



# Office Building For Lease



## PROPERTY OVERVIEW

Discover a new standard of modernized office space at this prestigious Stuart property. Under new ownership, the building has undergone extensive renovations, offering immediately available space with competitive lease rates. With 24-hour controlled access and monument signage options, tenants can enjoy both security and visibility. The curtain glass wall construction floods each suite with natural light, creating an inviting and productive atmosphere. Additionally, the brand-new HVAC equipment ensures comfort and efficiency. Elevate your business presence at the most recognizable building in Stuart and experience a seamless blend of contemporary design and functionality.

## PROPERTY HIGHLIGHTS

- New ownership recently completed modernization renovations
- Immediately available space
- Competitive lease rates at the most recognizable building in Stuart
- 24 hour controlled access
- Monument signage available

## OFFERING SUMMARY

Available SF:	1,462 - 4,830 SF
Lease Rate:	\$18.00 SF/yr (NNN)
2024 CAM (Estimate)	\$9.81/SF
Year Built/Renovated:	1990/2024
Building Size:	29,856 SF

## LOCATION OVERVIEW

Located in the heart of Stuart, FL, the area surrounding the property offers a vibrant blend of business and leisure. With easy access to downtown Stuart, tenants will enjoy a dynamic work environment with unique dining options, boutique shops, and cultural attractions. Convenient access to major roadways for easy commuting, while also being in close proximity to Martin Medical Center, Cleveland Clinic, and other essential amenities. This prime location provides the ideal backdrop for tenants locating in Stuart's rapidly developing community.



Ryan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.com

Kevin Buckley  
919.830.7598  
kbuckley@kdcre.com



# Available Space



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,462 - 4,830 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	4,830 SF	NNN	\$18.00 SF/yr	Double glass floor to ceiling entry doors from the first floor lobby. Waiting and reception area, 10 windowed private offices, three restrooms, two storage closets, and a large bullpen/open area.
103	Available	1,788 SF	NNN	\$18.00 SF/yr	Entry and reception area, four private windowed offices, large conference room, breakroom with kitchenette, and a large storage room (could be 5th office).
200	Available	1,988 SF	NNN	\$18.00 SF/yr	Medical office space with a reception and waiting area, large storage room, five windowed office/exam rooms, nurses station/lab space, one half bath, one full bath with shower, and a large open area. Can be combined with Suite 200B.
202	Available	1,462 SF	NNN	\$18.00 SF/yr	Office/medical space with a reception and waiting room, five office/exam rooms (two with plumbing), a back office area, and a restroom. Can be combined with Suite 200A.



Ryan R. Dinsdale, CCIM  
 561.504.6169  
 rdinsdale@kdcre.com

Kevin Buckley  
 919.830.7598  
 kbuckley@kdcre.com



# Property Details

Lease Rate	<b>\$18.00 SF/YR</b>
------------	----------------------

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CPUD
Lot Size	0.639 Acres
APN #	03-38-41-037-000-00020-1
Corner Property	Yes

## LOCATION INFORMATION

Street Address	2100 SE Ocean Blvd
City, State, Zip	Stuart, FL 34996
County	Martin

## BUILDING INFORMATION

Building Size	29,856 SF
Building Class	B
Tenancy	Multiple
Number of Floors	3
Year Built	1990
Year Last Renovated	2024
Load Factor	15.0
Number of Buildings	1

## PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

## UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	2
Central HVAC	Yes
Restrooms	4

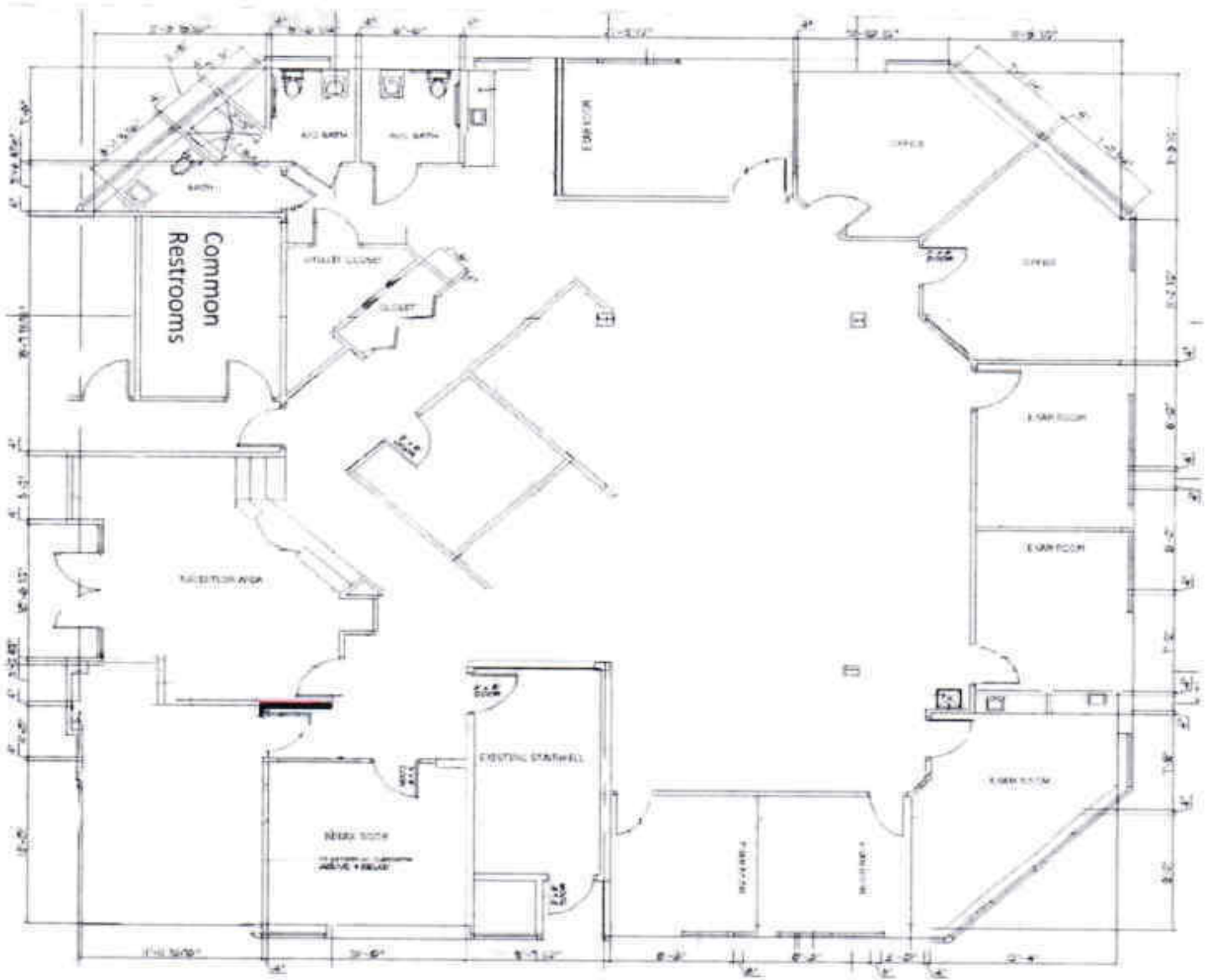


Ryan R. Dinsdale, CCIM  
 561.504.6169  
 rdinsdale@kdcre.com

Kevin Buckley  
 919.830.7598  
 kbuckley@kdcre.com

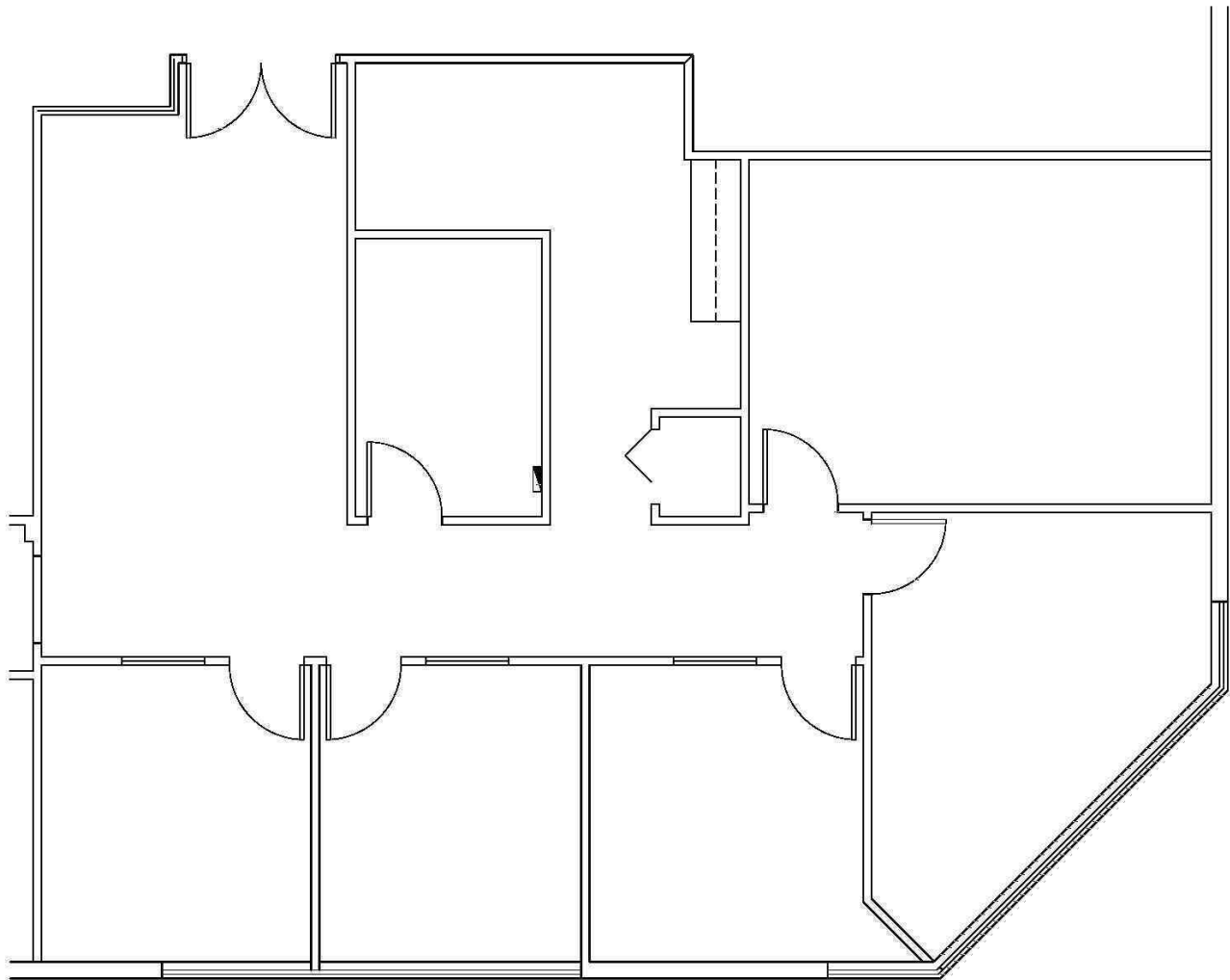


# Floor Plan - Suite 100



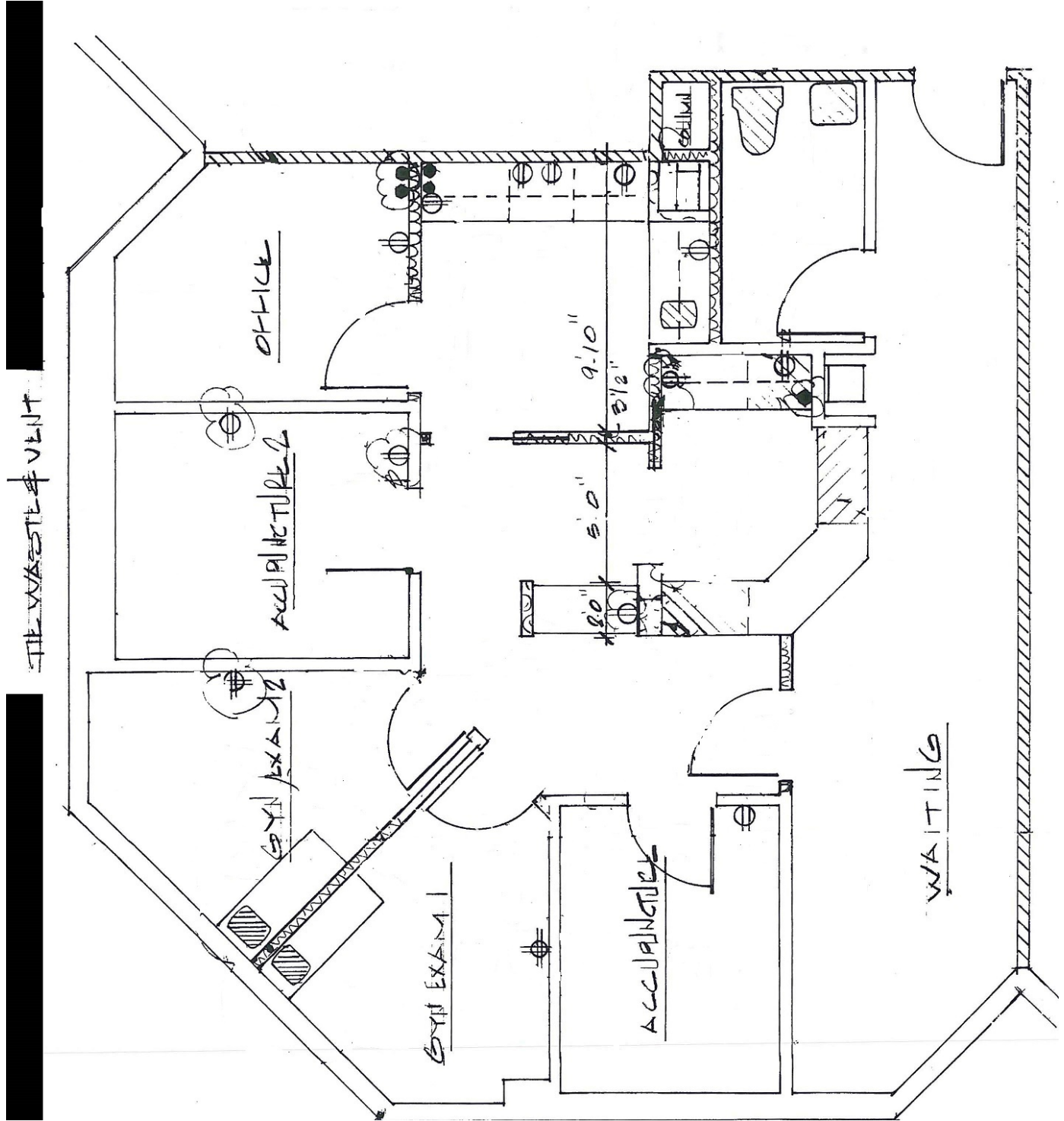


## Floor Plan - Suite 103





# Floor Plan - Suite 202





## Building Photos

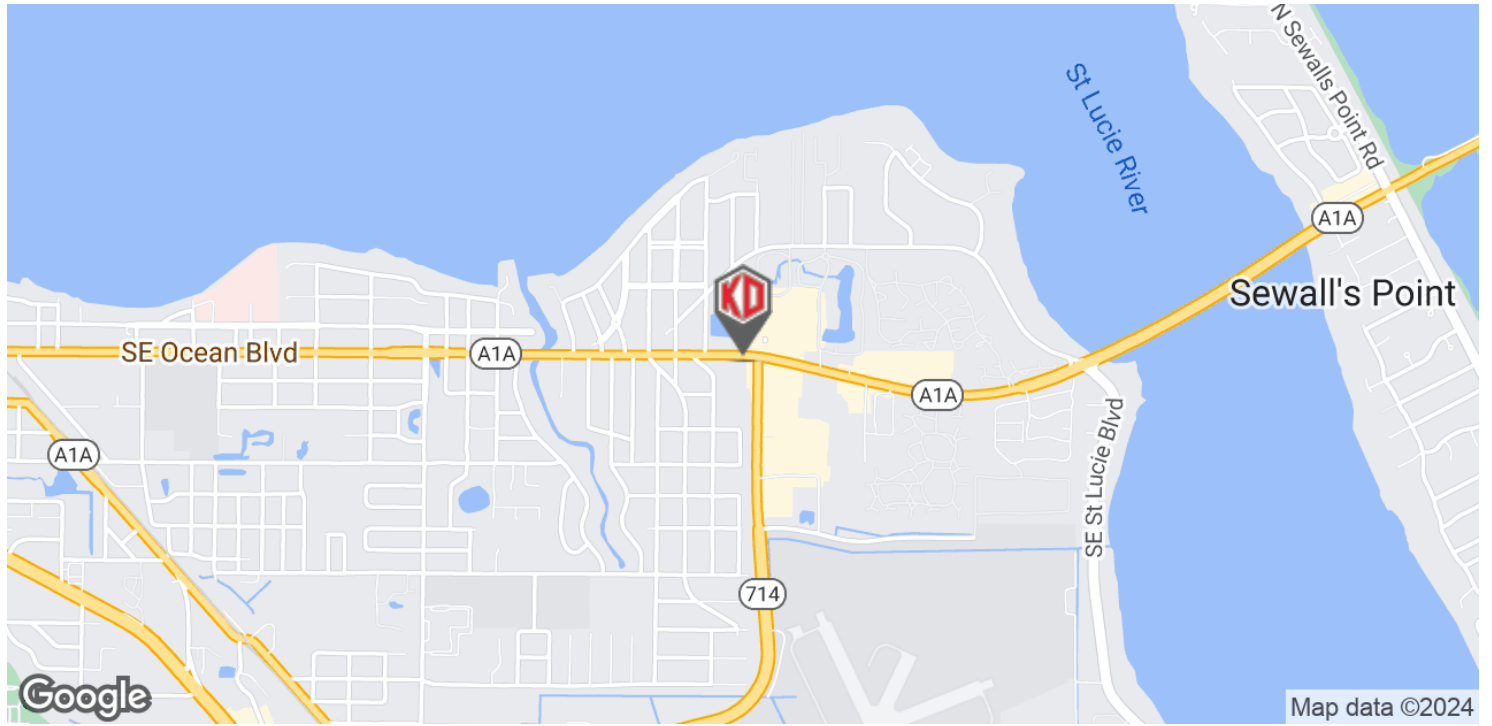


Ryan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.com

Kevin Buckley  
919.830.7598  
kbuckley@kdcre.com



# Property Location



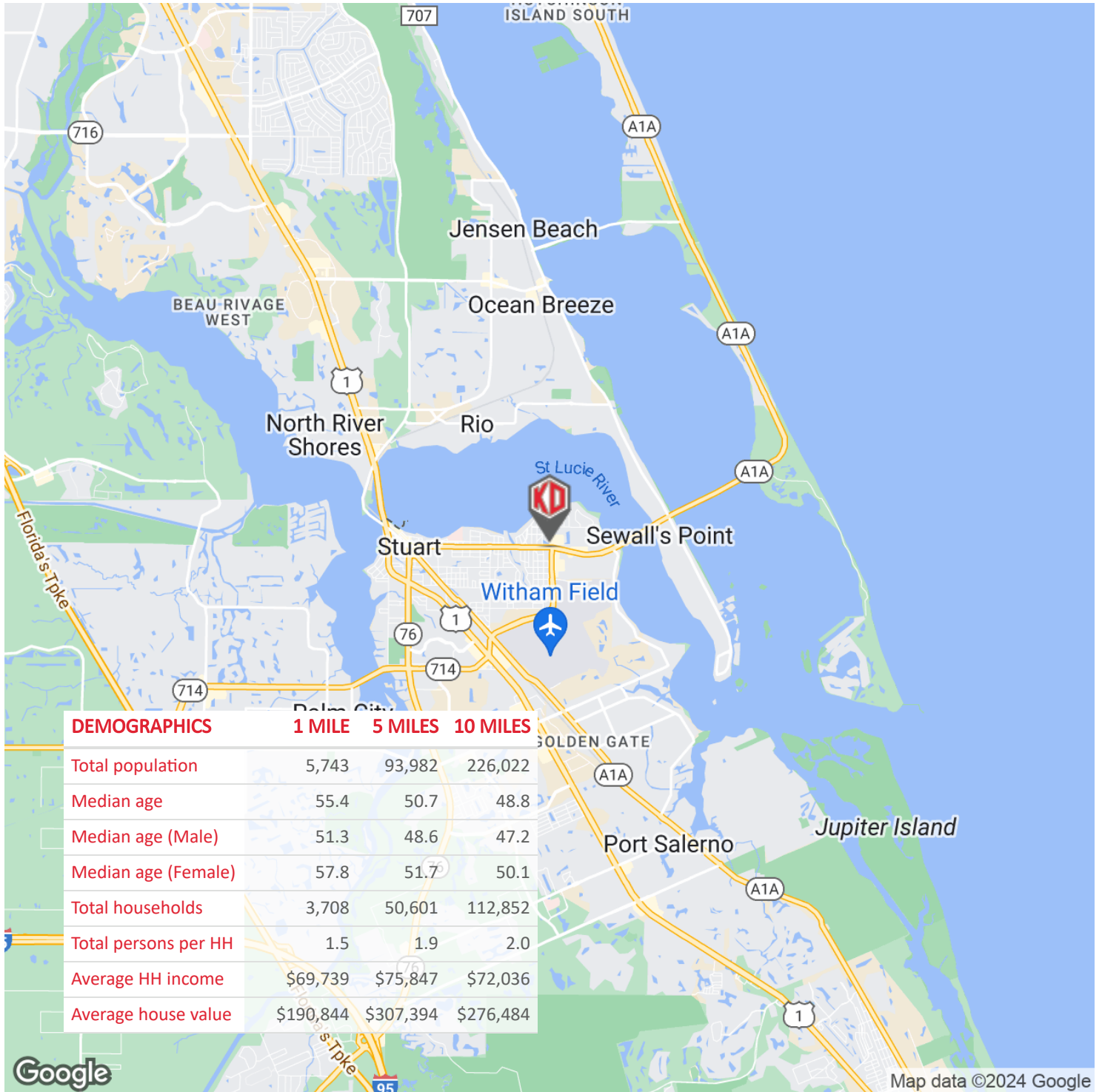
Ryan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.com

Kevin Buckley  
919.830.7598  
kbuckley@kdcre.com





# Property Location



Ryan R. Dinsdale, CCIM  
 561.504.6169  
 rdinsdale@kdcre.com

Kevin Buckley  
 919.830.7598  
 kbuckley@kdcre.com