

FLORIDA HEALTHCARE ADVISORY PRACTICE PRESENTS:

**MEDICAL** | LEASE OPPORTUNITY | ±32,778 SF

# 2300

## SE OCEAN BLVD

STUART, FL 34996

OCEAN EAST MEDICAL CENTER



CUSHMAN &  
WAKEFIELD





## PROPERTY HIGHLIGHTS

- **±8,000 SF - ±32,778 SF**
- **2ND GENERATION BUILT OUT MEDICAL SPACE**
- **COVERED PATIENT PICK UP AND DROP OFF AREA**
- **PYLON & MONUMENT SIGNAGE AVAILABLE**
- **AMPLE PARKING AT 4.50:1,000 SF**
- **PROXIMITY TO CLEVELAND CLINIC MARTIN NORTH HOSPITAL**
- **LOCATED IN PROMINENT OCEAN EAST CENTER WITH NATIONAL RETAILERS: FRESH MARKET, UPS, WALGREEN'S, AND STARBUCKS COFFEE (COMING SOON)**



PROPER DESIGN AND FLOW OF SPACE



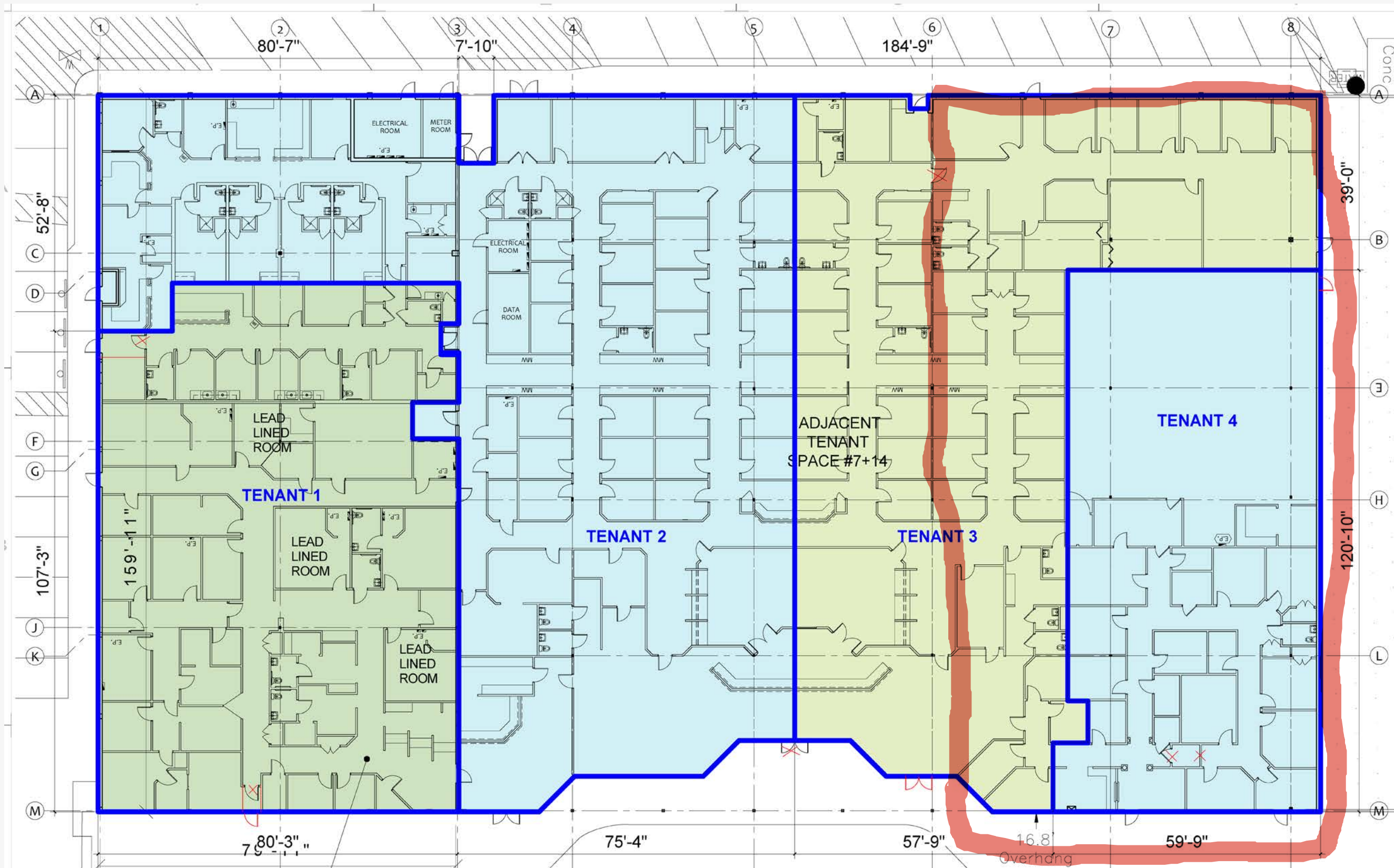
ENHANCED PATIENT EXPERIENCE



INTEGRATED HEALTHCARE DELIVERY

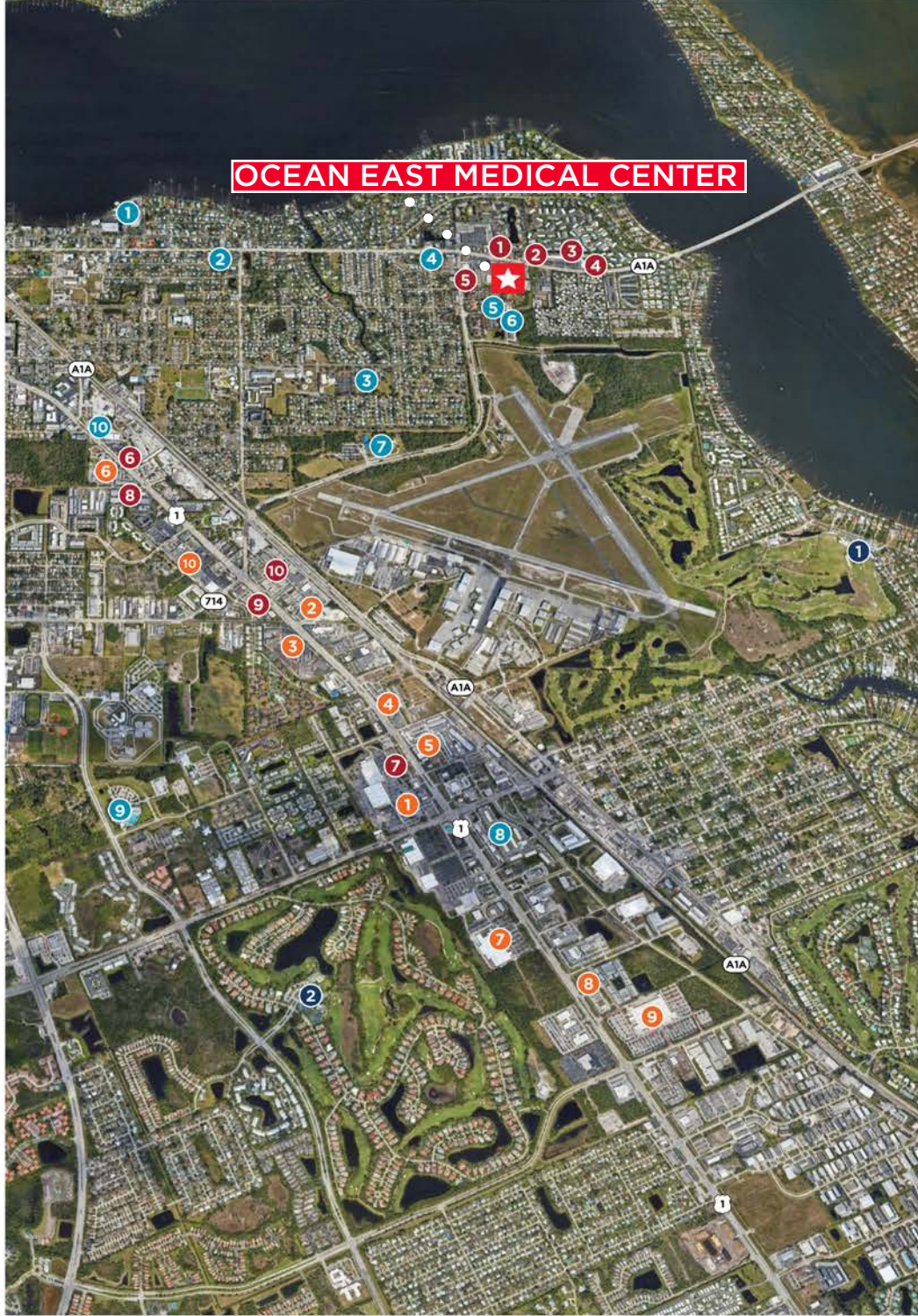


# FLOORPLAN





# AREA AMENITIES



## RESTAURANTS

- 1 SUBWAY
- 2 CARMELAS BRICK OVEN PIZZA
- 3 RAMEN HANA SUSHI
- 4 CARSONS TAVERN
- 5 EAST OCEAN PUB
- 6 BERRY FRESH CAFE
- 7 CHICK-FIL-A
- 8 OCEAN REPUBLIC BREWING
- 9 STARBUCKS
- 10 BONEFISH GRILL

## RETAILS

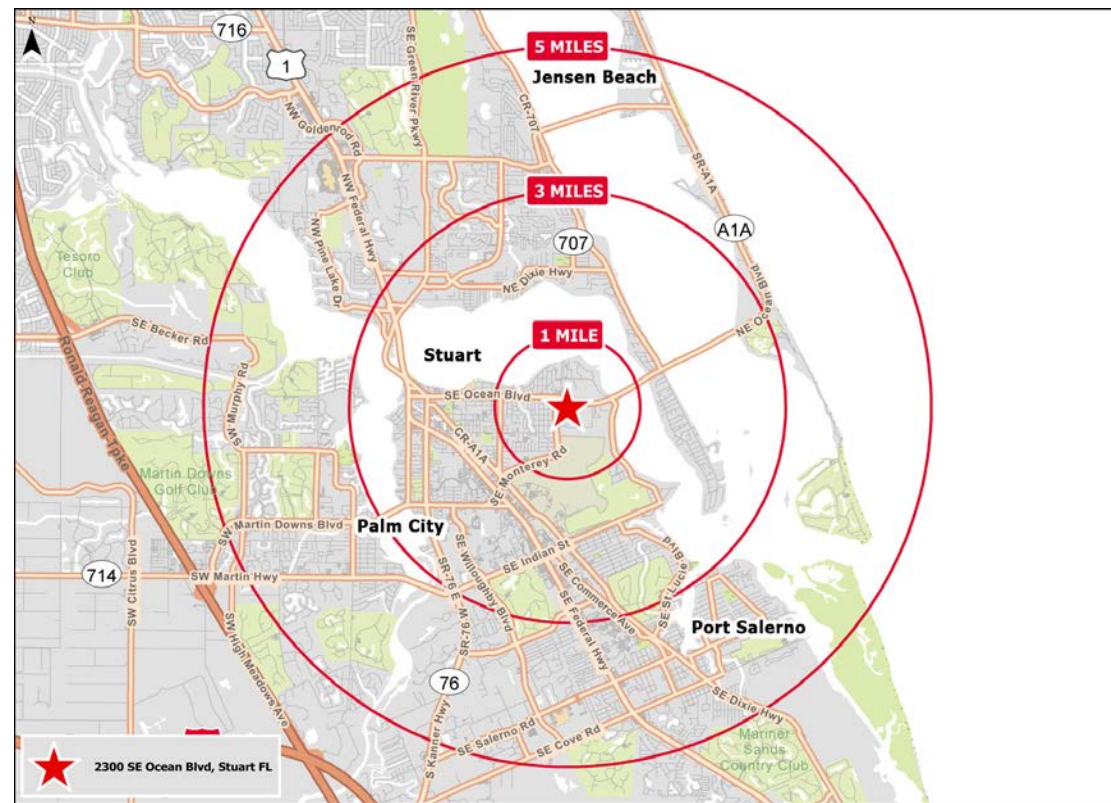
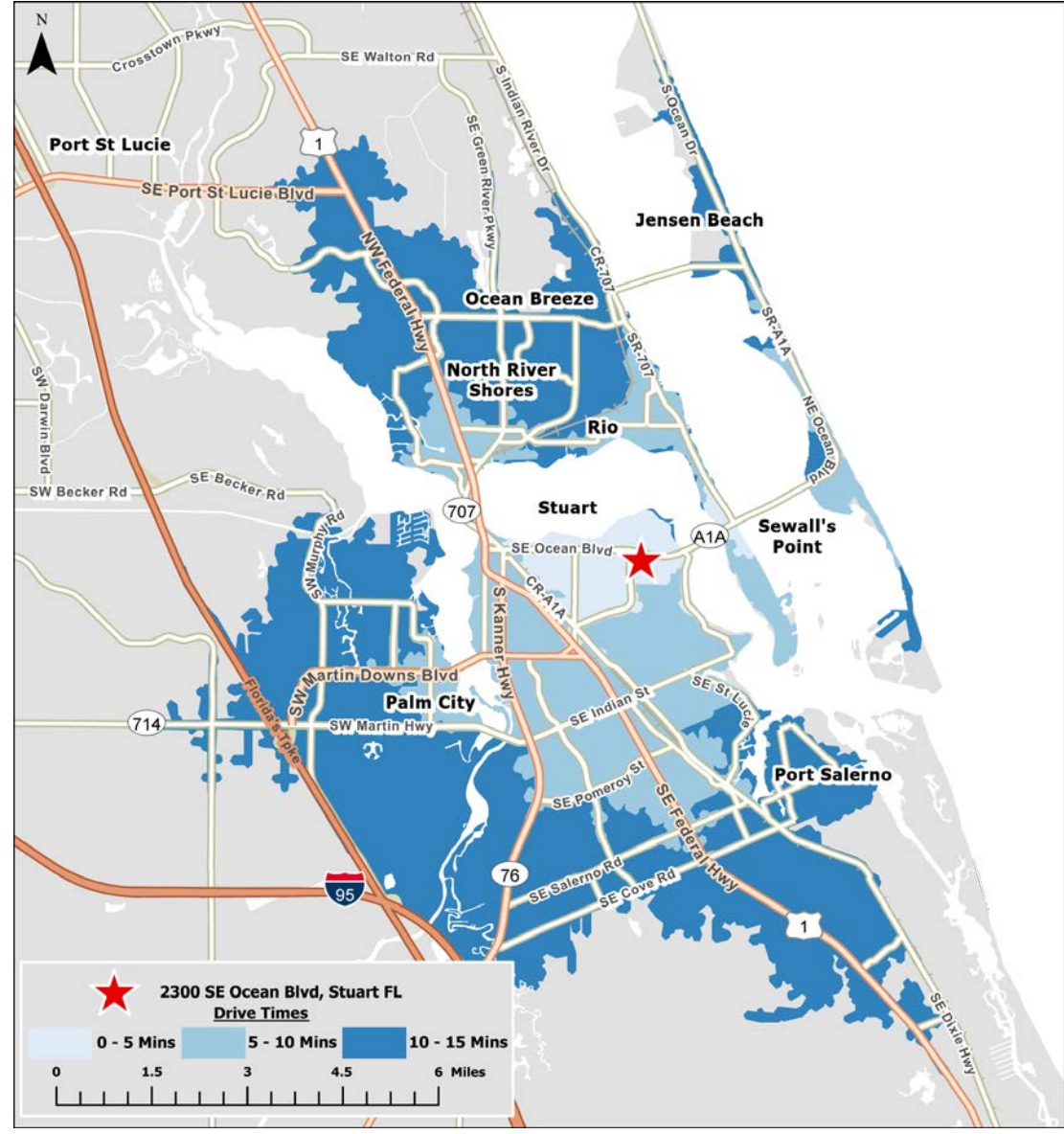
- 1 THE HOME DEPOT
- 2 T.J. MAXX
- 3 REGENCY SQUARE SHOPPING CENTER
- 4 WALLACE CHRYSLER JEEP DODGE RAM
- 5 B&A FLEA MARKET STUART
- 6 ABC FINE WINE & SPIRITS
- 7 LOWE'S HOME IMPROVEMENT
- 8 ALDI
- 9 WALMART SUPERCENTER
- 10 GOODWILL STUART CENTER

## HOSPITALITY

- 1 CLEVELAND CLINIC MARTIN NORTH HOSPITAL
- 2 STUART PEDIATRIC DENTISTRY
- 3 ST. JOSEPH CATHOLIC CHURCH
- 4 HARBOR BAY FLORIST & EVENTS
- 5 ATHENA PLASTIC SURGERY
- 6 WHOLELIFE DIRECT PRIMARY CARE
- 7 YMCA OF THE TREASURE COAST
- 8 COMFORT SUITES STUART HUTCHINSON ISLAND
- 9 SAILFISH SPLASH WATERPARK
- 10 PUBLIC STORAGE

## GOLF COURSES

- 1 SAILFISH SANDS GOLF COURSE
- 2 WILLOUGHBY GOLF CLUB



# KEY STATISTICS

5-MILE TOTAL POPULATION  
95,645

MEDIAN HOUSEHOLD INCOME  
\$72,359

TOTAL HOUSEHOLDS  
43,423

COLLEGE EDUCATION OR HIGHER  
28.0%

MEDIAN AGE:  
51.9

OVER 55 YEARS OLD  
41.8%

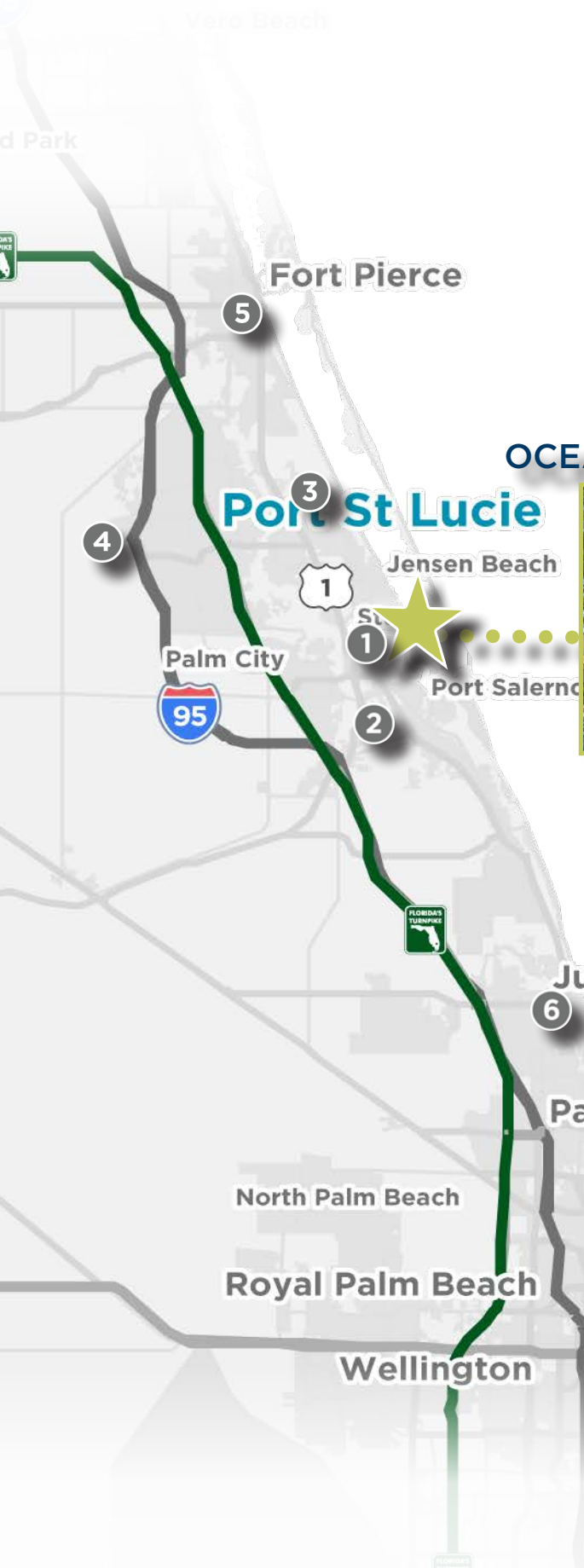
20+ RESTAURANTS within 1 mile

30+ RETAIL OPTIONS within 1 mile

5+ HOTELS/RESORTS within 3 mile



# MEDICAL CENTERS TREASURE COAST



## OCEAN EAST MEDICAL CENTER



Atlantic Ocean

## NEARBY HOSPITALS

- 1 CLEVELAND CLINIC MARTIN NORTH HOSPITAL
- 2 CLEVELAND CLINIC MARTIN SOUTH HOSPITAL
- 3 HCA FLORIDA ST. LUCIE HOSPITAL
- 4 CLEVELAND CLINIC TRADITIONAL HOSPITAL
- 5 HCA FLORIDA LAWNWOOD HOSPITAL
- 6 JUPITER MEDICAL CENTER

## CLEVELAND CLINIC MARTIN NORTH HOSPITAL



Cleveland Clinic Florida is a nonprofit, multi-specialty healthcare provider that integrates clinical and hospital care with research and education. The Florida region now includes Cleveland Clinic Indian River Hospital, Cleveland Clinic Martin Health, and Cleveland Clinic Weston Hospital, with five hospitals and numerous outpatient centers in Broward, Palm Beach, Martin, St. Lucie and Indian River Counties. Cleveland Clinic Florida is regionally and nationally ranked for its expertise and care. The Florida region is an integral part of Cleveland Clinic in Ohio, where providing outstanding patient care is based upon the principles of cooperation, compassion and innovation. Physicians at Cleveland Clinic are experts in the treatment of complex conditions that are difficult to diagnose.

## HCA FLORIDA ST. LUCIE HOSPITAL

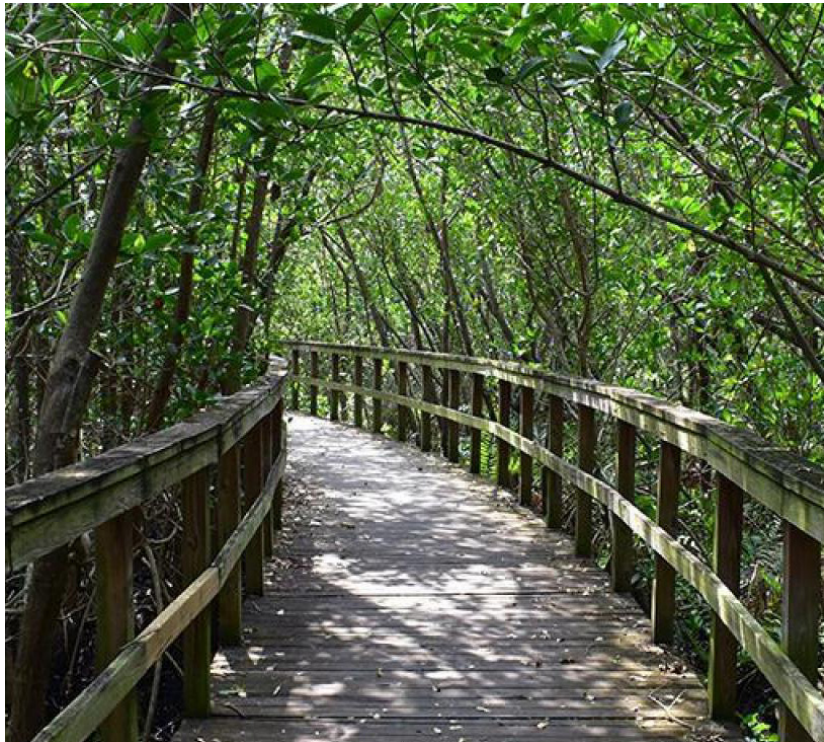


St. Lucie Medical Center is now HCA Florida St. Lucie Hospital. Our 207-bed hospital has been serving Florida's Treasure Coast community with quality care for more than 30 years. Our comprehensive healthcare facility offers a full range of services, including 24/7 emergency care in our senior-friendly emergency room (ER). We also provide a wide range of acute care services, including rehabilitation, obstetrics, inpatient and outpatient surgery and orthopedic care.



# THE CITY OF STUART | MARTIN COUNTY

YOUR COUNTY  
YOUR COMMUNITY





# 2300 SE OCEAN BLVD

FOR MORE INFORMATION,

**PLEASE  
CONTACT:**

**MICHAEL H. FELDMAN, CCIM**

Senior Director

Florida Healthcare Advisory Practice  
Commercial Brokerage

Direct: +1 561 227 2063

Mobile: +1 561 207 0852

Email: [michael.feldman@cushwake.com](mailto:michael.feldman@cushwake.com)

**FLORIDA HEALTHCARE ADVISORY PRACTICE  
*PUTTING CLIENTS AT THE HEART OF OUR BUSINESS***



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.