



# FOR LEASE

## ■ 1860 SW Fountainview Blvd.

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Port Saint Lucie, FL 34986



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### PROPERTY OVERVIEW

Westview Plaza II is a three-story professional, fiber equipped Class "A" office building with NO DEED RESTRICTIONS against real estate, title uses. It offers turn-key office space ranging from 2,000 to 15,000 square feet with 24/7 key card access security system. This building has hurricane impact resistant glass on all windows and exterior doors, as well as individually controlled heating/air conditioning systems. Building directory that identifies occupants, and opportunities for on-building signage fronting Interstate 95. Full time maintenance manager on site. Generous on-site parking (4 per 1,000 SF), with high intensity security lighting.

### LOCATION OVERVIEW

Westview II is conveniently located in the heart of St Lucie West's retail, restaurant and entertainment district, with close proximity to several major hospitals. The property is well-located with unparalleled visibility and access to I-95 (exit 121) and only minutes from the Florida Turnpike (exit 142). This is an excellent branding opportunity adjacent to I-95 with 77,000 vehicles passing per day.

### PROPERTY VIDEO

LEASE RATE

\$22.00 SF/yr (NNN)

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SLC Commercial  
Realty & Development

  
30<sup>th</sup>  
ANNIVERSARY

# Property Details

WESTVIEW II

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## LEASE RATE

\$22 - \$22.50 SF NNN

## Building Information

Building Size	45,510 SF
Tenancy	Multiple
Year Built	2006
Last Renovated	2018
Available GLA	6,435 SF
Construction Status	Existing
Number Of Elevators	2
Restrooms	2 on each floor
Building Class	A
Number Of Floors	3
Number Of Buildings	1

## Location Information

Building Name	Westview II
Street Address	1860 SW Fountainview Blvd.
City, State, Zip	Port Saint Lucie, FL 34986
County/Township	Saint Lucie
Cross Streets	St Lucie West Blvd
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 95
Nearest Airport	St Lucie County International or West Palm Beach International

## Zoning / Land Use Details

Zoning	PUD, City of Port St Lucie
Permitted Use	See Below

[Click Here for Permitted Uses](#)

## Utilities & Amenities

Handicap Access	Yes
Number Of Elevators	2
Cable	Yes
Telephone	Yes
Electricity	Florida Power & Light

## Parking & Transportation

Parking Type	Surface
Parking Ratio (Per 1000 SF)	4.0

## Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	3 Acres
Lot Frontage	286 FT
Lot Depth	335 FT
Traffic Count	77,000 AADT
Traffic Count Street	I-95

# Additional Photos

WESTVIEW II

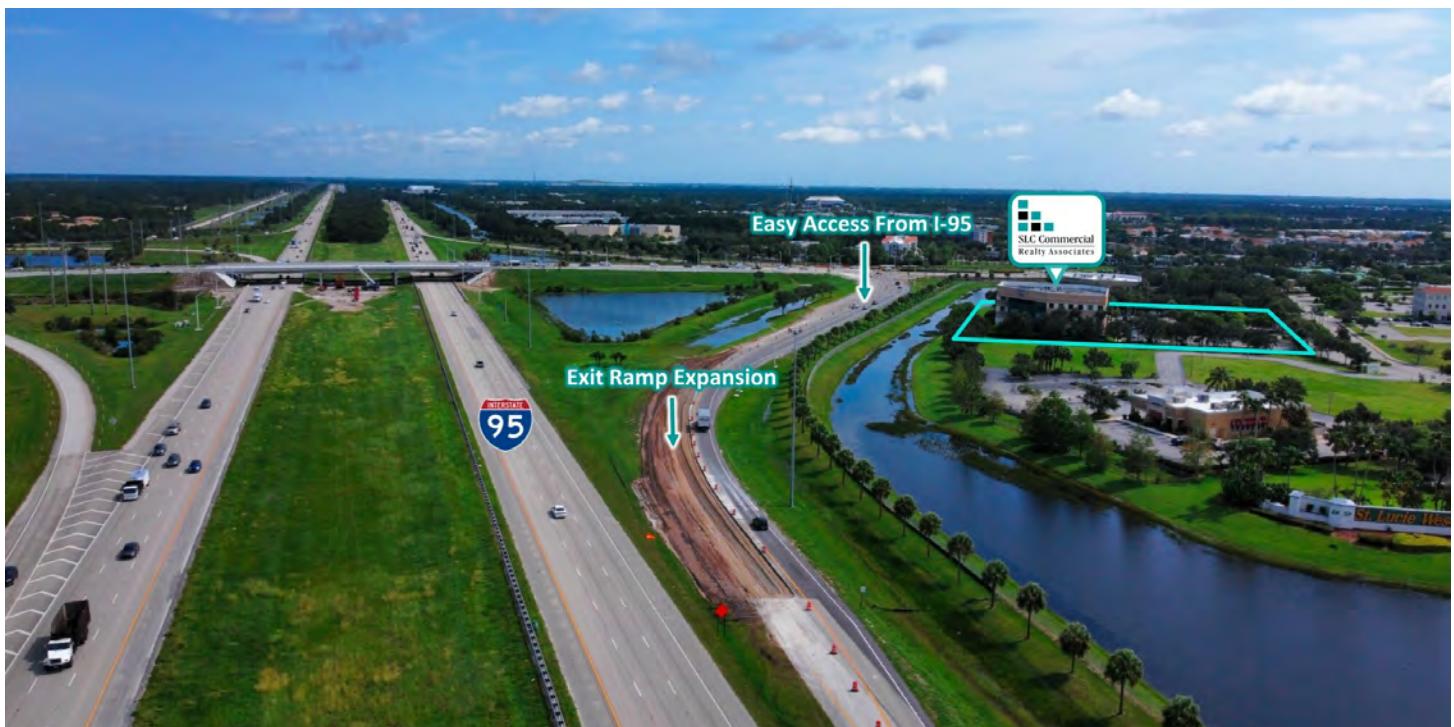
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# Additional Photos

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WESTVIEW II



# Additional Photos

WESTVIEW II

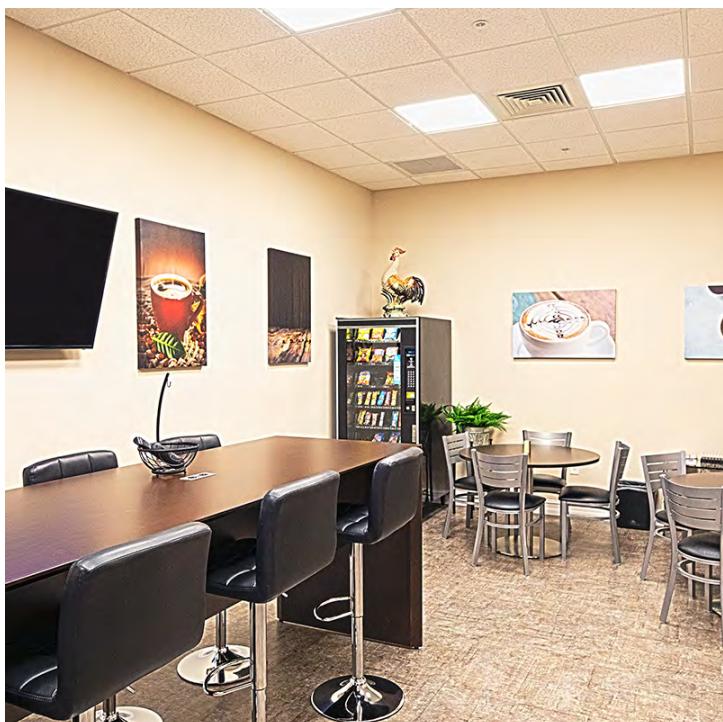
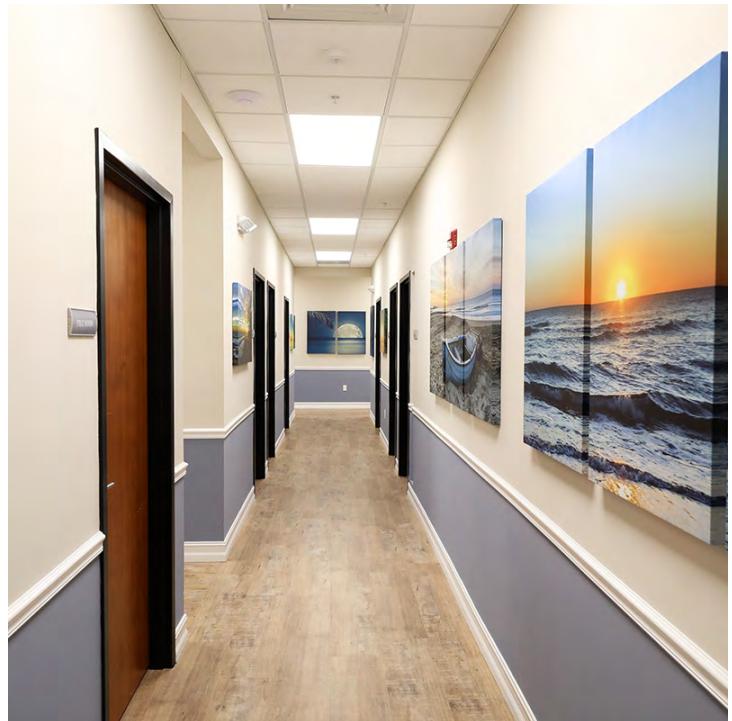
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# Additional Photos

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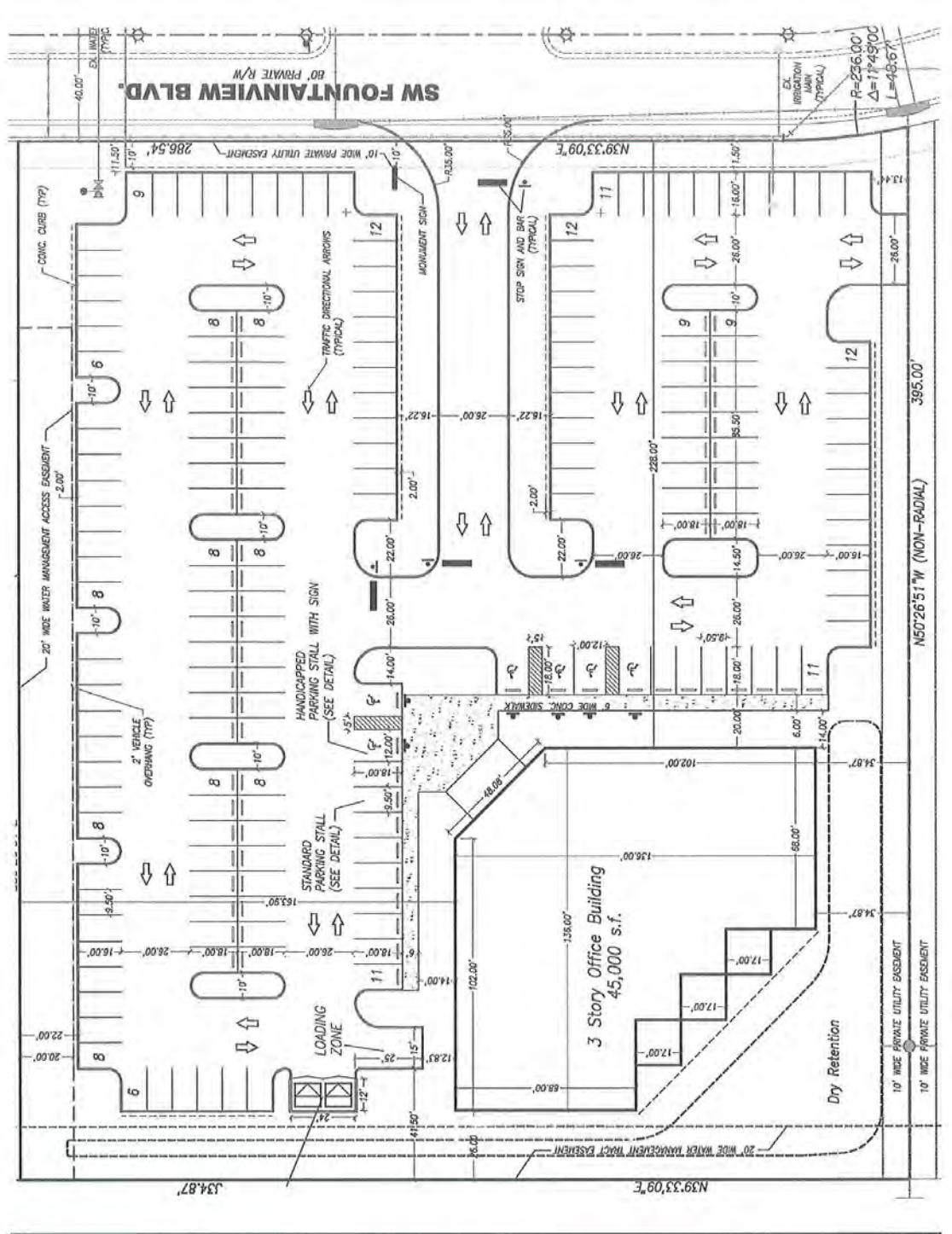
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# Site Plan

WESTVIEW II

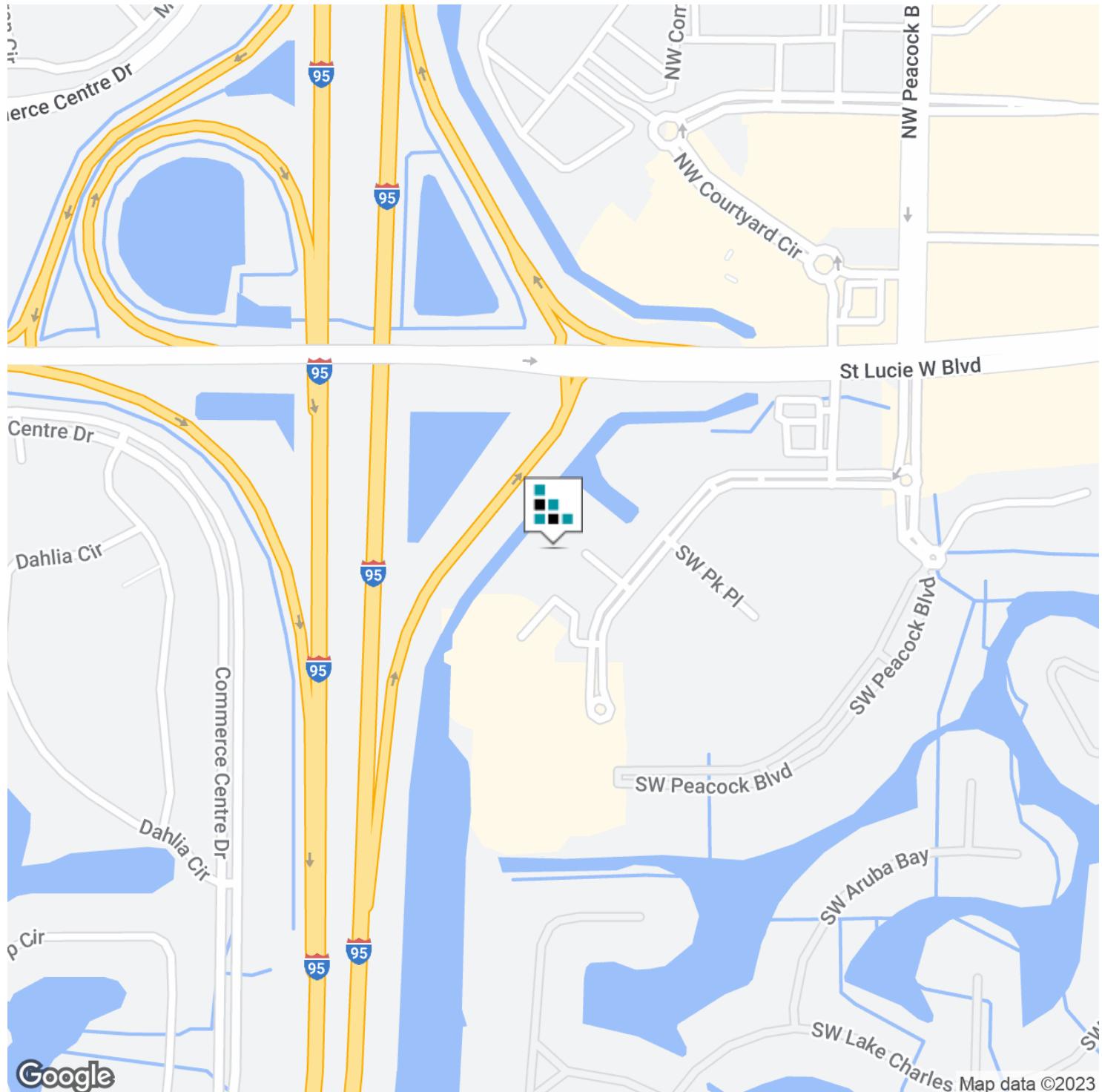
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# Location Map

WESTVIEW II

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# Retailer Map

WESTVIEW II

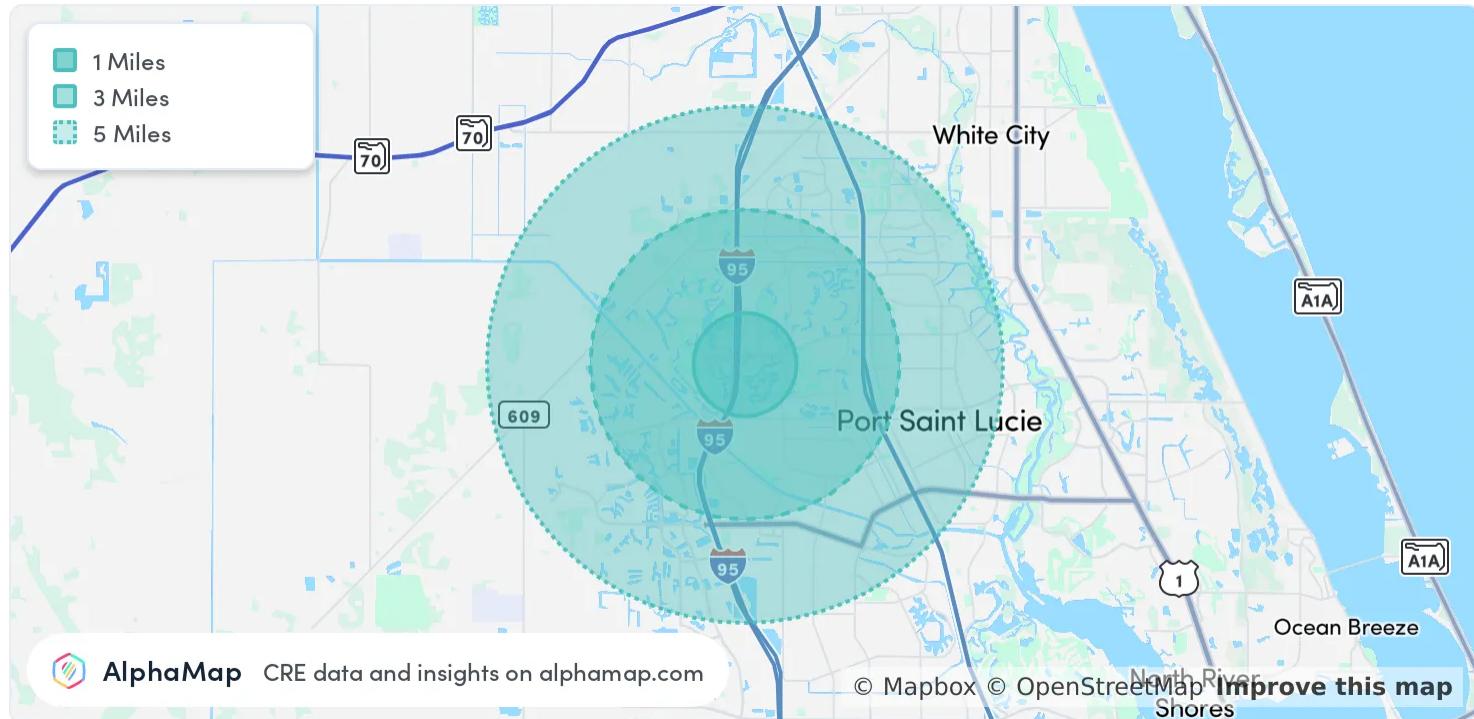
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# Area Analytics

## WESTVIEW II

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,328	60,565	154,961
Average Age	58	48	45
Average Age (Male)	58	47	44
Average Age (Female)	58	49	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,137	24,229	58,375
Persons per HH	2	2.5	2.7
Average HH Income	\$105,691	\$96,391	\$93,007
Average House Value	\$466,009	\$371,127	\$357,439
Per Capita Income	\$52,845	\$38,556	\$34,447

Map and demographics data derived from AlphaMap

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