

# NAI Southcoast

## FOR LEASE

±1,488 SF Professional Office Available



Downtown Stuart Professional Office  
218 SE Osceola St, Stuart, FL 34994

\$28.00/SF  
Modified Gross

For more information:



**Stuart Duffin, CCIM, SIOR**  
Principal | Broker Associate  
+1 772 579 0370  
sduffin@naisouthcoast.com



**JJ Sanguily**  
Sales Associate  
+1 772 834 3519  
jj@naisouthcoast.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

100 SW Albany Avenue, 2nd Floor  
Stuart, Florida 34994  
+1 772 286 6292  
[www.naisouthcoast.com](http://www.naisouthcoast.com)



## Property Details

**Address:** 218 SE Osceola St, Stuart, FL 34994

**Building Size:** 1,488 SF

**Rate:** \$28/SF Modified Gross

**City of Stuart Zoning:** Urban Center (UC)

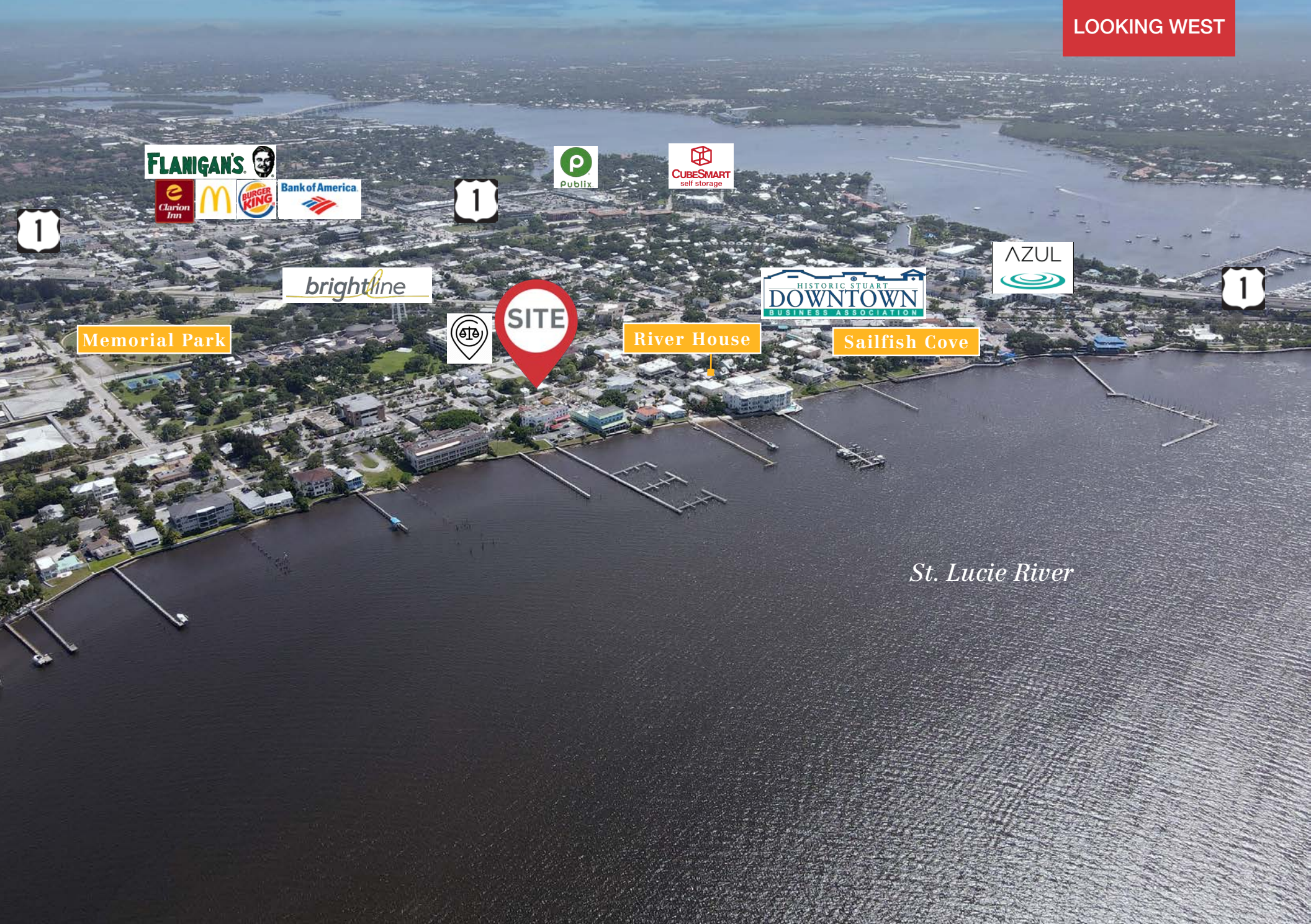
**Parking:** Open Street Parking

## Property Description

Located in the vibrant heart of downtown Stuart, Florida, 218 SE Osceola St is a charming and versatile office building ideal for a variety of professional uses. This well-maintained single-story office building encompasses approximately 1,488 square feet of functional space, featuring multiple private, unfurnished offices, a furnished conference room, a small kitchen area with a sink and refrigerator, and a bathroom. Located walking distance to the Martin County Courthouse, Stuart's City Hall and all of the amenities Downtown Stuart has to offer.





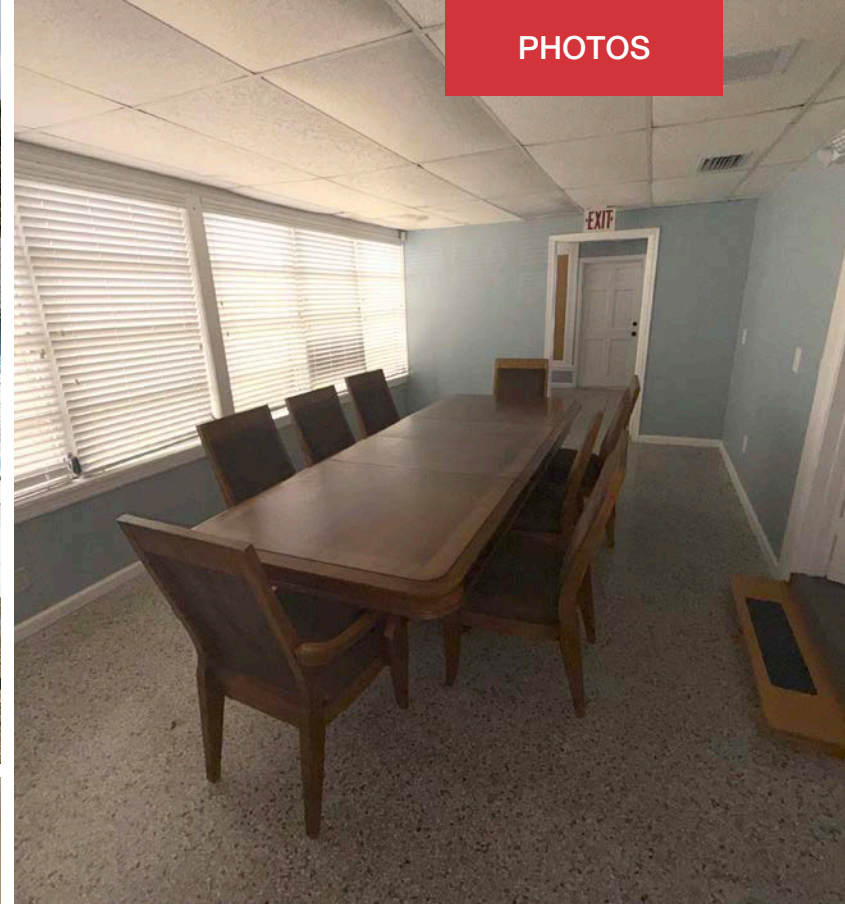






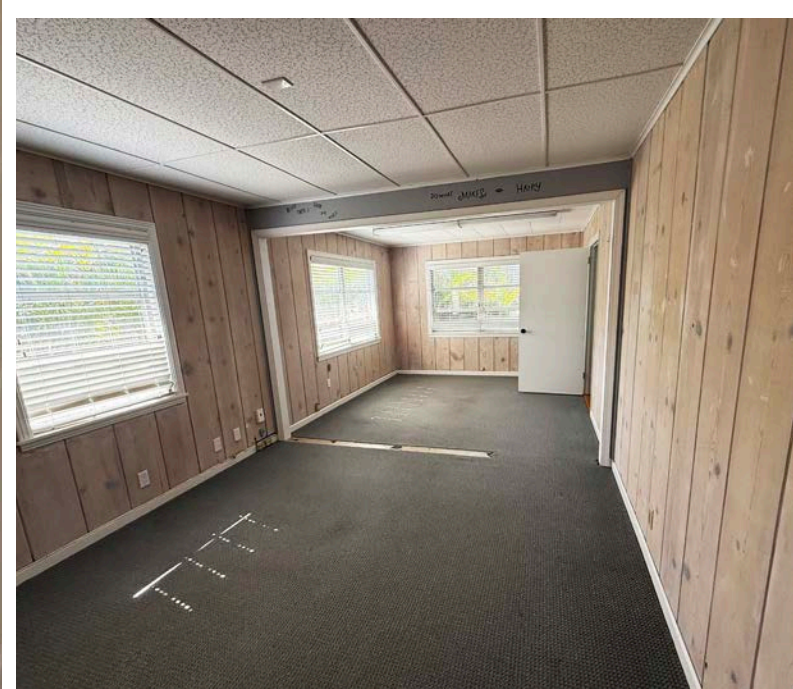
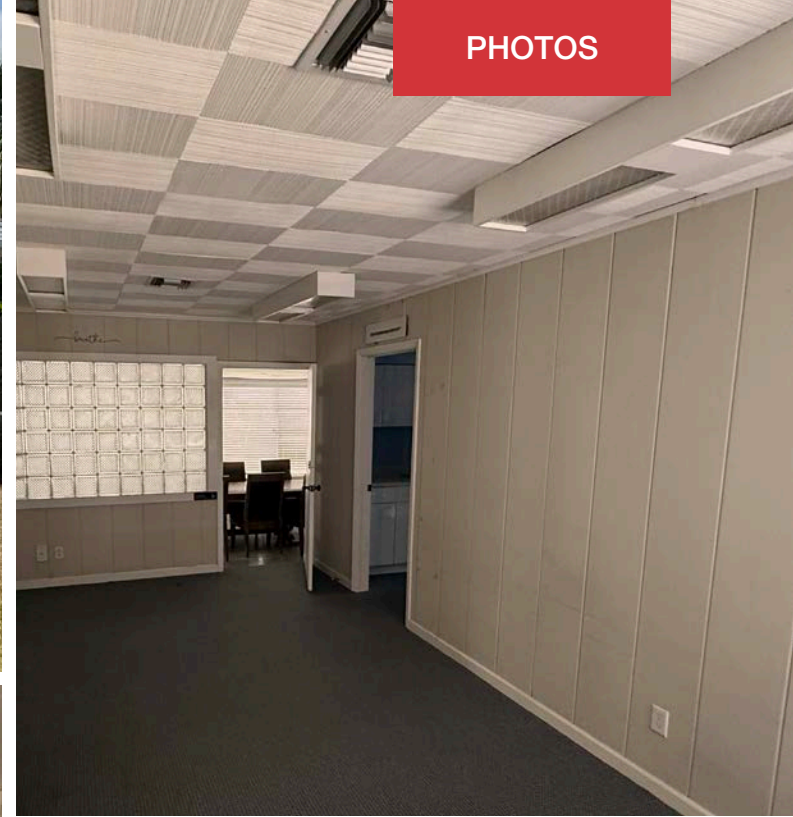
*St. Lucie River*



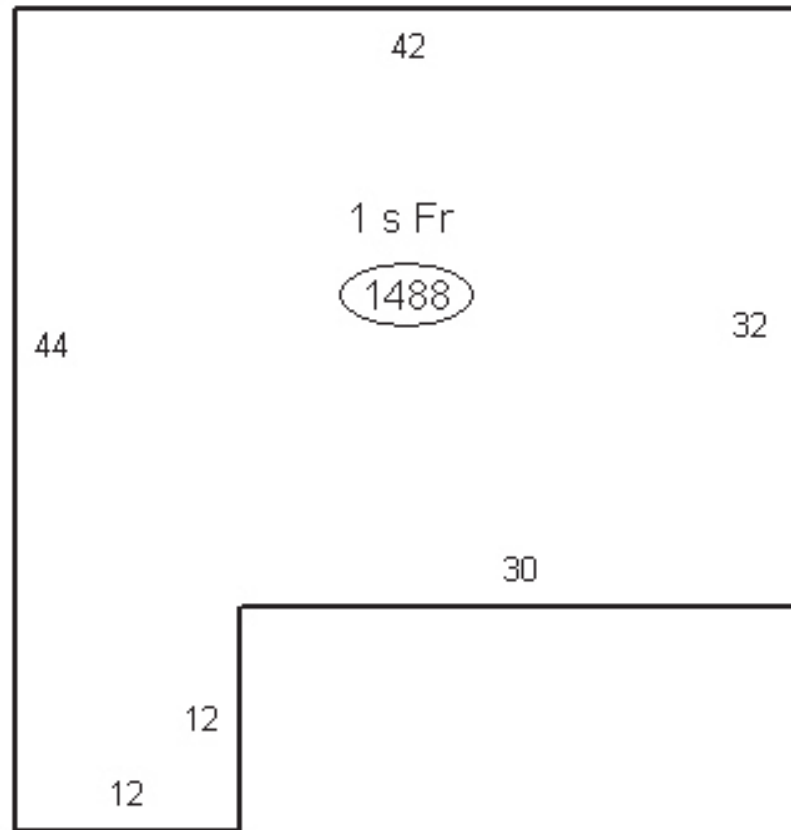


PHOTOS

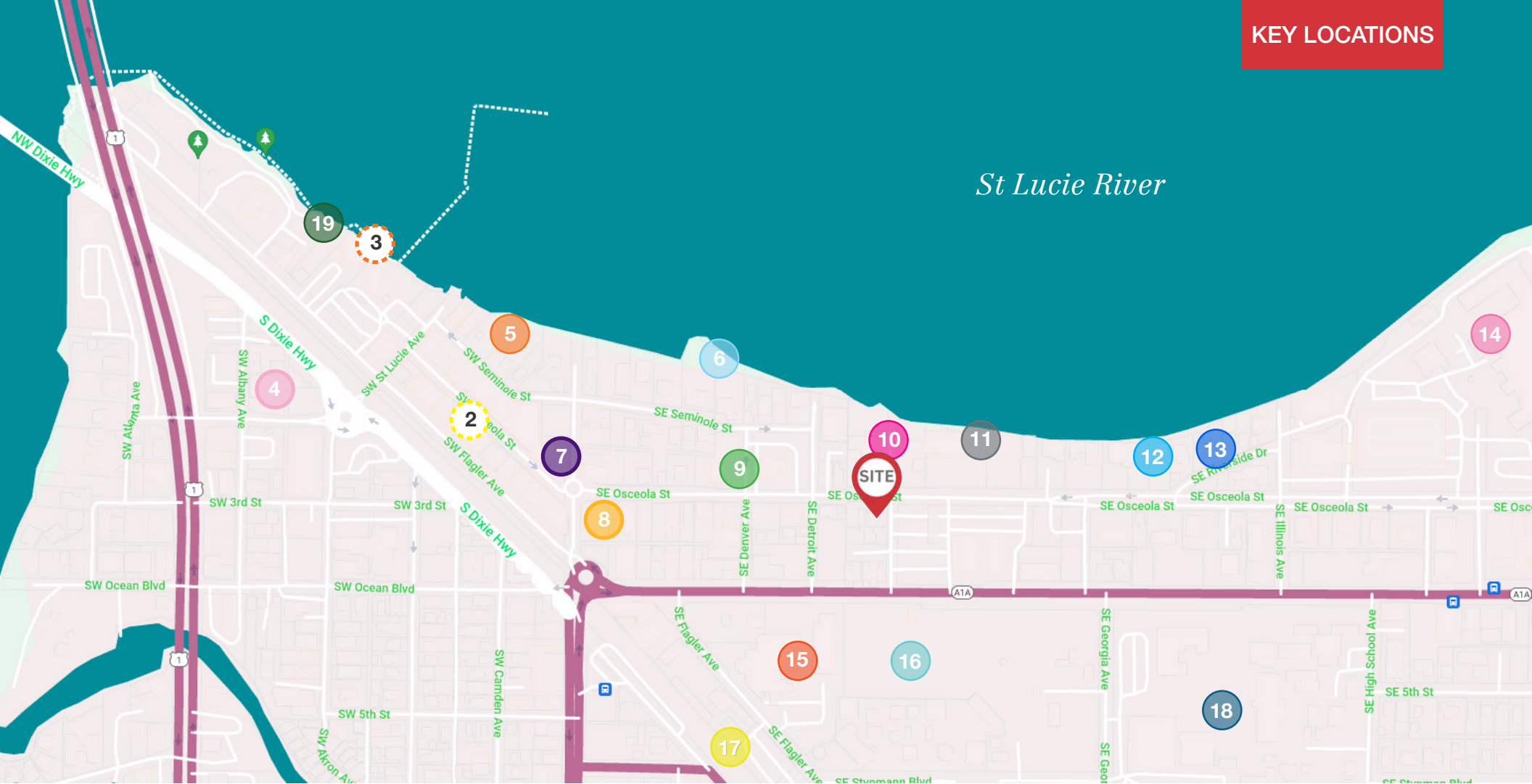




PHOTOS







## KEY



**PROFESSIONAL OFFICE AVAILABLE**  
218 SE Osceola Street



**Lyric Theater**  
59 SW Flagler Ave



**Waterfront**  
Downtown Stuart



**Azul Luxury Residences**  
201 SW Joan Jefferson Way



**Sailfish Cove**  
41 SW Seminole St



**Riverhouse**  
51 SE Seminole St



**Duffy's**  
1 SW Osceola St



**Oak & Ember**  
301 S Colorado Ave



**Sholtes Law PLLC/  
Stuart Law Group PA**  
44 SE Osceola St  
**Gary, Williams, Parenti, Watson,  
Gary & Gillespie, PLLC**  
221 SE Osceola St



**DUNN Capital Management**  
309 SE Osceola St



**Kramer, Sopko, Copeland PA**  
309 SE Osceola St



**Fogel Capital Management**  
453 SE Riverside Dr



**Cleveland Clinic, Martin North**  
200 SE Hospital Ave



**Martin County Courthouse**  
100 SE Ocean Blvd



**Memorial Park**  
300 SE Ocean Blvd



**Future Brightline**  
Downtown Stuart



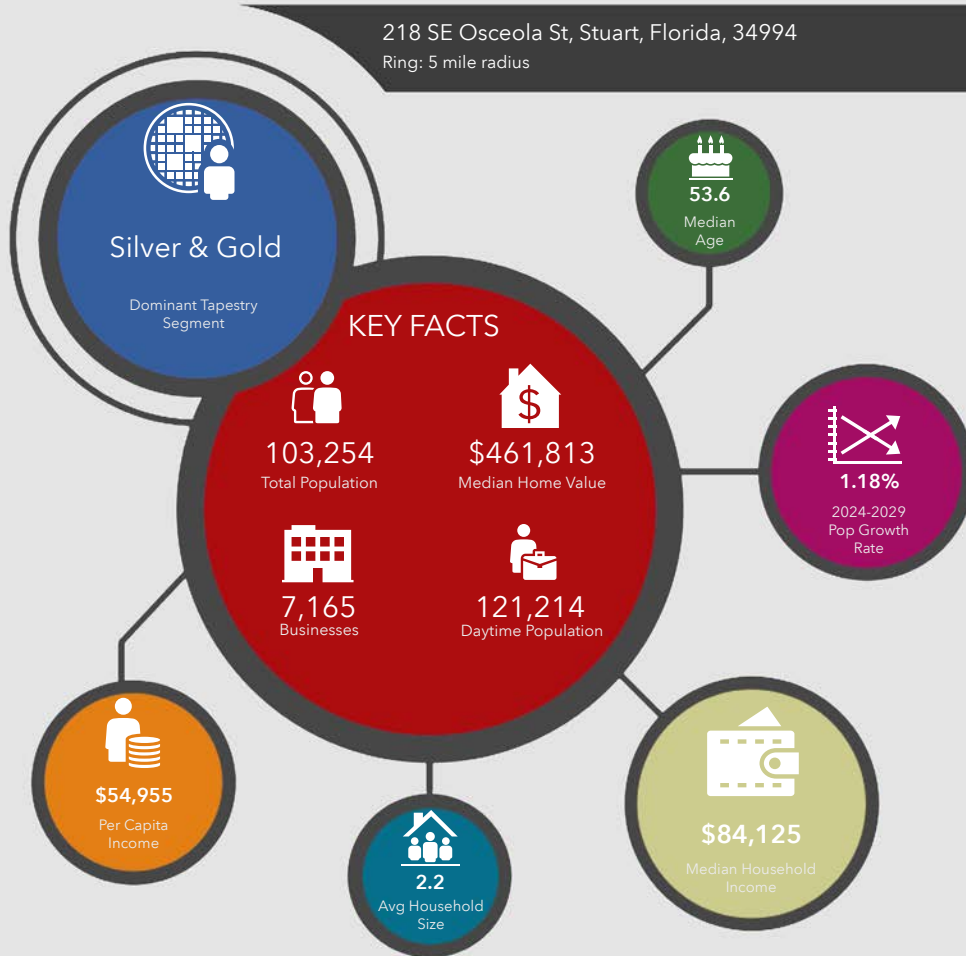
**Stuart Middle School**  
575 SE Georgia Ave



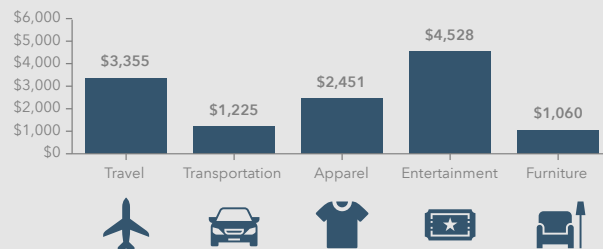
**Stuart City Hall (Annex)**  
121 Flagler Ave



218 SE Osceola St, Stuart, Florida, 34994  
Ring: 5 mile radius



#### KEY SPENDING FACTS



**NAISouthcoast**  
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2025 Esri

Spending facts are average annual dollars per household

#### Population

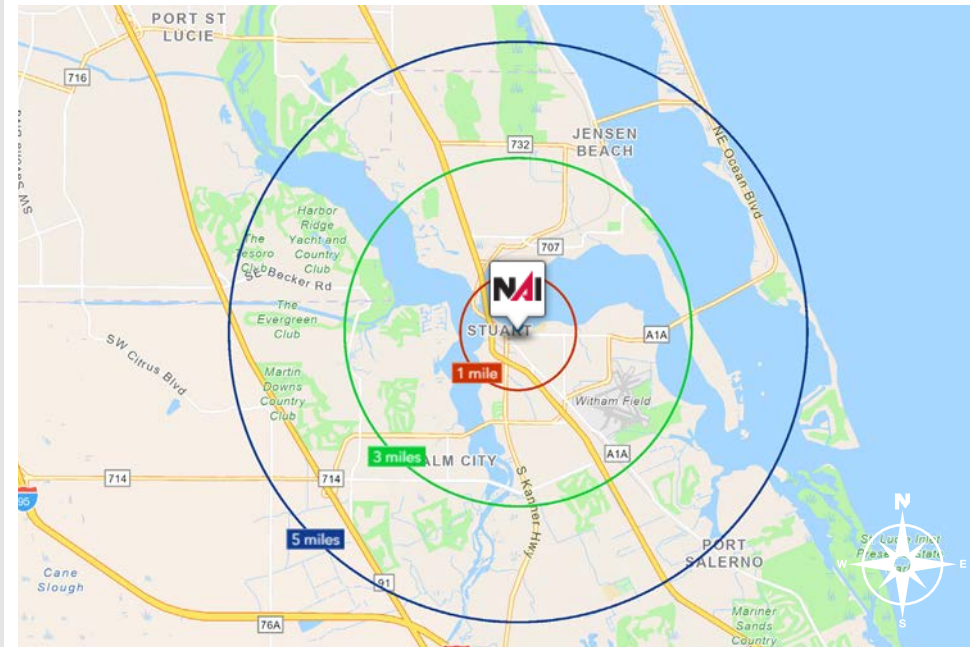
1 Mile:	4,185
3 Mile:	50,264
5 Mile:	103,254

#### Average Household Income

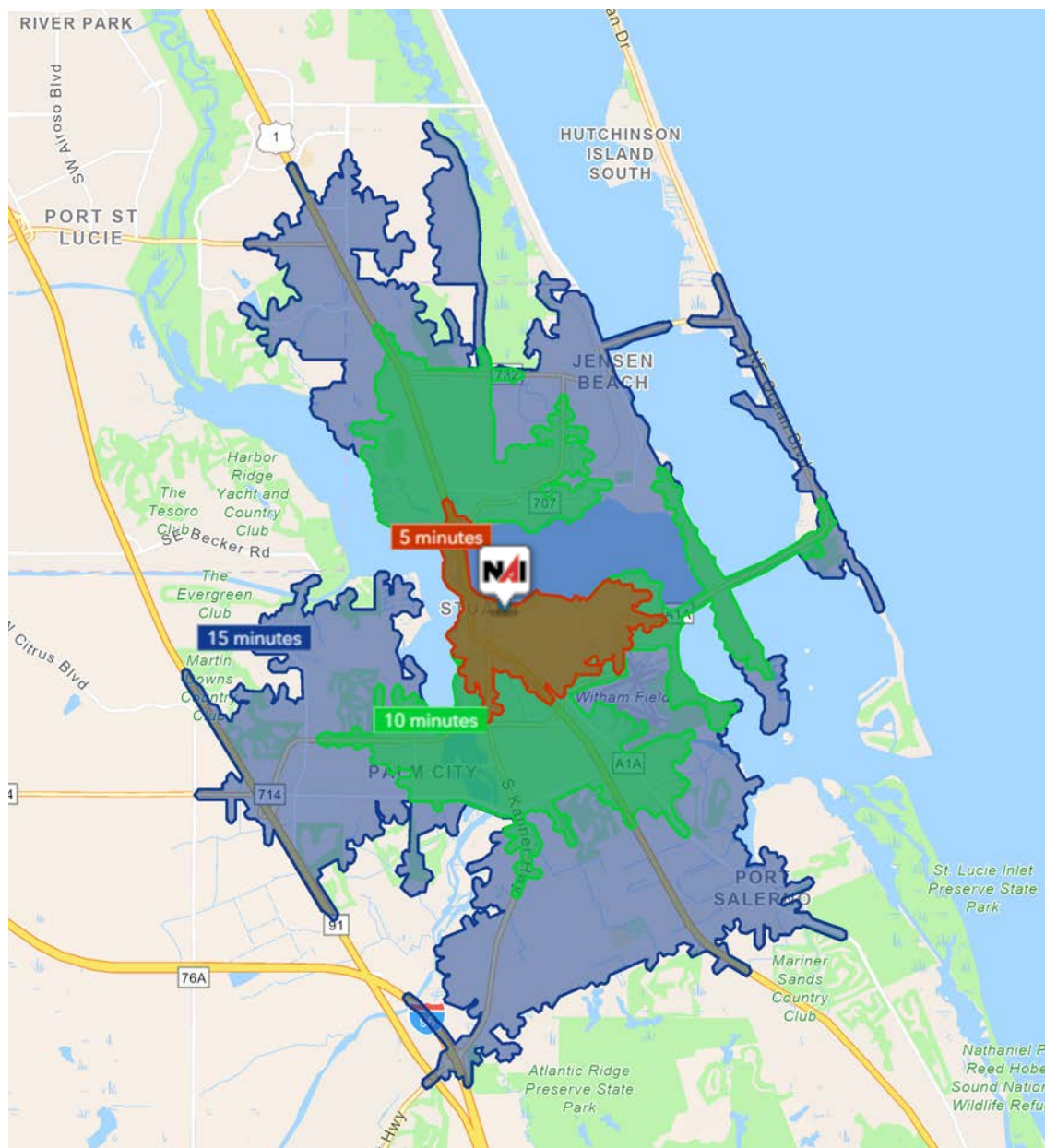
1 Mile:	\$107,094
3 Mile:	\$110,196
5 Mile:	\$123,441

#### Median Age

1 Mile:	52.1
3 Mile:	54.7
5 Mile:	53.6







5 Minutes	10 Minutes	15 Minutes
<b>8,738</b> 2010 Population	<b>33,750</b> 2010 Population	<b>87,426</b> 2010 Population
<b>9,611</b> 2024 Population	<b>38,345</b> 2024 Population	<b>99,535</b> 2024 Population
<b>9.9%</b> 2010-2024 Population Growth	<b>13.6%</b> 2010-2024 Population Growth	<b>13.8%</b> 2010-2024 Population Growth
<b>0.28%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.90%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.66%</b> 2024-2029 (Annual) Est. Population Growth
<b>57.8</b> 2024 Median Age	<b>51.7</b> 2024 Median Age	<b>52.0</b> 2024 Median Age
<b>\$103,785</b> Average Household Income	<b>\$104,297</b> Average Household Income	<b>\$110,992</b> Average Household Income
<b>42.8%</b> Percentage with Associates Degree or Better	<b>46.1%</b> Percentage with Associates Degree or Better	<b>48.1%</b> Percentage with Associates Degree or Better
<b>59.8%</b> Percentage in White Collar Profession	<b>58.6%</b> Percentage in White Collar Profession	<b>60.9%</b> Percentage in White Collar Profession





## City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



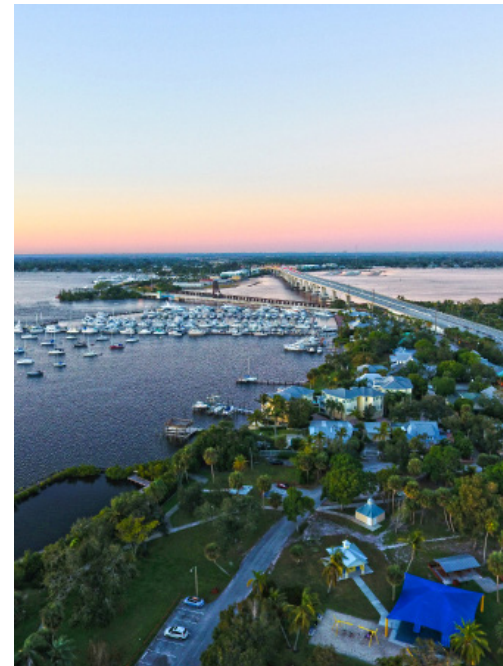
## Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

### *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





**FOR LEASE**



Downtown Stuart Professional Office 218 SE Osceola St, Stuart, FL 34994

## ±1,488 SF Professional Office Available

### Opportunity Details:

- Address: 218 SE Osceola St, Stuart, FL 34994
- Building Size: 1,488 SF
- Rate: \$28/SF Modified Gross
- City of Stuart Zoning: Urban Center (UC)
- Parking: Open Street Parking



**Stuart Duffin, CCIM, SIOR**

Principal | Broker Associate

+1 772 579 0370

[sduffin@naisouthcoast.com](mailto:sduffin@naisouthcoast.com)



**JJ Sanguily**

Sales Associate

+1 772 834 3519

[jj@naisouthcoast.com](mailto:jj@naisouthcoast.com)



100 SW Albany Avenue, 2nd Floor  
Stuart, Florida 34994  
+1 772 286 6292  
[www.naisouthcoast.com](http://www.naisouthcoast.com)