



## Office Building For Lease - Broker Bonus Of \$1/SF On A New Lease!!



### PROPERTY OVERVIEW

KDCRE is offering a **BROKER BONUS** of \$1/SF on the initial term for any new lease in the building!!

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

- Renovated spaces and competitive lease rates at the most recognizable building in Stuart
- 24 hour controlled access
- Monument signage available
- Glass curtain wall construction provides tons of light

### OFFERING SUMMARY

<b>Available SF:</b>	3,399 - 4,830 SF
<b>Lease Rate:</b>	\$18 - 21 SF/yr (NNN)
<b>2025 CAM (Estimate)</b>	\$9.91/SF
<b>Year Built/Renovated:</b>	1990/2024
<b>Building Size:</b>	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



## Office Building For Lease



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,399 - 4,830 SF	Lease Rate:	\$18 SF/yr

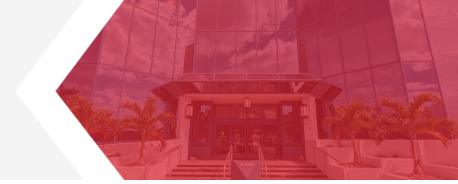
### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	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.
205	3,399 SF	NNN	\$18.00 SF/yr	Functional layout with a reception area, six private offices, large conference room, two open work areas, file and print station, and kitchenette with dishwasher. Can be converted to medical office use.



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## Property Details

Lease Rate	<b>\$18 SF/YR</b>
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### 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

### 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

### PARKING & TRANSPORTATION

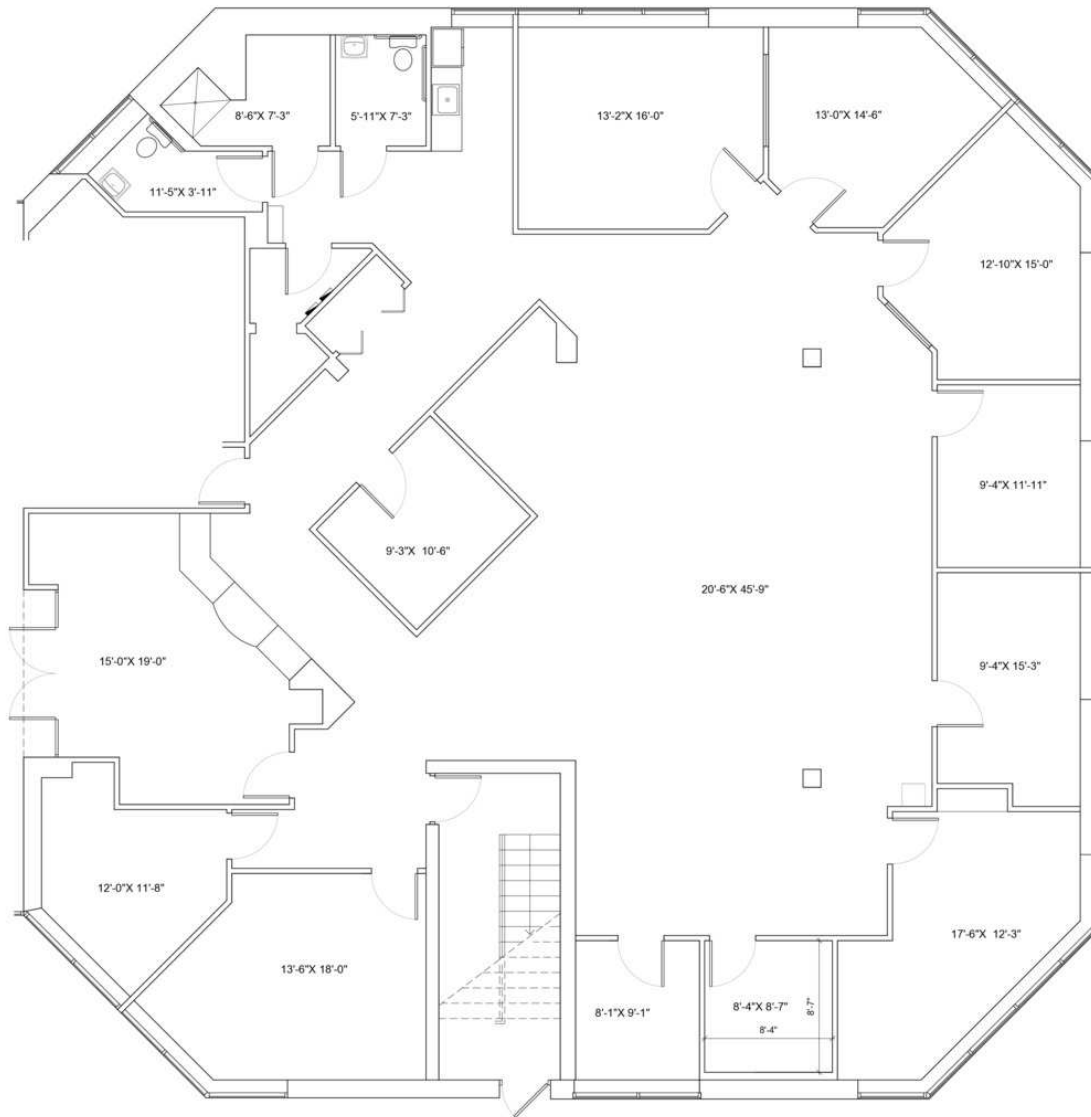
Parking Type	Surface
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### UTILITIES & AMENITIES

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



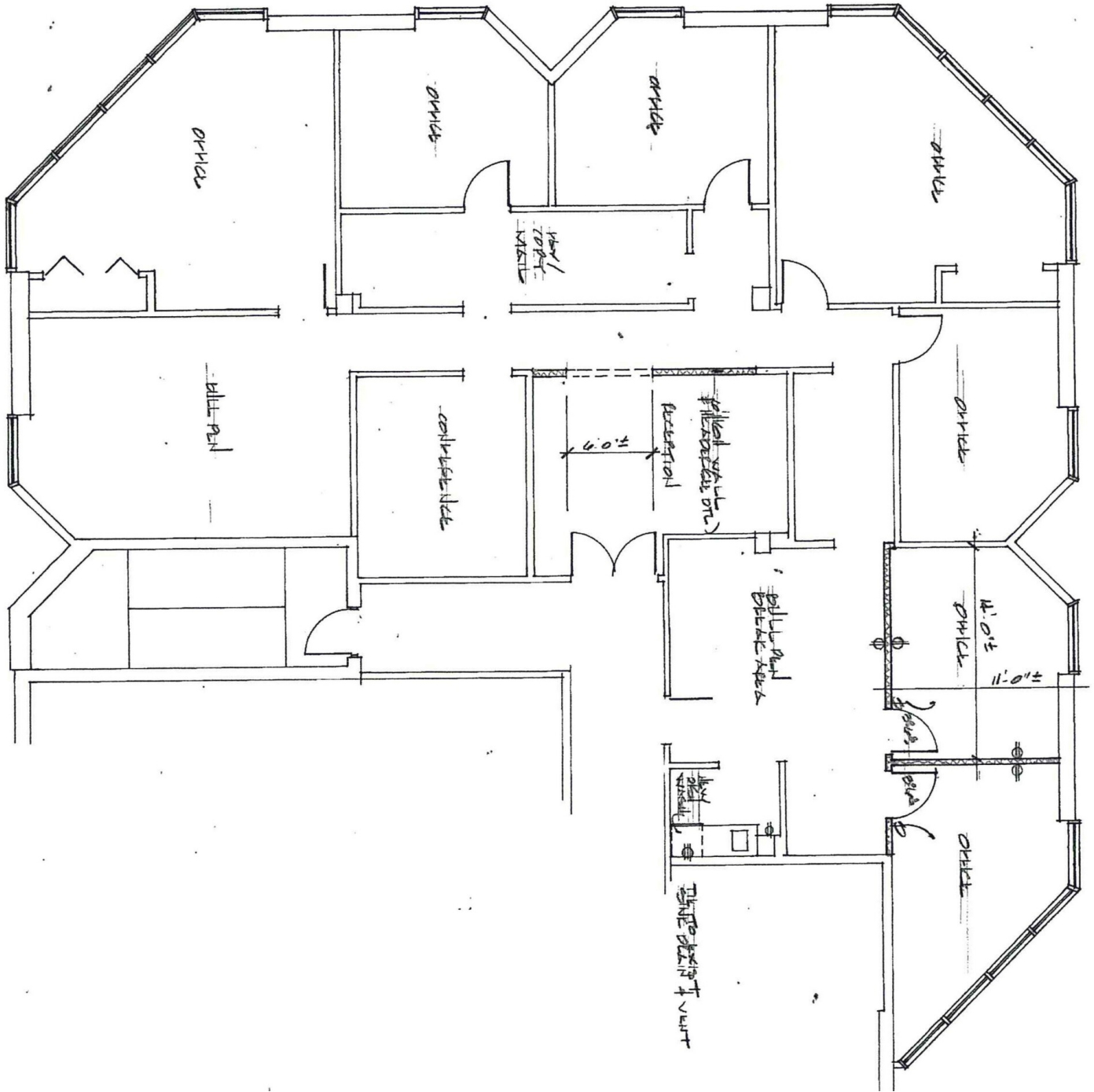
## Floor Plan - Suite 100



2100 SE OCEAN BLVD., SUITE 100  
STUART, FL



# Floor Plan - Suite 205





## Building Photos

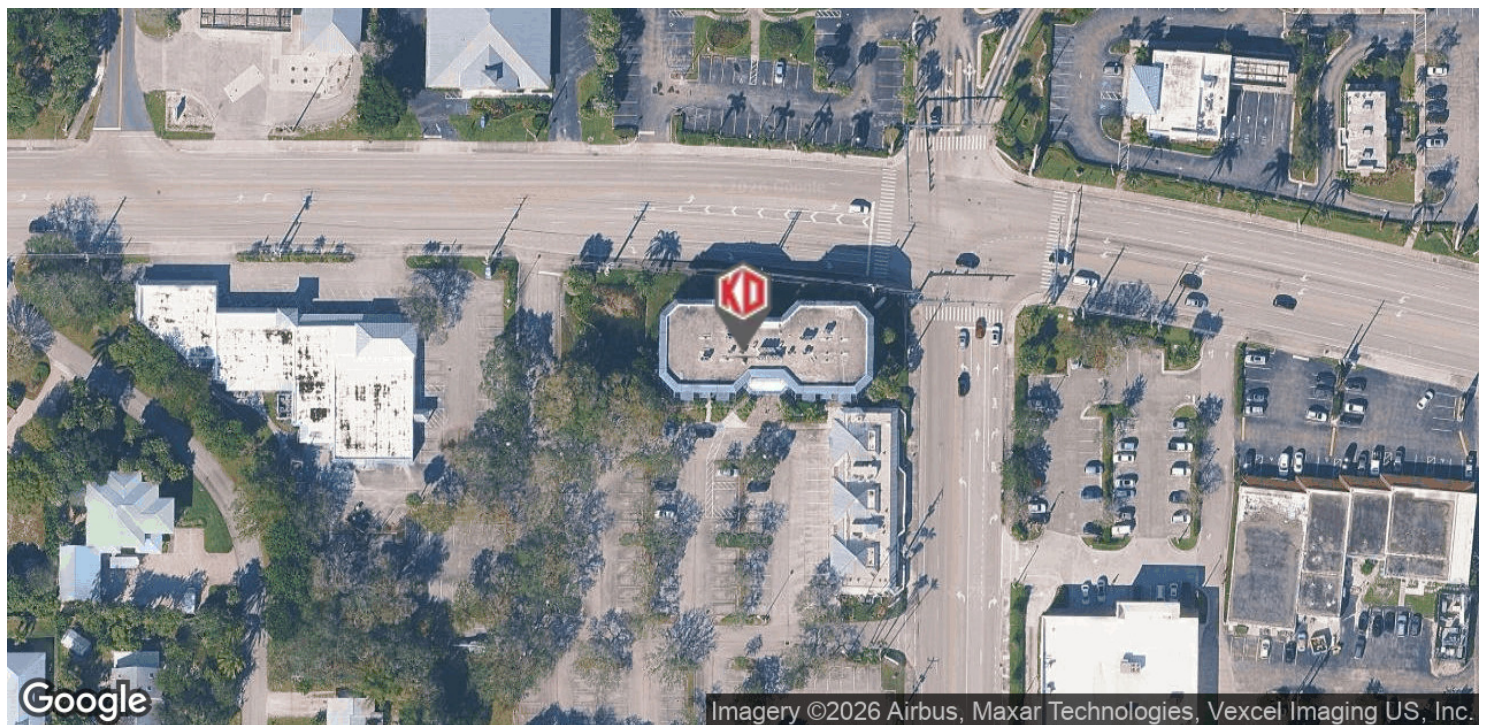
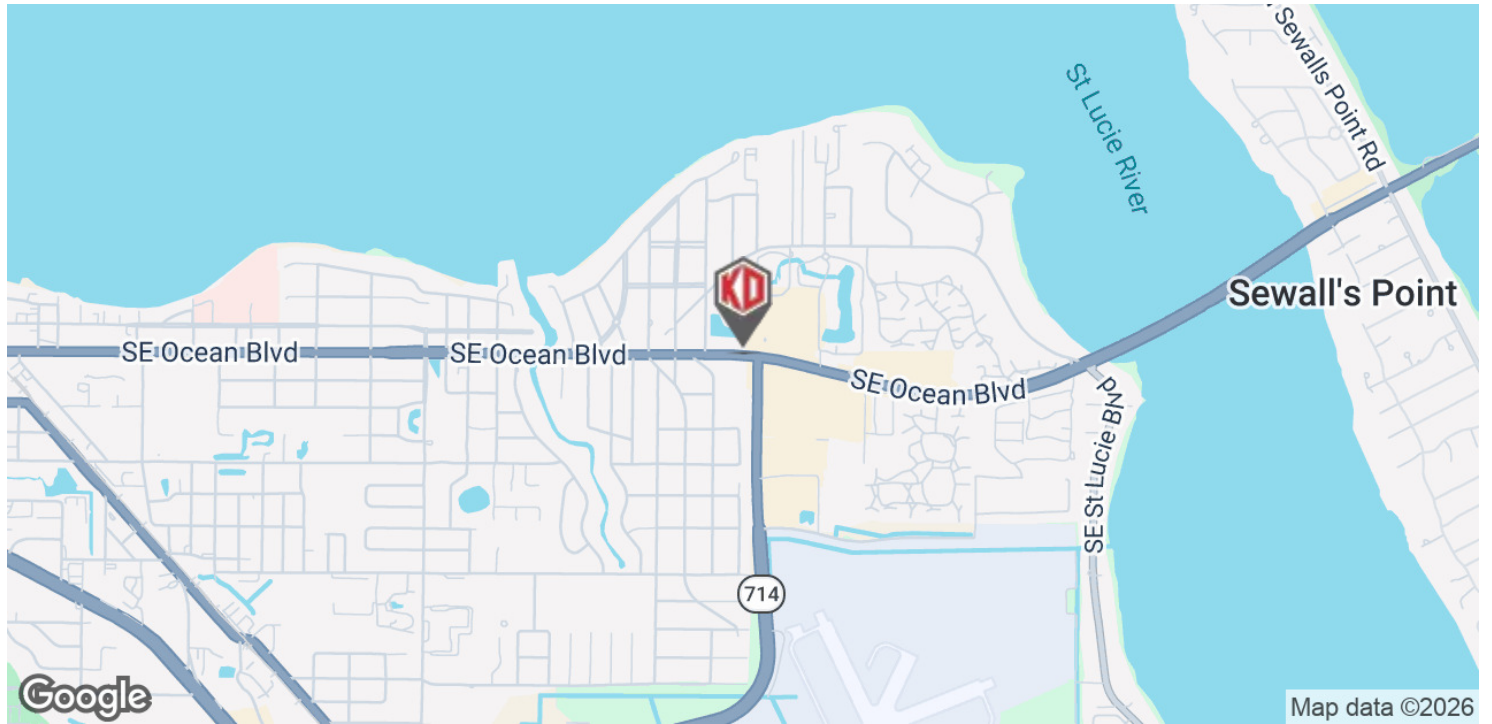


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## Property Location

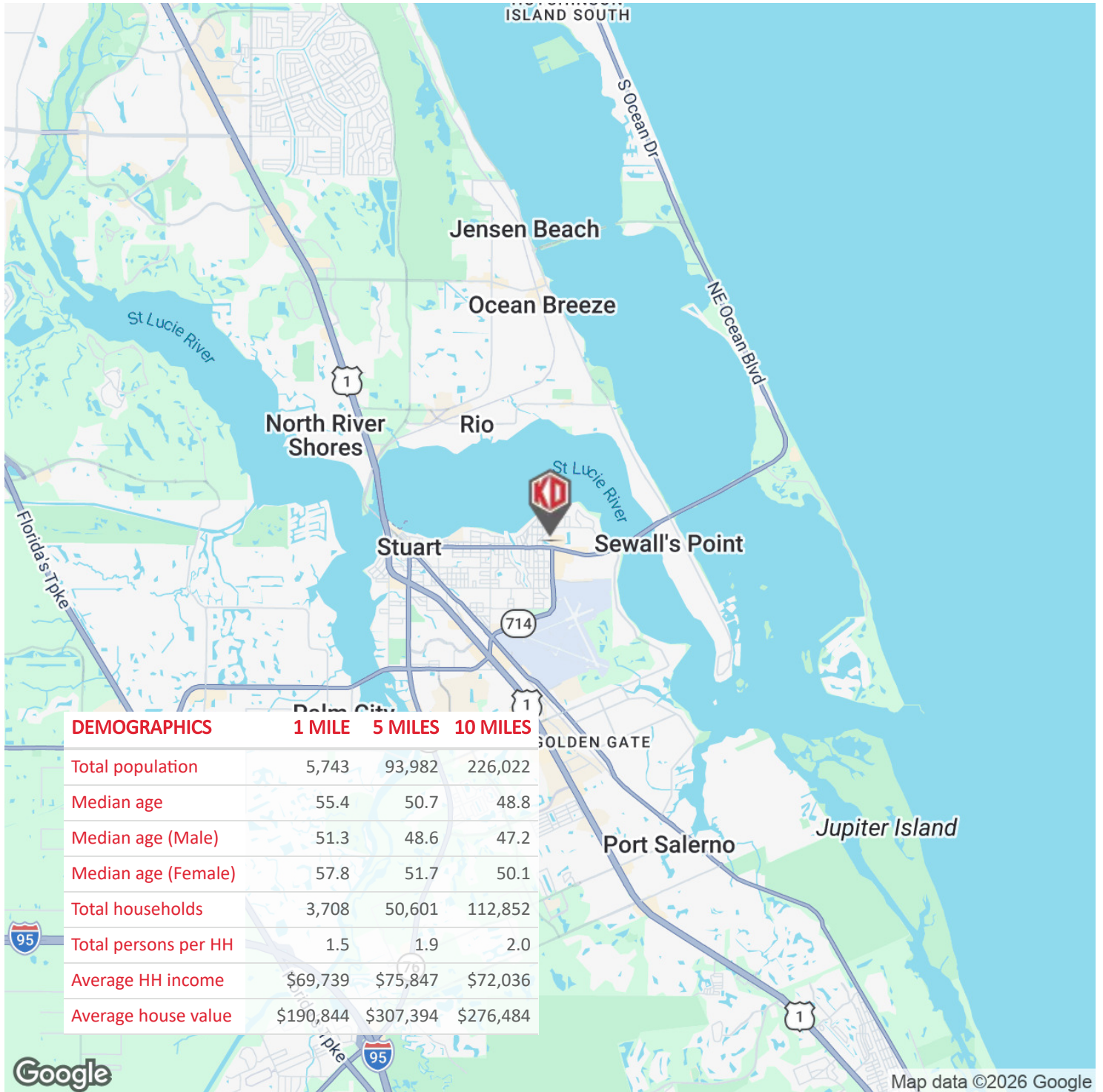


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