

STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

EXECUTIVE SUITES FOR LEASE



PROPERTY DESCRIPTION

Discover a truly exceptional leasing opportunity at this prime commercial property in Stuart, Florida. The property offers a professional and adaptable space for your business needs. With ample parking and convenient access to major roadways, tenants can enjoy ease of accessibility for employees and clients alike. Inside, a well-appointed lobby and contemporary interior finishes provide an inviting and polished atmosphere. This is the perfect location for your office or business. Elevate your company's presence in this impressive and sought-after location.

PROPERTY HIGHLIGHTS

- - \$825/Month - Rent includes electric, WiFi, cleaning, kitchen, and conference room access
- - New vinyl plank flooring and fresh paint in offices
- - Office glass door and glass front walls
- - All offices feature abundant natural light through exterior windows

OFFERING SUMMARY

Suite Available: 300F

PRICE: \$825/Month

Square Footage: 145 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	360	1,941
Total Population	341	654	4,100
Average HH Income	\$116,926	\$113,647	\$96,635

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

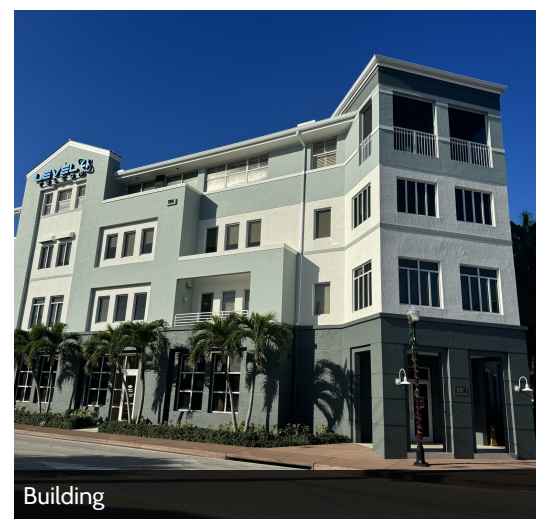
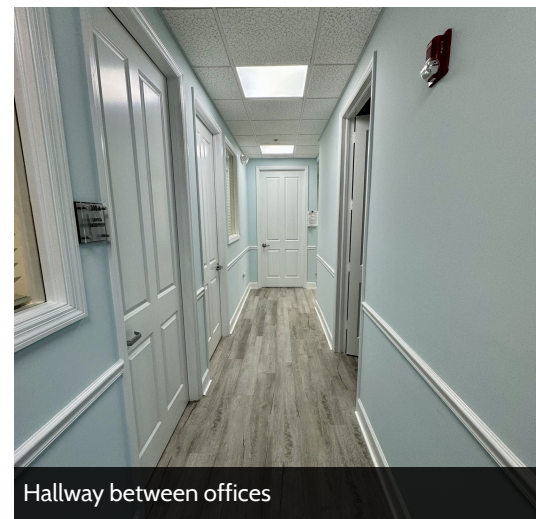
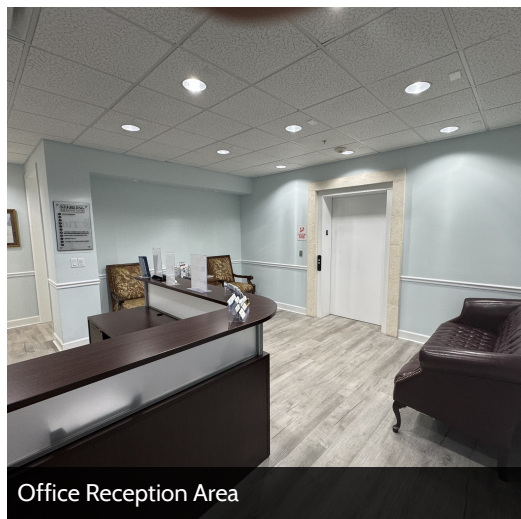
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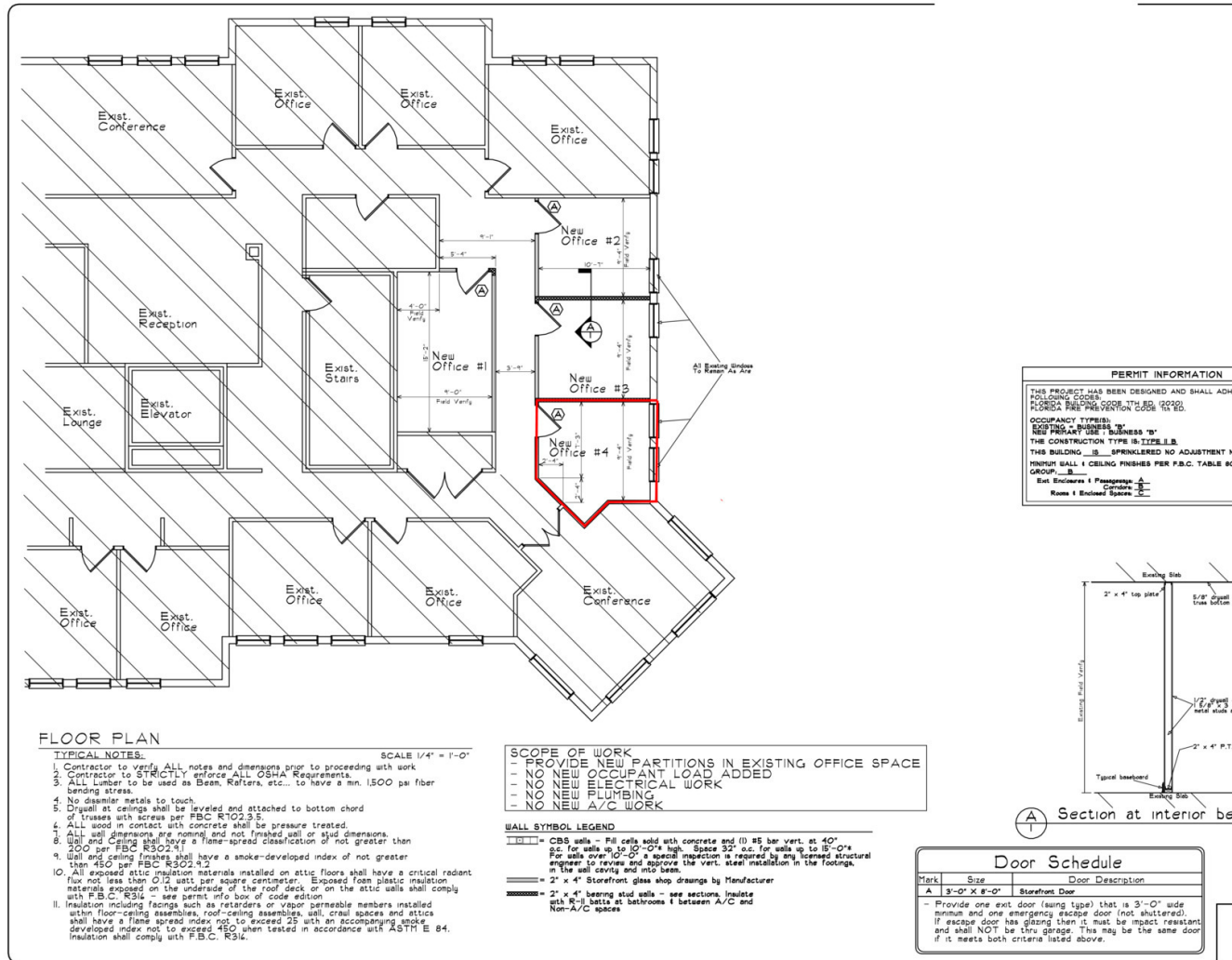
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OFFICE BUILDING FOR LEASE - 300B FLOOR PLAN



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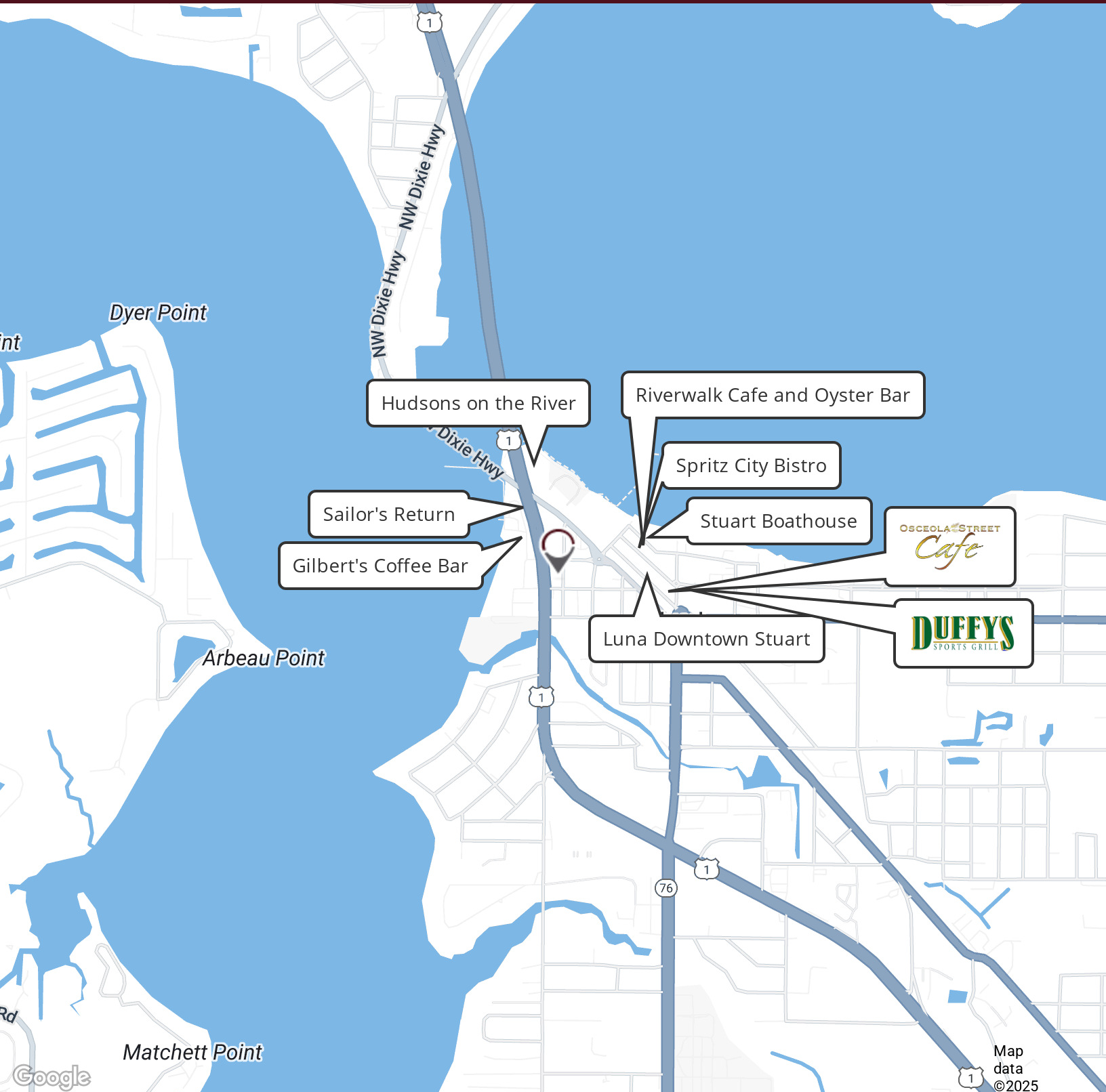
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NEIGHBORING DINING ESTABLISHMENTS



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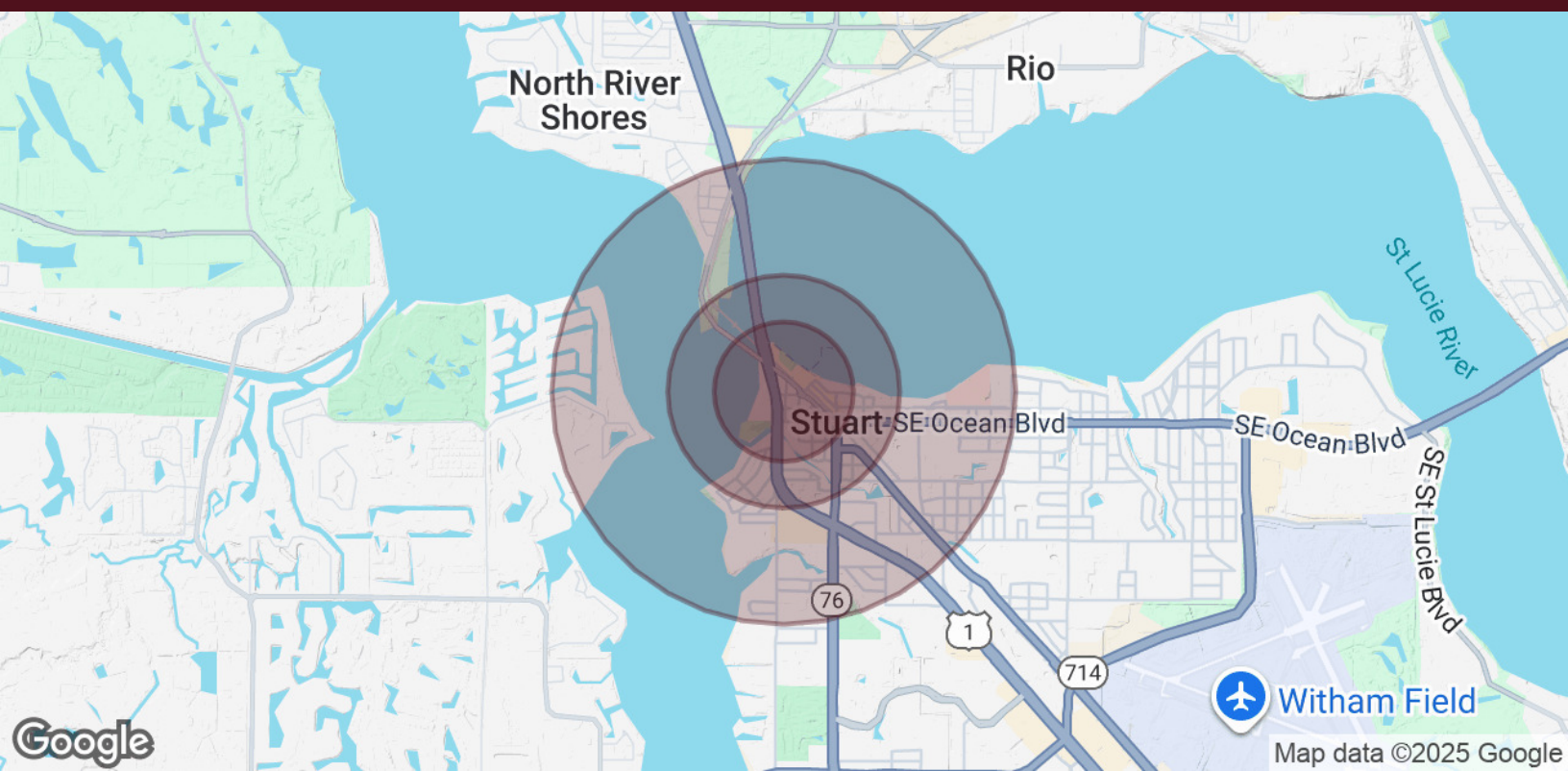
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	341	654	4,100
Average Age	54	53	52
Average Age (Male)	52	51	50
Average Age (Female)	55	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	360	1,941
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$116,926	\$113,647	\$96,635
Average House Value	\$415,686	\$407,426	\$447,833

Demographics data derived from AlphaMap

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