

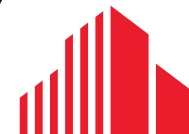


±482 SF AVAILABLE

FOR LEASE \$1,100/MONTH

MEDICAL/PROFESSIONAL OFFICE SPACE

**1100 SW ST. LUCIE WEST BLVD
PORT ST LUCIE, FL 34986**



**CUSHMAN &
WAKEFIELD**

MEDICAL/PROFESSIONAL OFFICE SPACE

1100 SW ST. LUCIE WEST BLVD, PORT ST LUCIE, FL 34986

Offering Summary

Address: 1100 SW St. Lucie West Blvd, Port St Lucie, FL 34986

Building Type: Office

Class: A

Year Built: 1995

Renovated: 2014

Parking: 120 Spaces

Available Space: Suite 110: ±482 SF

Lease Rate: \$1,100/Month

Class A office building ideally located for medical or professional users in St. Lucie West. Close proximity to Cleveland Clinic Emergi-Center makes it especially well suited for physicians and healthcare service providers.

Excellent access from St. Lucie West Boulevard at a major signalized intersection, just ¼ mile from I-95 and one exit from Tradition—offering a strategic, cost-effective alternative to higher Tradition rents.

Property Highlights

- Class A Office Building centrally located near I-95 on major east/west connector road
- Prominent building in established St. Lucie West part of Port St. Lucie, FL
- Seacoast Bank is anchor tenant in this well-known building
- Covered entrance and courtyard fountain
- Common area restrooms on both floors and ample parking





PROPERTY PHOTOS





PROPERTY AERIAL

43,500 AADT

SW ST LUCIE WEST BLVD

SW BETHANY DR

AREA DEMOGRAPHICS

KEY MARKET METRICS



185,622

Population
(5 mile Radius)



\$111,031

Average Household Income
(5 mile Radius)



38,748

Businesses
(5 mile Radius)



\$502,325

Projected Home Value
(2031, 5 mile Radius)



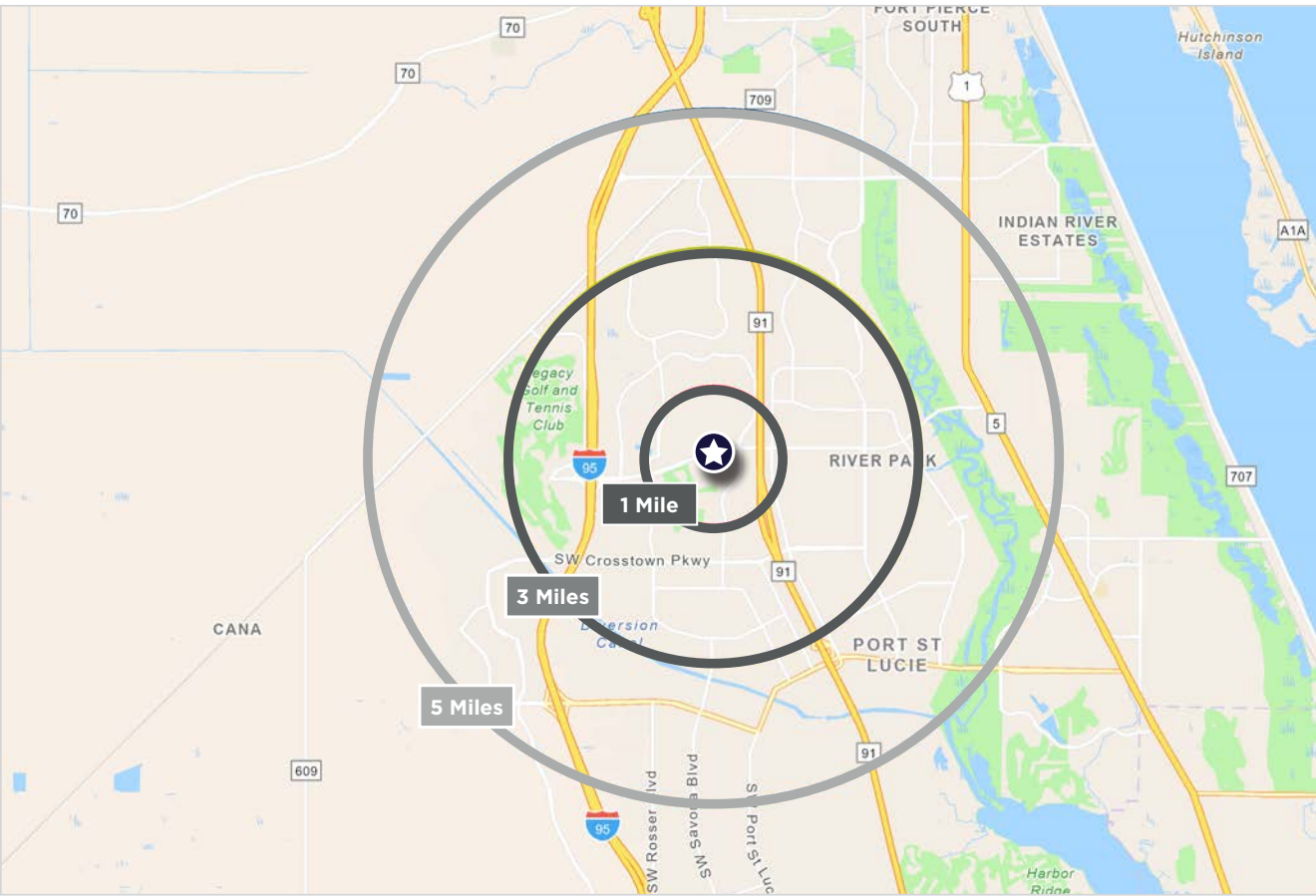
45.6

Median Age
(5 mile Radius)



164,333

Daytime Population
(5 mile Radius)



CONSUMER SPENDING (AVERAGE, 5 MILE RADIUS)



Travel

\$3,376.27



Food at Home

\$6,996.08



Apparel

\$2,261.24



Entertainment

\$3,931.33



Healthcare

\$7,622.24

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
Population	7,380	82,012	185,622
Average Household Income	\$114,346	\$111,440	\$111,031
Median Age	64.1	45.9	45.6

AREA OVERVIEW



Port St Lucie, Florida

Incorporated in 1961, Port St. Lucie has grown into one of Florida's fastest-growing cities and the largest municipality within St. Lucie County. Encompassing approximately 120 square miles and home to more than 230,000 residents, Port St. Lucie is the seventh-largest city in Florida and serves as the economic engine of the Treasure Coast region. The city operates under a Council-Manager form of government led by a five-member elected City Council.

Growth throughout the city has been driven by continued residential and commercial development, particularly within the master-planned Tradition community west of I-95. Tradition has emerged as a major regional destination for healthcare, retail, office, industrial, and mixed-use development, anchored by Cleveland Clinic Tradition Hospital and a growing employment base. Combined with ongoing infill development throughout the city and continued population growth across St. Lucie County, Port St. Lucie offers a business-friendly environment supported by expanding infrastructure, a skilled workforce, and strong long-term economic fundamentals.



STRATEGIC LOCATION

CENTRALLY LOCATED WITHIN THE TREASURE COAST, PROVIDING ACCESS TO KEY POPULATION CENTERS THROUGHOUT FLORIDA.



TOP GROWTH MARKET

A RAPIDLY EXPANDING MARKET ATTRACTING RESIDENTS, BUSINESSES, AND INVESTMENT FROM ACROSS THE REGION.



STRONG GROWTH & DEMOGRAPHICS

BENEFITING FROM CONTINUED POPULATION GROWTH, WORKFORCE EXPANSION, AND SUSTAINED ECONOMIC INVESTMENT THROUGHOUT THE REGION.



PRO-GROWTH ENVIRONMENT

STRONG PUBLIC AND PRIVATE INVESTMENT CONTINUES TO DRIVE COMMERCIAL AND RESIDENTIAL DEVELOPMENT.



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FOR MORE INFORMATION, CONTACT:



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