



FOR LEASE

■ 1000 SE Monterey Commons Blvd

1000 SE Monterey Commons Blvd

Stuart, FL 34996

PROPERTY OVERVIEW

Monterey Commons Corporate Center consists of three classic Mediterranean style office buildings situated in a campus-like setting nestled amongst rows of royal palm trees and oak trees, creating a warm working environment. Monterey Commons is located in the heart of Stuart's business corridor in Martin County featuring an impressive tenant roster of professional firms including Wilmington Trust, Gunster Law Firm, Bessemer Trust, Rehmann, The Business Development Board of Martin County, Economic Council of Martin County, Hill Barth & King, Mrachek Fitzgerald Rose Konopka Thomas and Weiss, P.A., Wright Ponsoldt Lozeau Trial Attorneys, HBK CPA's, UKA, and CCR Wealth Management. Other surrounding businesses include Northern Trust and Merrill Lynch.

All buildings were constructed with attention to detail using the finest materials, quality workmanship, and structural integrity. Aesthetically pleasing in every way from the landscaped walkways covered in multi-toned brick pavers, inviting foyers and lobbies dressed in travertine marble, interior stairwells accompanied by beautiful iron balusters and light oak finished handrails.

LEASE RATE

\$20.00 SF/yr (NNN- \$9.90/SF)



JEFFREY D. CHAMBERLIN

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056

chamberlin@slcccommercial.com



JAIME CHAMBERLIN,
CCIM, MBA

VICE PRESIDENT, BROKER

Mobile 772.486.3330

jaime@slcccommercial.com

772.220.4096 | slcccommercial.com



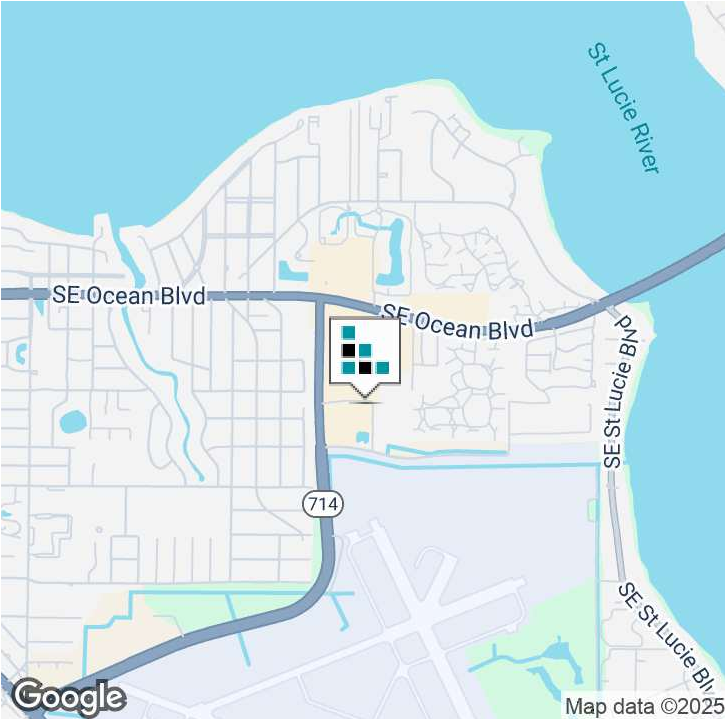
SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Executive Summary

CLASS "A" OFFICE SPACE

FOR LEASE



OFFERING SUMMARY

Building Size:	30,051 SF
Zoning:	CPUD - Commercial Planned Unit. Business and Professional uses.
Utilities:	All three buildings offer high speed internet (AT&T or Comcast, Direct TV and ITS Fiber Optics). Each tenant's suite is separately metered.
Maintenance:	Janitorial for interior of suite - tenant responsibility

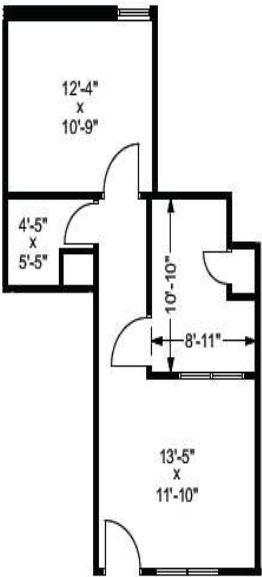
LOCATION OVERVIEW

Located on Monterey Road in the heart of Stuart with easy access to Hutchinson Island, Sewall's Point, Jensen Beach, Palm City, Hobe Sound, and Jupiter Island. Monterey Commons is located adjacent to Martin County Airport and Martin County administration building, with close proximity to Martin Memorial Hospital and the Martin County Courthouse. Located within 10 minutes of I-95 and Florida's Turnpike. Each suite appeals to professionals with impressive trim detailing throughout the space, ample parking areas, and covered parking available.

Suite 102

CLASS "A" OFFICE SPACE

FOR LEASE



SPACE SUMMARY

SPACE	Suite 104- Corsair
SPACE USE	Executive Suites
LEASE RATE	\$20.00 SF/Yr
LEASE TYPE	NNN- \$9.90/Sf
SIZE (SF)	597 SF
TERM	Negotiable

COMMENTS

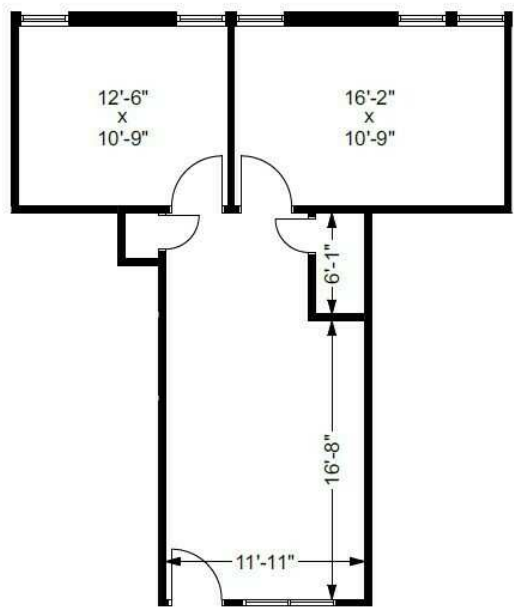
Beautifully built out office space with reception/conference area, large office and a small office.

Suite 106

CLASS "A" OFFICE SPACE



FOR LEASE



SPACE SUMMARY

SPACE	Suite 106
SPACE USE	Office
LEASE RATE	\$20.00 SF/Yr
LEASE TYPE	NNN- \$9.90/Sf
SIZE (SF)	753 SF
AVAILABLE	June 1st, 2025

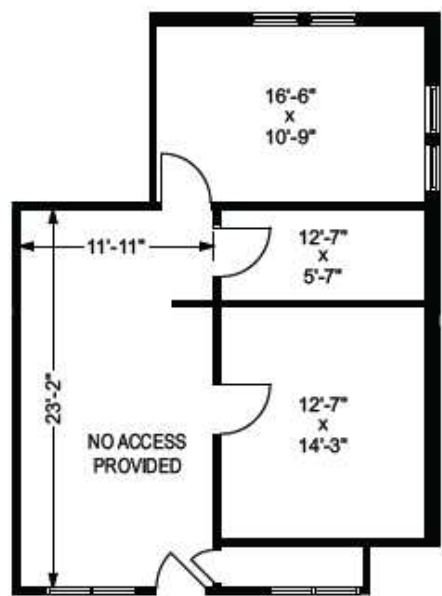
COMMENTS

Open reception area with two large offices.

Suite 108

CLASS "A" OFFICE SPACE

FOR LEASE



SPACE SUMMARY

SPACE	Suite 108
SPACE USE	Office
LEASE RATE	\$20.00 SF/Yr NNN
LEASE TYPE	NNN
SIZE (SF)	919 SF
TERM	Negotiable

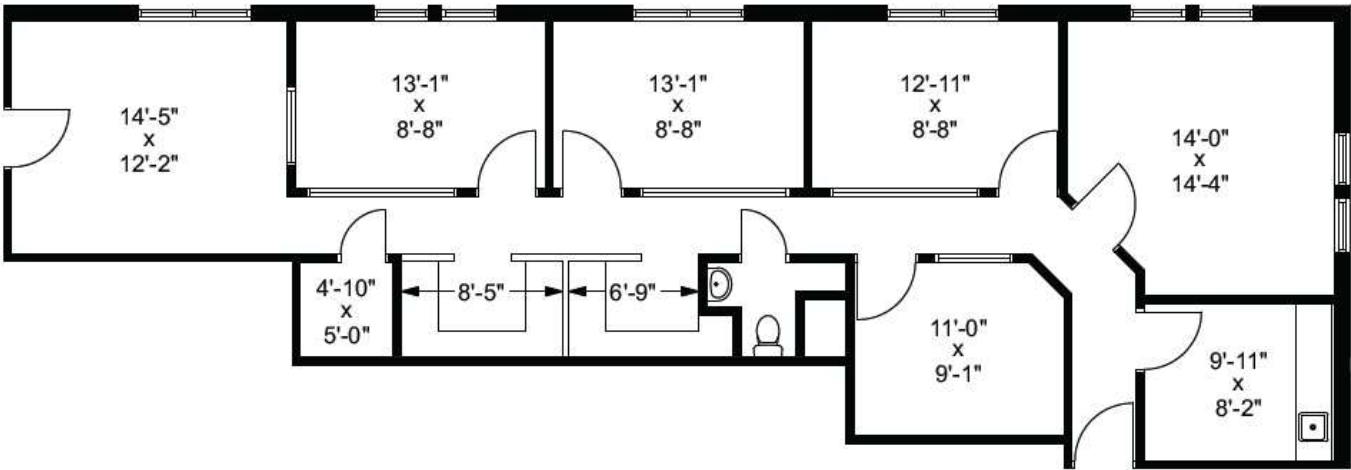
COMMENTS

Beautiful office space with open area, two offices and storage room.

Suite 206

CLASS "A" OFFICE SPACE

FOR LEASE



SPACE SUMMARY

SPACE	Suite 206
SPACE USE	Office
LEASE RATE	\$20.00 SF/Yr NNN
CAM	\$9.90/SF
SIZE (SF)	1,589 SF
AVAILABLE	January 1, 2025

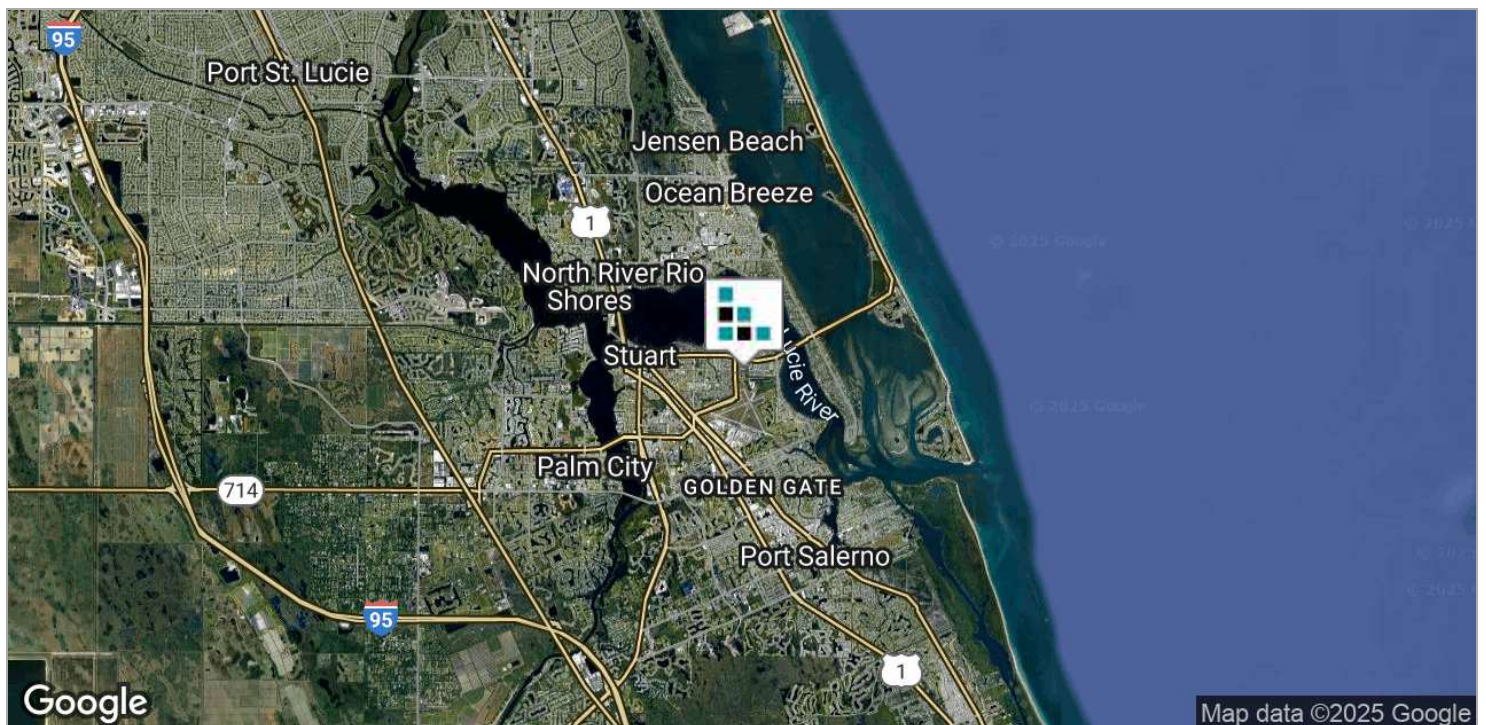
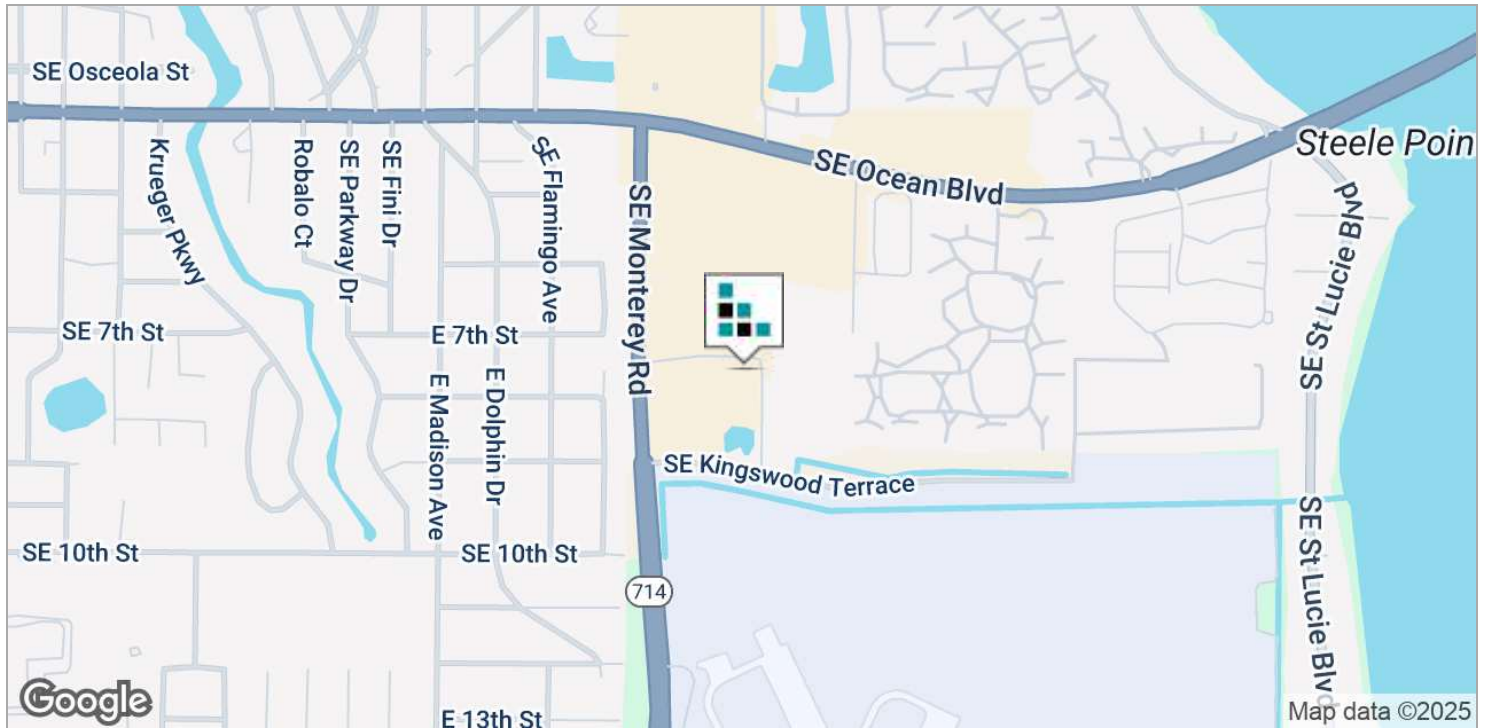
COMMENTS

Move in ready office, with reception area, four offices, a conference/meeting room, a break room and an in-suite restroom.

Location Maps

CLASS "A" OFFICE SPACE

FOR LEASE



Disclaimer

CLASS "A" OFFICE SPACE

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

