

- WATER & DRAIN LINES IN PLACE
- NITROUS LINE
- OXYGEN LINE

✗ THESE WALLS/DOORS CAN EASILY BE REMOVED TO CREATE ONE LARGE OPEN AREA



ZONING
PROFESSIONAL USE:

- MEDICAL /DENTAL
- COUNSELING
- ATTORNEY / LEGAL
- CPA / ACCOUNTING
- GENERAL OFFICE
- HAIR OR NAIL SALON
- and many more.

374 SW PRIMA VISTA BLVD

● 2,509 SQ FT ●

**OFFICE ● MEDICAL ● DENTAL
SPA ● SALON**

Ideal Space for Office, Medical, Dental, Salon, Spa, and More

This **corner unit** features abundant natural light from multiple windows and offers convenient side/rear entrance. The space boasts a high-quality build-out and is **move-in ready**, with only minor customizations needed to suit your specific use.

The modern and attractive reception area includes a spacious waiting room equipped with a TV, cabinetry, and a beverage fridge. Previously home to Ardalan Dentistry, the unit is perfectly suited for medical or dental use, with **over \$50,000 invested** in specialized infrastructure such as **plumbing, nitrous oxide and oxygen lines**, and hookups for a **water filtration system**. Save significantly on installation costs with **existing electrical, security, and TV wiring** already in place. The unit is also equipped with a **fire sprinkler system** and a **private rear entrance** for added convenience.

Located in an **attractive Key West-style building** with ample parking, this property is in **excellent condition** and is ideally situated on Prima Vista Boulevard, a main thoroughfare in Port St. Lucie. This prime location offers high visibility and accessibility.

Minimum 3 Year Lease • First & Security due at signing

BASE RENT \$3,990 + \$1,255 CAM (@ \$6/SF) + \$157 SALES TAX (currently at 3%)

• TOTAL MONTHLY RENT \$5,402 •