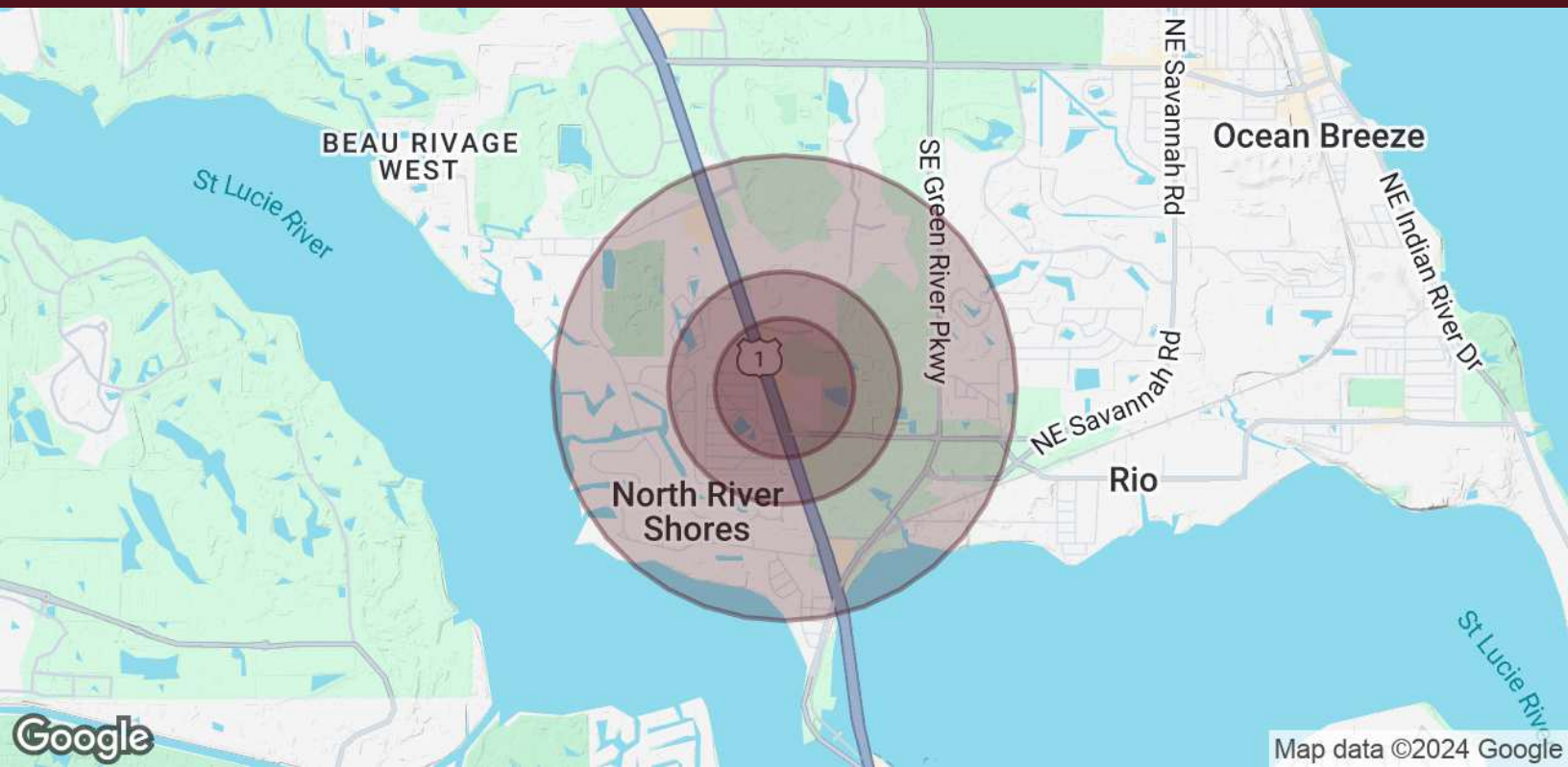
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DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	449	1,754	6,153
Average Age	51	51	49
Average Age (Male)	50	50	48
Average Age (Female)	52	52	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	866	2,878
# of Persons per HH	2	2	2.1
Average HH Income	\$91,097	\$91,109	\$109,554
Average House Value	\$392,353	\$396,205	\$475,551

Demographics data derived from AlphaMap

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