

700 SE Central Parkway, Stuart, FL 34994

CAMPUS-STYLE
OFFICE BUILDING



FOR **LEASE**



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

4,000 SF -
13,312 SF

Stuart, FL

EXECUTIVE SUMMARY

700 SE Central Parkway, Stuart, FL 34994 | CAMPUS-STYLE OFFICE BUILDING

SPECS

Building Size:	13,312 SF Combined / 2 Separate Suites
Separate Suite Sizes:	Suite A: 9,312 SF Suite B: 4,000 SF
Price:	\$13 Per SF + \$5 CAM / NNN
Land Size:	2.5 AC
Year Built:	1991
Zoning:	R-3 / City of Stuart
Land Use:	Office / Residential - City of Stuart

PROPERTY OVERVIEW

Exclusive Campus-style Office Building conveniently located on Central Parkway in Stuart! Flexible Leasing Opportunities include a 4,000 sf space, a 9,312 sf space, or potential to lease the entire 13,312 sf Free-Standing Building located on an oversized 2.5 Acre fenced parcel with large Outdoor Space and Ample Parking! Unique Property lends itself to numerous potential uses, including Corporate Headquarters, Educational Facilities/Schools & Day Care Facilities, Religious Facilities, Non-Profit Offices, and more! Priced below market at only \$13.00 per sf Net, please contact Listing Broker for additional information and to set up a Property Tour.



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SUITE A

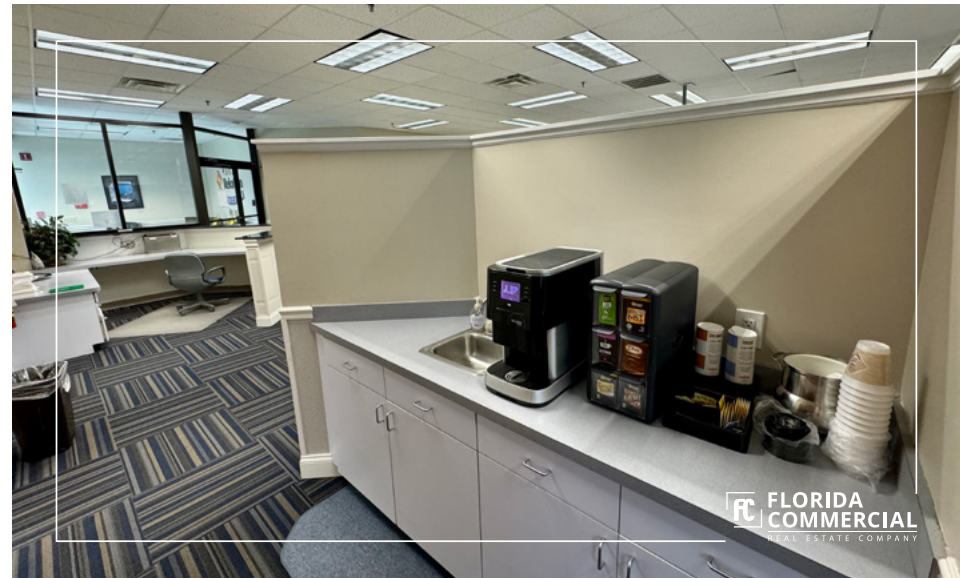


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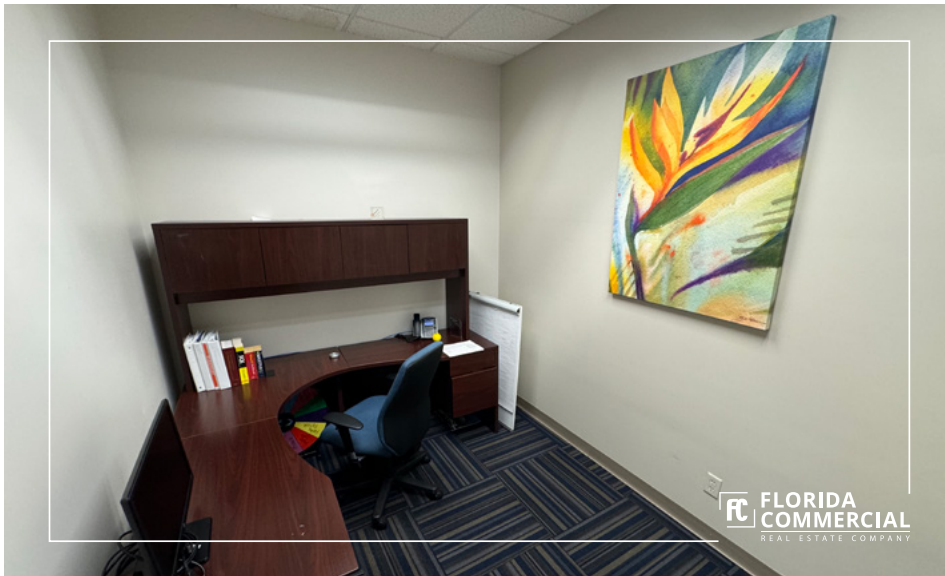


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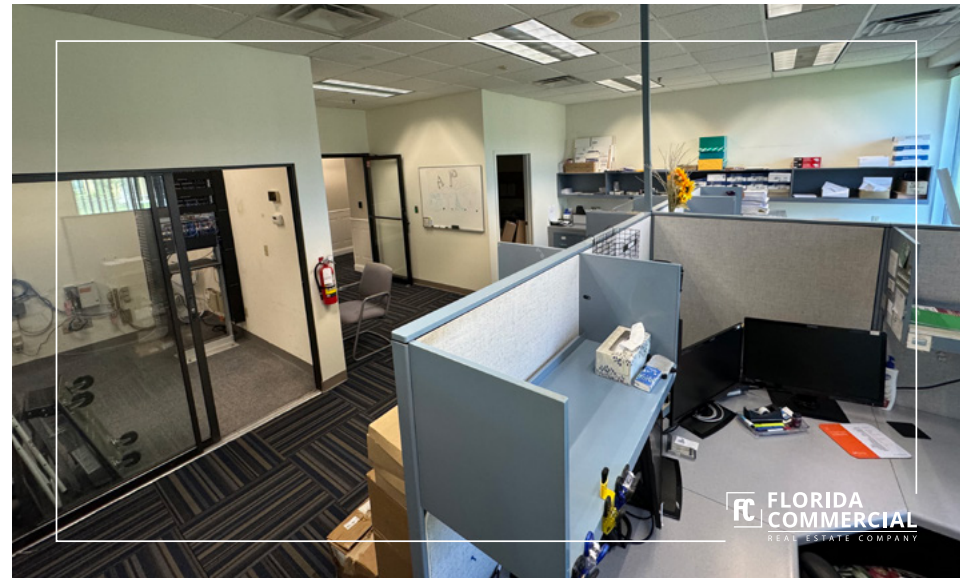


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SUITE B



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SUITE B



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MAP & REPORT

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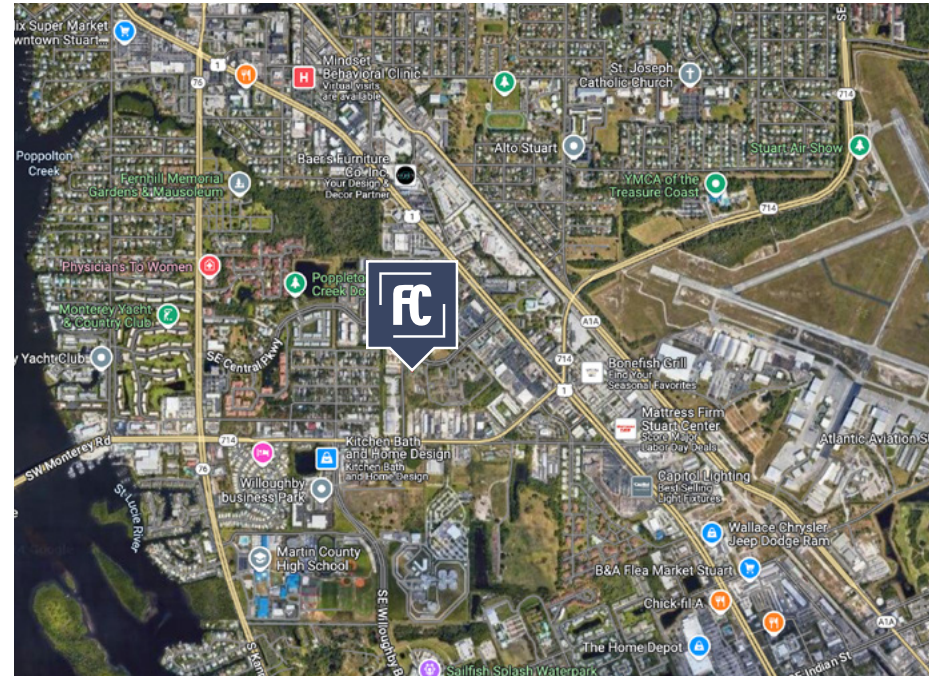
POPULATION

	1 MILE	3 MILES	5 MILES
Population	20.5K	77.1K	129K
Median Age	42.8	47.8	47.9



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.5K	19.9K	40.2K
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$49.2K	\$72.1K	\$79.5K



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