

2300 SE MONTEREY RD,
STUART, FL 34996

PROFESSIONAL OFFICE UNIT
& EXECUTIVE SUITES



ALBERT BROWN
Sales Associate
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2ND FLOOR - 850 SF UNIT
2ND FLOOR - 150 SF SUITES

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

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EXECUTIVE SUMMARY

2300 SE MONTEREY RD, STUART, FL 34996 | PROFESSIONAL OFFICE UNIT & EXECUTIVE SUITES

SPECS

2nd Floor Professional Office Unit:	850 SF
2nd Floor Executive Suites:	150 SF Each / 4 Suites Available
2nd Floor Professional Office Unit Price:	\$27.56 Per SF Year / Full Service
2nd Floor Executive Suites Price:	\$850 Each / Per Month / Full Service
Term:	Office Unit: 3-5 Years / Suites: Annually
Space Use:	Office

PROPERTY OVERVIEW

Strategically located just off Monterey Road and East Ocean Boulevard, this prominent office building offers exceptional visibility and convenient access in the heart of Stuart. Minutes from Witham Airport, Fresh Market, and a variety of professional, medical, and retail services, the property is ideally positioned for growing businesses.

The first floor features a high-end, professional environment highlighted by a grand lobby entrance. On the second floor, an 850 SF professional office unit showcases thoughtful custom finishes throughout, including chair rail, crown molding, and wood-look tile flooring that create a refined and inviting atmosphere. The suite includes two private offices with two adjacent secretary stations, a kitchen area, and an open workspace, with shared ADA-compliant restrooms conveniently located on the same floor.

Also on the second floor are seven individual executive suites, each approximately 150 SF, with electric and Wi-Fi included. These suites share a spacious lobby and waiting area, kitchen, and restrooms, while large windows fill the spaces with natural light and corner offices provide scenic views of the surrounding area.

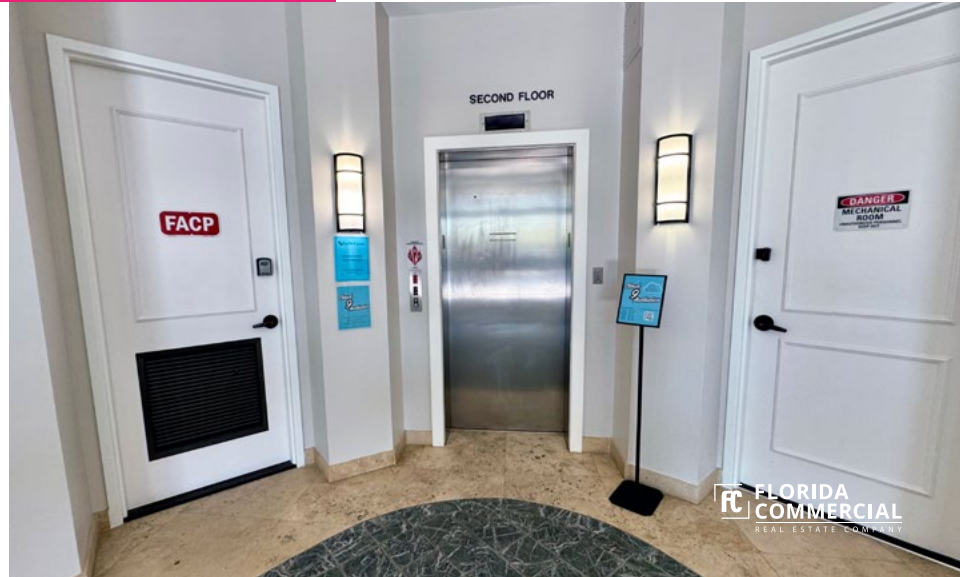
This property presents an outstanding opportunity for tenants seeking flexible office configurations with quality finishes in a prestigious, well-connected building in one of Stuart's most desirable locations.



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1ST FLOOR LOBBY



2ND FLOOR LOBBY



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2ND FLOOR OFFICE UNIT



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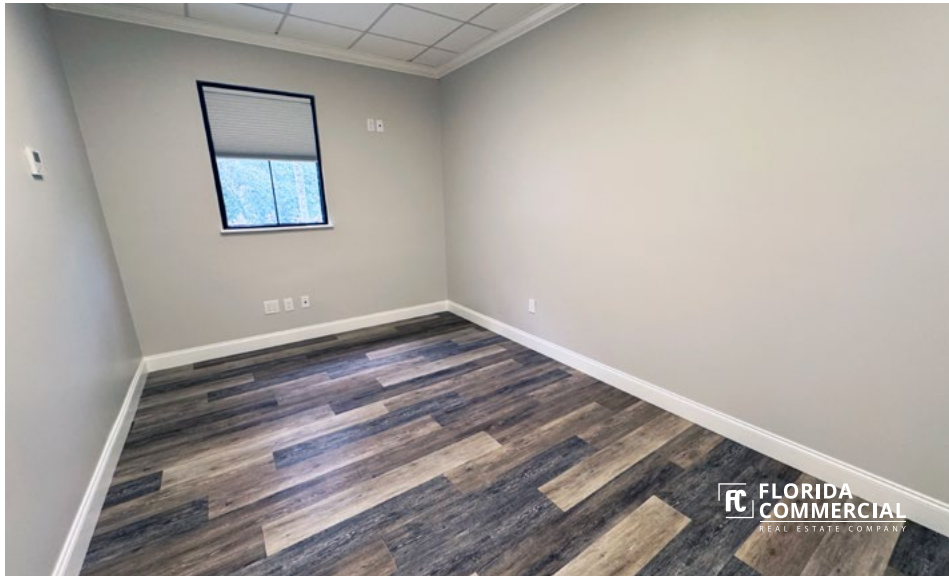
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MAPS & REPORT

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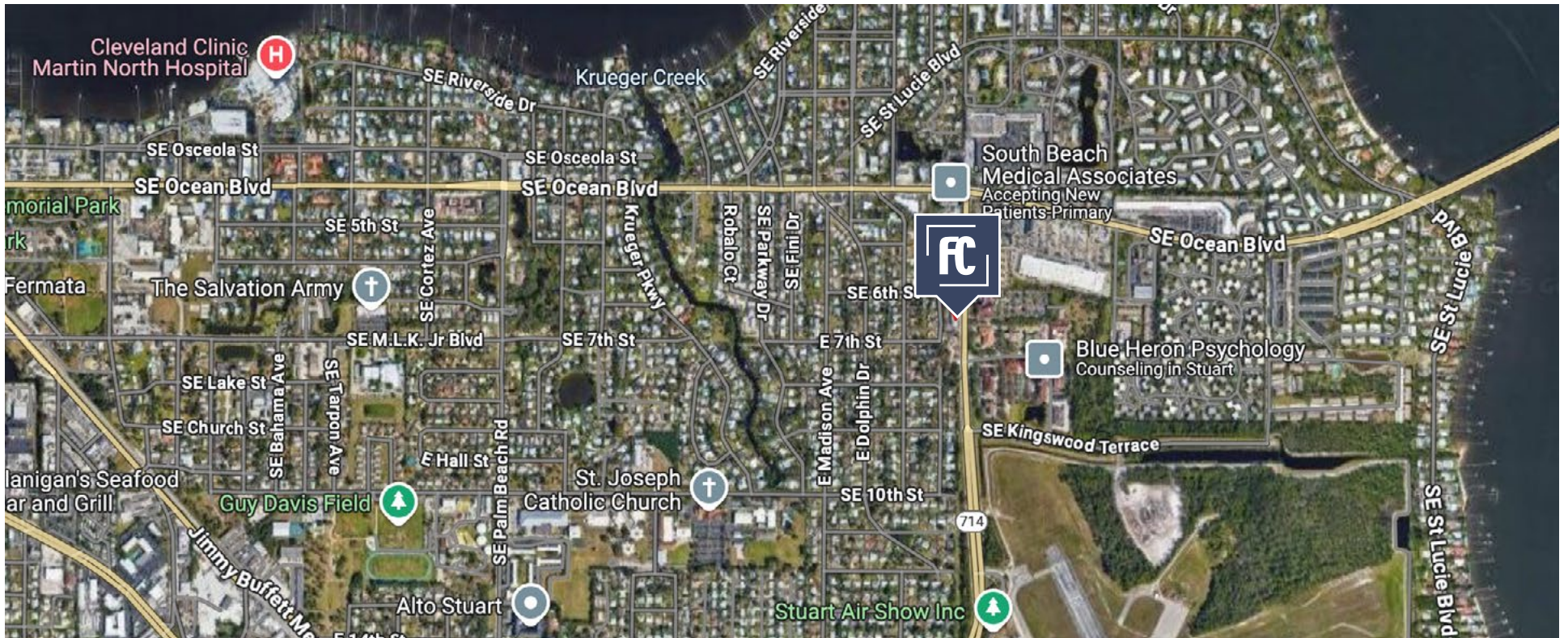
POPULATION

	1 MILE	3 MILES	5 MILES
Population	16.2K	77.5K	103.3K
Median Age	53.3	52.3	51.6



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Occupied Households	5,226	26K	41.8K
# of Employees	13.9K	66.2K	111.3K
Average HH Income	\$78.7K	\$78.8K	\$80K



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LOCATION

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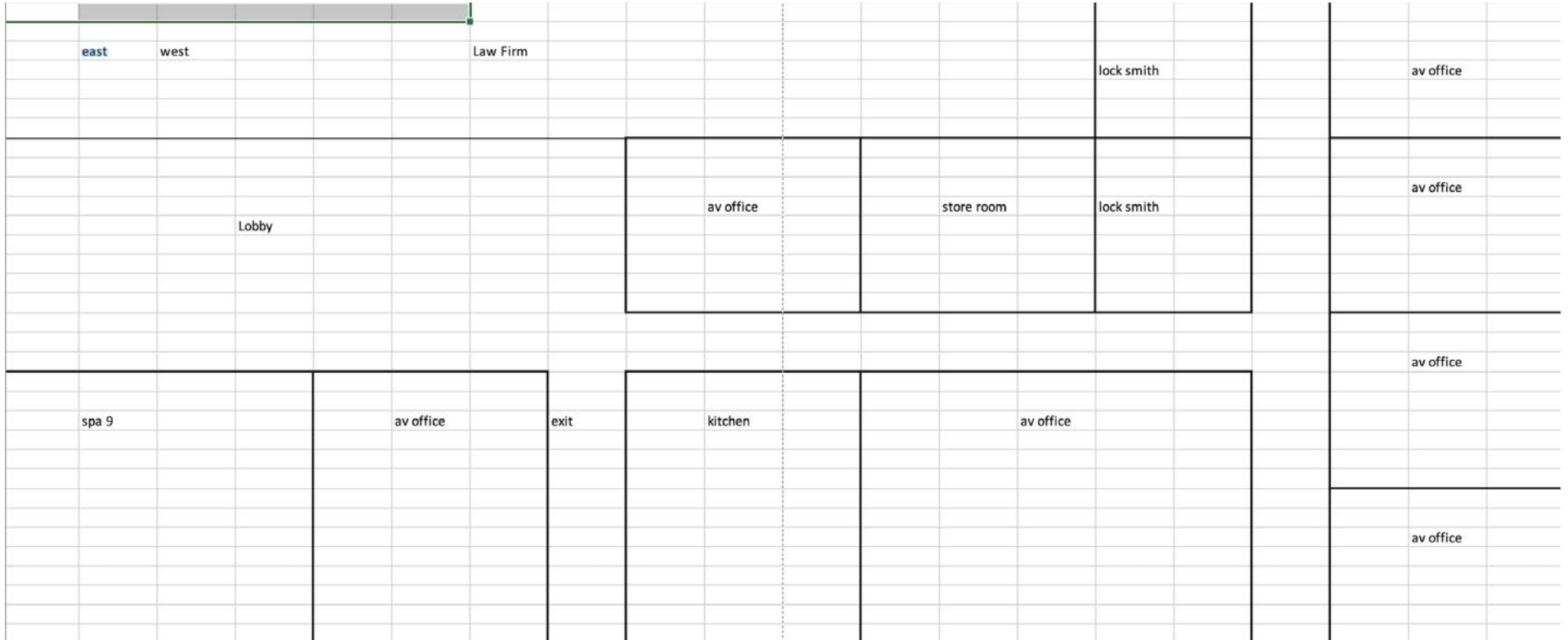
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FLOOR PLAN / 2ND FLOOR

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