

FOR LEASE

1,900 Sq. Ft. Professional Office Space
in Port St. Lucie, FL



201 SW PORT ST LUCIE BLVD

Suites 107 and 108, Port St. Lucie, FL 34984

For Further Information Contact:
Property Manager

Kate Rohlfsen

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Presented by:

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PROPERTY INFORMATION

ADDRESS:	201 SW Port St. Lucie Boulevard, Port St. Lucie, Florida
LOCATION:	Located on the NW corner of SW Port St. Lucie Blvd and SW Wayne St
BUILDING SIZE:	+/- 14,400 Square Feet
AVAILABLE SPACE:	<p>Suite 107: 950 Sq. Ft.</p> <p>Suite 108: 950 Sq. Ft.</p> <p>Total: 1,900 Sq. Ft.</p>
LOT SIZE:	+/- 1.14 Acres
PARKING SPACES:	70+ Spaces
ZONING:	P- Professional
LEASE RATE:	\$21.00 per Sq. Ft.
COMMENTS:	<ul style="list-style-type: none">• Bright corner office with lots of windows that allows plenty of natural light. Suite will also include office furniture.• Situated along the very busy SW Port St. Lucie Boulevard corridor.• Property is surrounded by 180,000+ households and other local businesses.• High daily traffic counts, ample parking .• Just a short distance away from US Highway 1, Florida Turnpike & I-95.



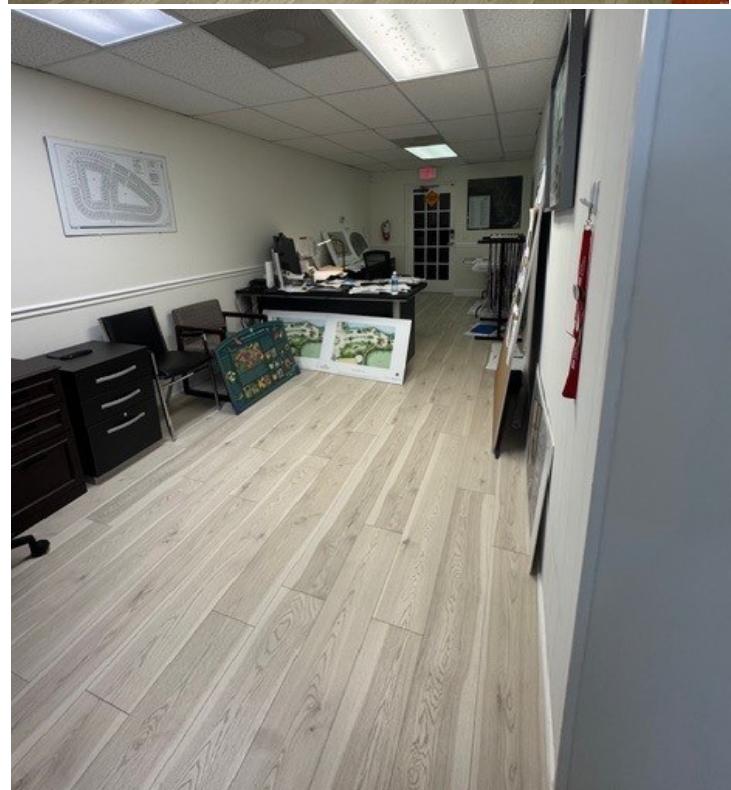
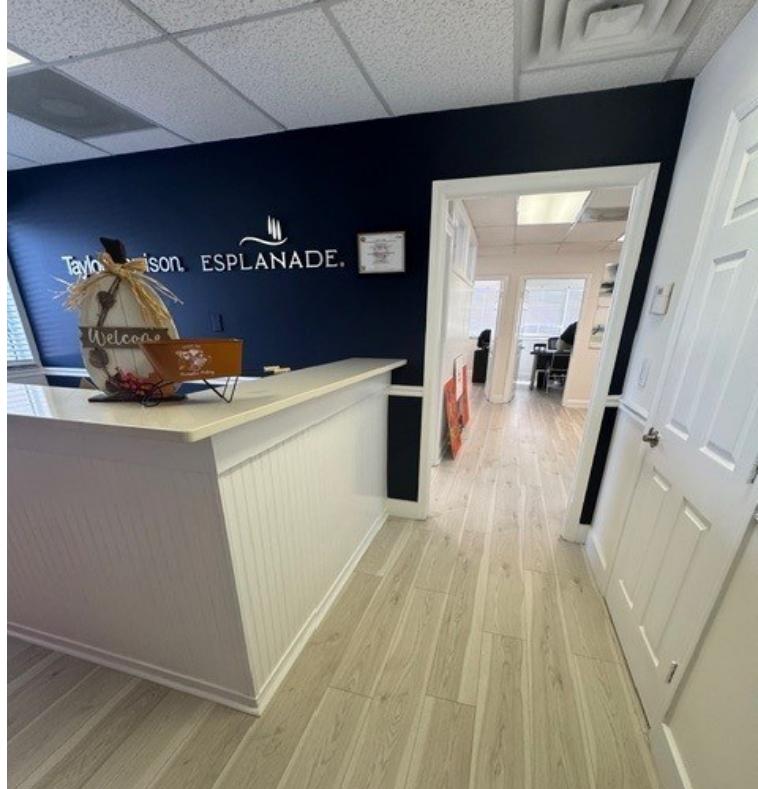
EXTERIOR PHOTOS



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INTERIOR



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AREA MAP



DEMOGRAPHICS

DEMOGRAPHICS - 2022

	1 Mile	3 Miles	5 Miles
Total Population:	10,206	81,271	190,991
Avg. Household Income:	\$82,587	\$77,539	\$75,173
Median Age:	41.6	41.9	43.8

PROJECTED DEMOGRAPHICS - 2027

	1 Mile	3 Miles	5 Miles
Total Population:	11,805	94,196	221,413
Avg. Household Income:	\$80,460	\$77,263	\$75,115
Median Age:	42.6	42.6	43.8

