

900 SE Federal Hwy, Stuart, FL 34994

BANK OF AMERICA
OFFICE SUITES



FOR **LEASE**



JAIME' OLDENBORG
Sales Associate
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1,192 -
1,997 SF

1-2 Units

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

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EXECUTIVE SUMMARY

900 SE Federal Hwy, Stuart, FL 34994 | BANK OF AMERICA OFFICE SUITES

SPECS

Available Suites 300 & 305 SF:	1,997 SF (Combined)
Available Suite 301 SF:	1,192 SF
Prices:	\$13 SF PER YR + \$6 CAM / NNN
Lot Size:	1.63 AC
Year Renovated:	2017
Year Built:	1973
Building Size:	29,736 SF
Zoning:	B-2 / City of Stuart

PROPERTY OVERVIEW

The iconic Bank of America Building stands at the gateway to Downtown Stuart at the signalized intersection of US-1 and Kanner Highway. This renovated, Bank of America–anchored office building offers exceptional visibility, a welcoming lobby, and ample on-site parking in one of Martin County’s most convenient and recognized locations. Functional floor plans are available at below-market rents, with all quoted lease rates to include electricity, water/sewer, garbage, and A/C maintenance and repair.

Suites 300 & 305 function as one combined third-floor office totaling 1,997 SF, located directly off the elevator lobby for immediate visibility upon entry. The space features an open reception area, two private offices, an IT/storage closet, built-in counter space, and an open floor area suitable for cubicles or collaborative workstations. The combined suite offers three entry doors, with restrooms conveniently located just outside the entrance.



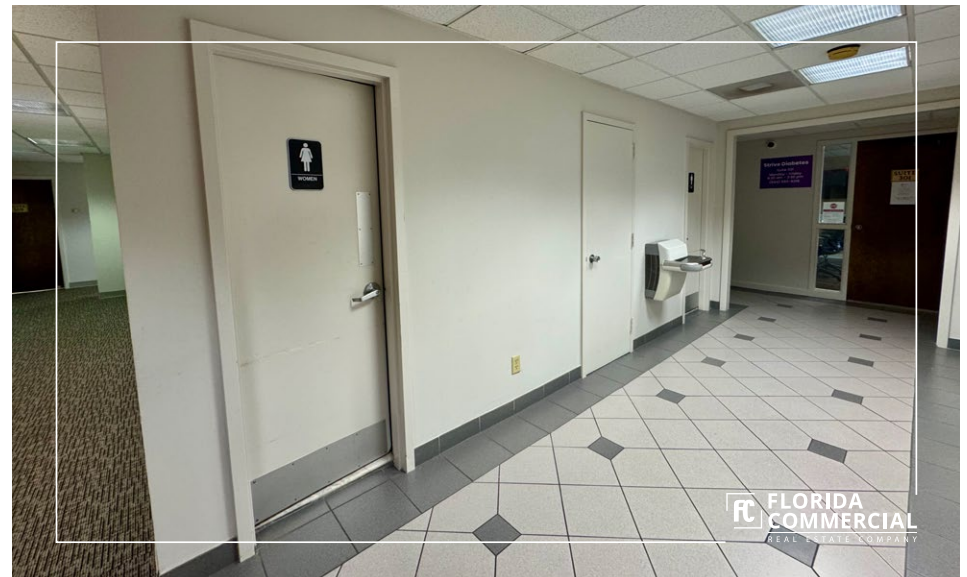
Suite 301 is a third-floor professional office located immediately to the left upon exiting the elevator, offering excellent visibility and convenient access. Restrooms are conveniently located near the elevator on the same floor. The suite features two separate hallway entrance doors and a flexible layout that includes a large open area currently used as a conference room, three spacious private offices, a kitchenette, an open hallway IT/work area, and a dedicated storage room. Designed for functionality and flow, this well-appointed space is ideal for professional or medical users seeking a centrally located, efficient office environment.



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300 & 305



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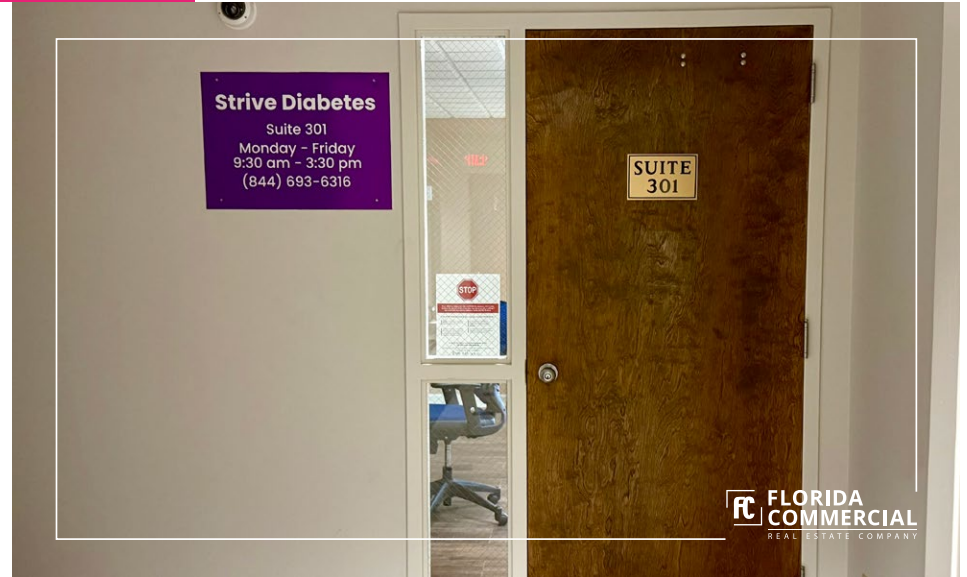
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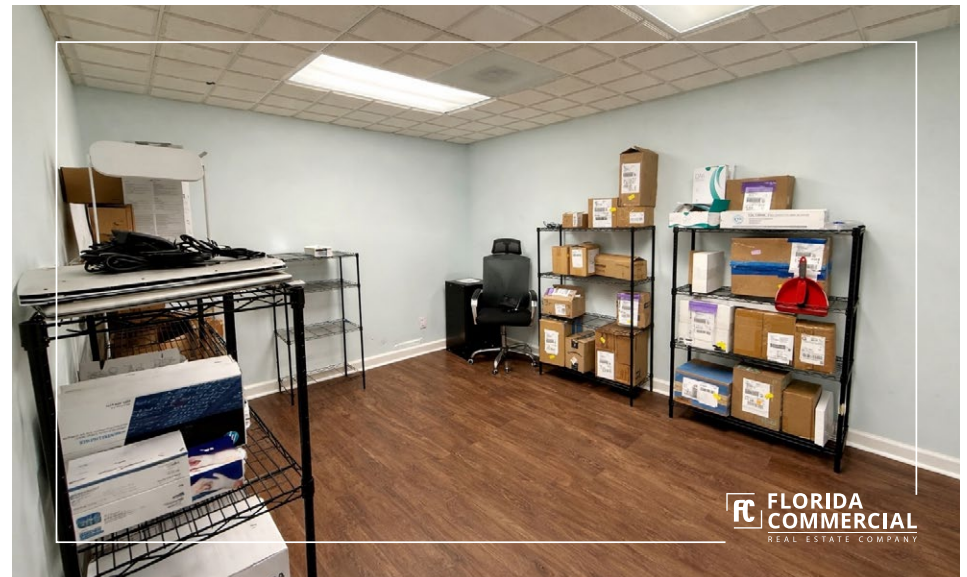
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RETAIL MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	4,069	45.7K	95.7K
Median Age	48.6	48.5	47.7



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.5K	20.1K	40.3K
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$55.9K	\$70.6K	\$78.7K



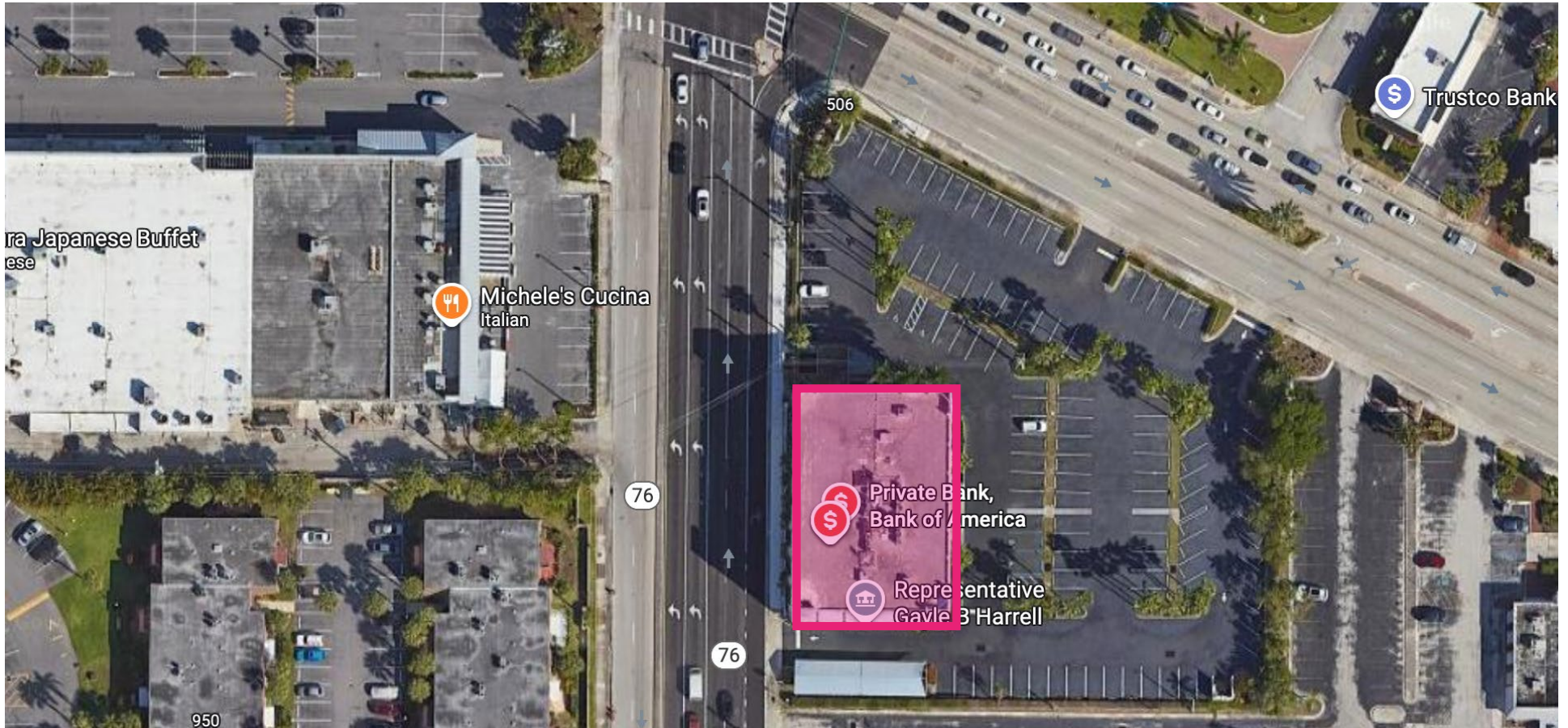
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AERIAL VIEW

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