

451 SW Bethany Dr, Unit# 203,
Port St. Lucie, FL 34986

BETHANY
PROFESSIONAL
CENTER OFFICE



FOR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

1,876 SF

EXECUTIVE SUMMARY

451 SW Bethany Dr, Unit# 203, Port St. Lucie, FL 34986 | BETHANY PROFESSIONAL CENTER OFFICE

SPECS

Office Size: 1,876 SF
Price: \$23 Per SF / Modified Gross
Term: Negotiable
Year Built: 2006
Zoning: General Commercial

PROPERTY OVERVIEW

This spacious 1,876 sq. ft. corner unit offers exceptional visibility directly off St. Lucie West Blvd. It features prominent pylon and building signage options, ensuring high exposure for your business.

The layout includes 3 private offices and 2 expansive open areas, easily adaptable into 4 additional offices, classrooms, or therapy rooms, making it perfect for various professional uses. Natural light floods the entire space through large windows in every office. The unit also includes a dedicated IT/storage room. Don't miss this bright and versatile office space!



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MAPS & REPORT

451 SW Bethany Dr, Unit# 203, Port St. Lucie, FL 34986 | BETHANY PROFESSIONAL CENTER OFFICE

 POPULATION	1 MILE	3 MILES	5 MILES
Population	24.5K	73.6K	175K
Median age	43	48	46

 HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,370	29.5K	68.1K
# of Employees	20.4K	61.7K	146K
Average HH income	\$64.3K	\$65K	\$70.2K

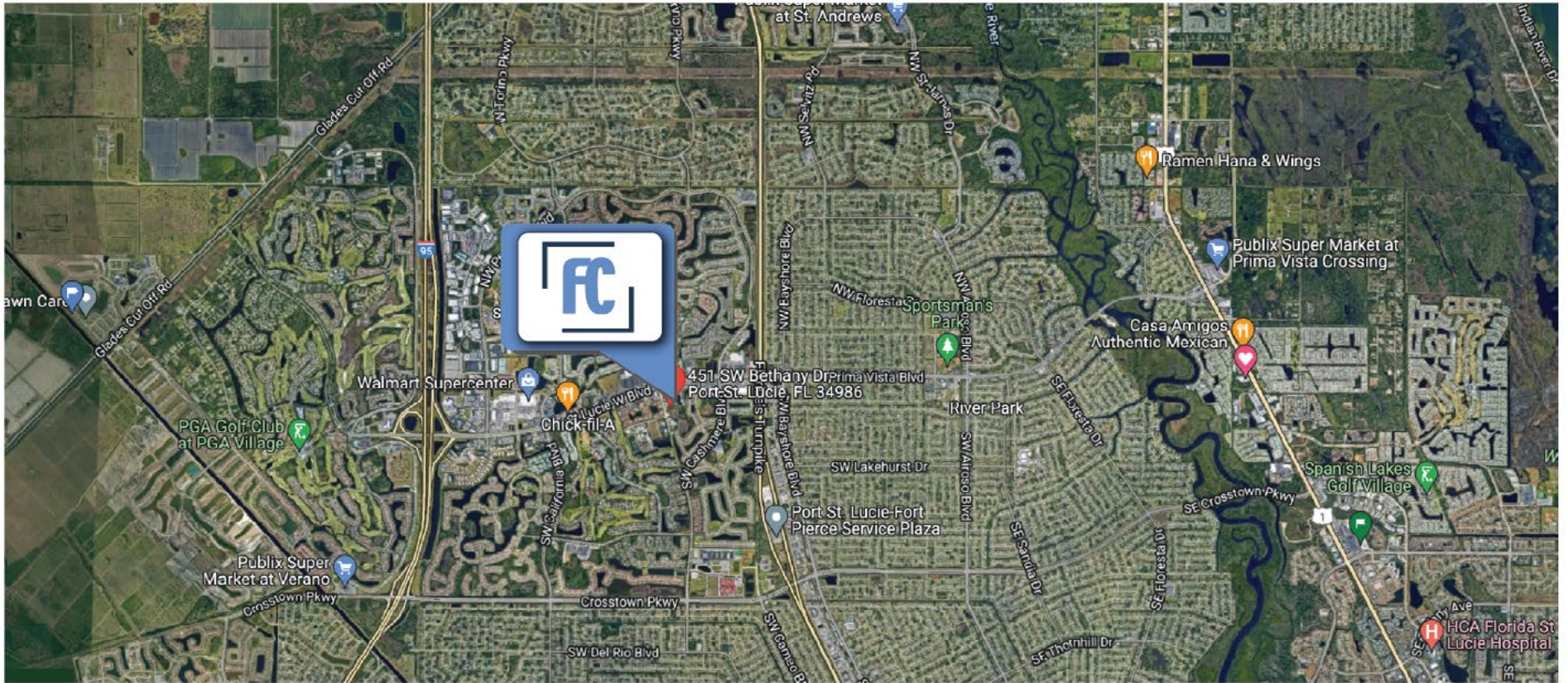


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