

11540 SW Village Parkway, Port St. Lucie, FL

MOB II / PHASE 3
ESTIMATED COMPLETION 4TH QTR 2027



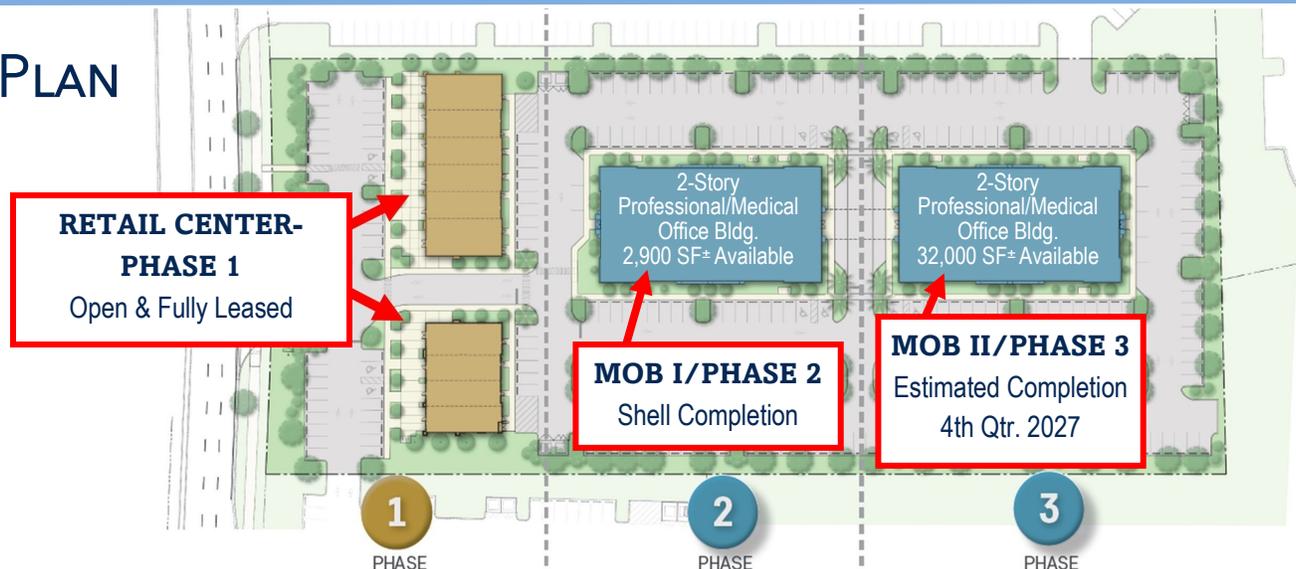
DESCRIPTION: New two-story 32,000± SF medical building being constructed for 4th Qtr. 2027 estimated shell completion. This is the second of twin medical buildings (MOB I & II) being constructed and managed by the Bray Companies. The first medical building (MOB I) is shell completed and almost fully leased.

LOCATION: Located in Tradition on Village Parkway in Port St. Lucie. Tradition is a new, dynamic high-growth community with homes, retail and a strong workforce environment. The Innovation Square resides within Tradition's new Hospital and Research Park. Don't miss out on being part of this new Treasure Coast Jewel.

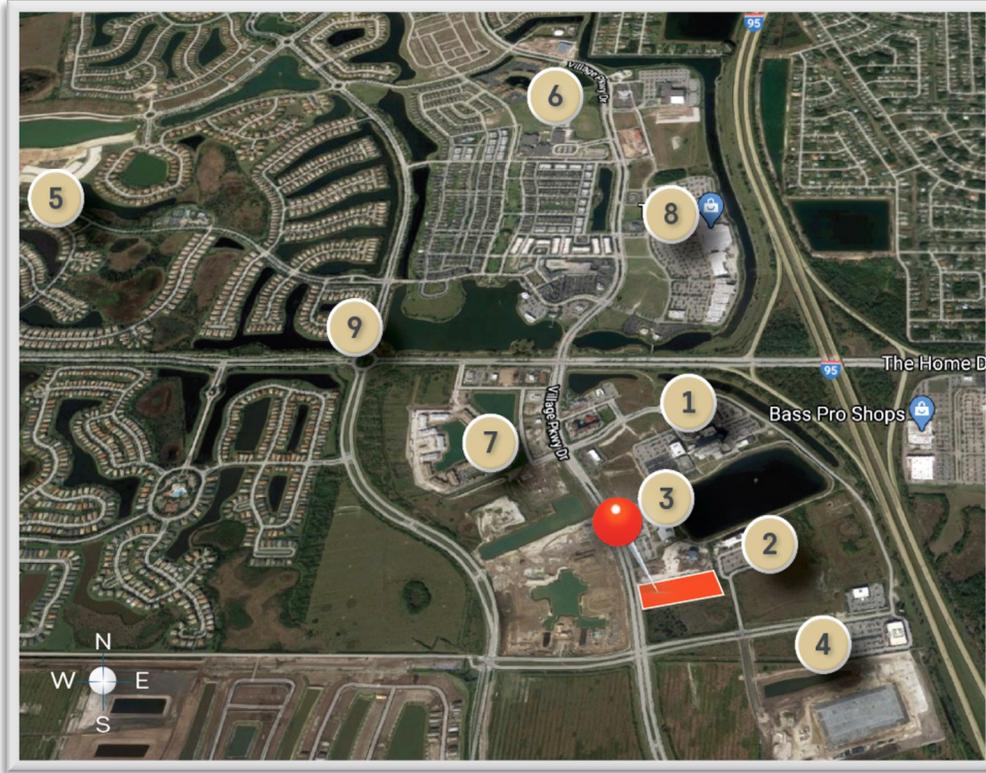
HIGHLIGHTS

- 16,000 sq. ft. foot print which can be demised as small as 1,500 sq. ft.
- Full floor opportunities
- Impact glass windows
- Two elevators
- Two unisex common area bathrooms on each floor
- 24/7 access with a key fob system
- 4/1,000 parking
- Medical office, professional services spaces available
- No Medical use restrictions

SITE PLAN



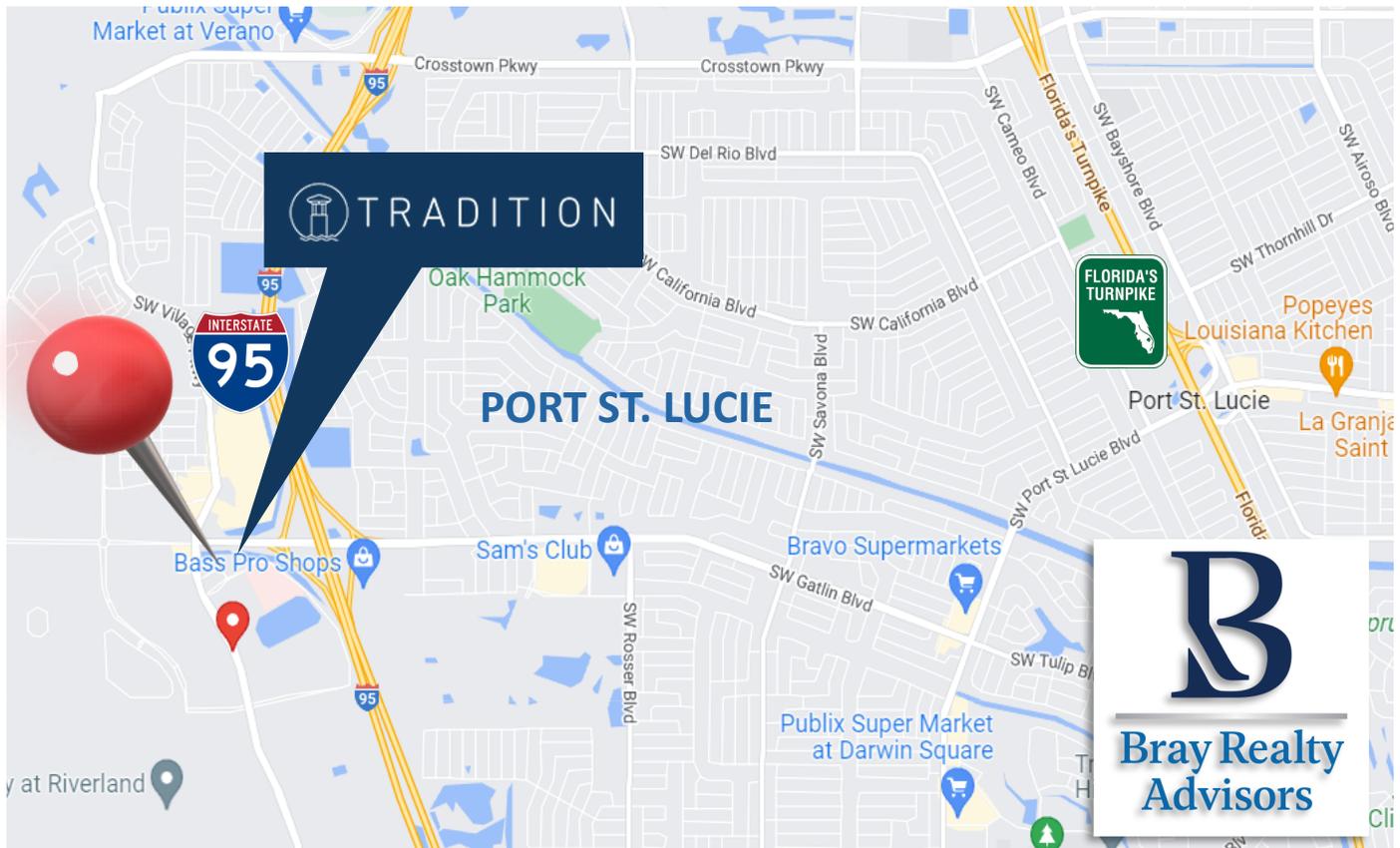
BUSINESS SURROUNDINGS



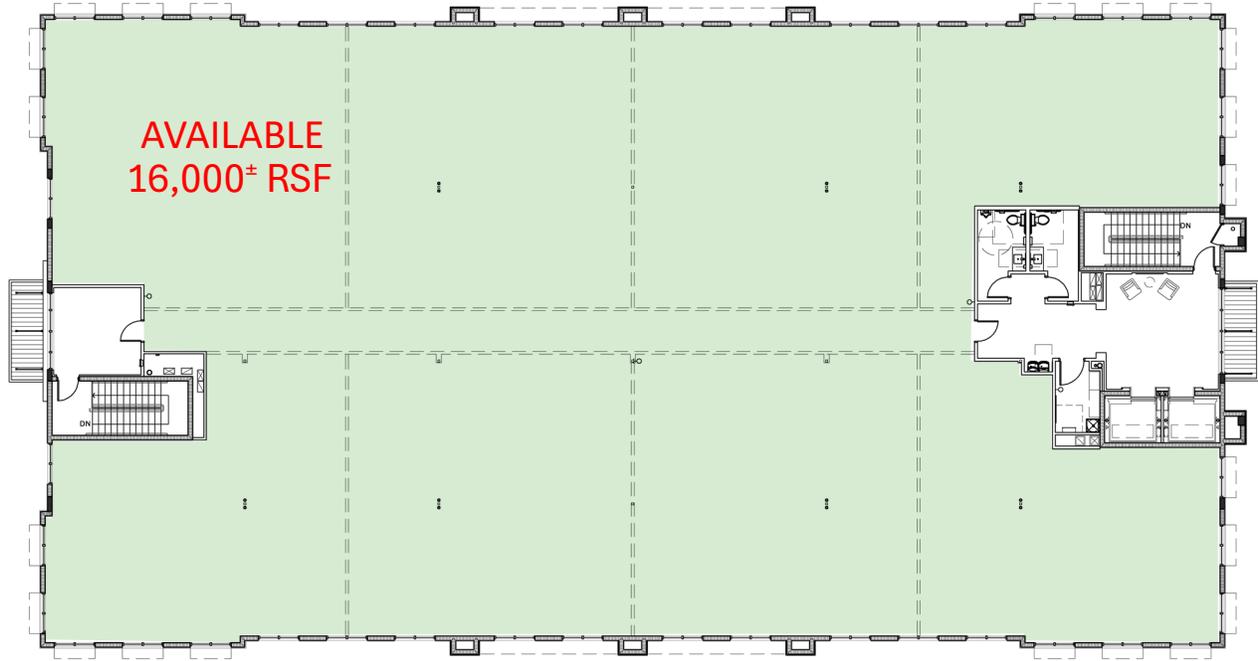
Innovation Square

1. Cleveland Clinic Tradition Hospital
2. Florida Research & Innovation Center
3. FIU Center for Translational Science
4. Keiser University
5. The Brenntly at Tradition Senior Living
6. FAU / Palm Pointe Educational Research School
7. Tradition Village Square | Retail
8. Landings at Tradition | Retail
9. Home Builders in Tradition
 - Mattamy
 - GL Homes
 - Del Webb
 - DR Horton
 - Lennar

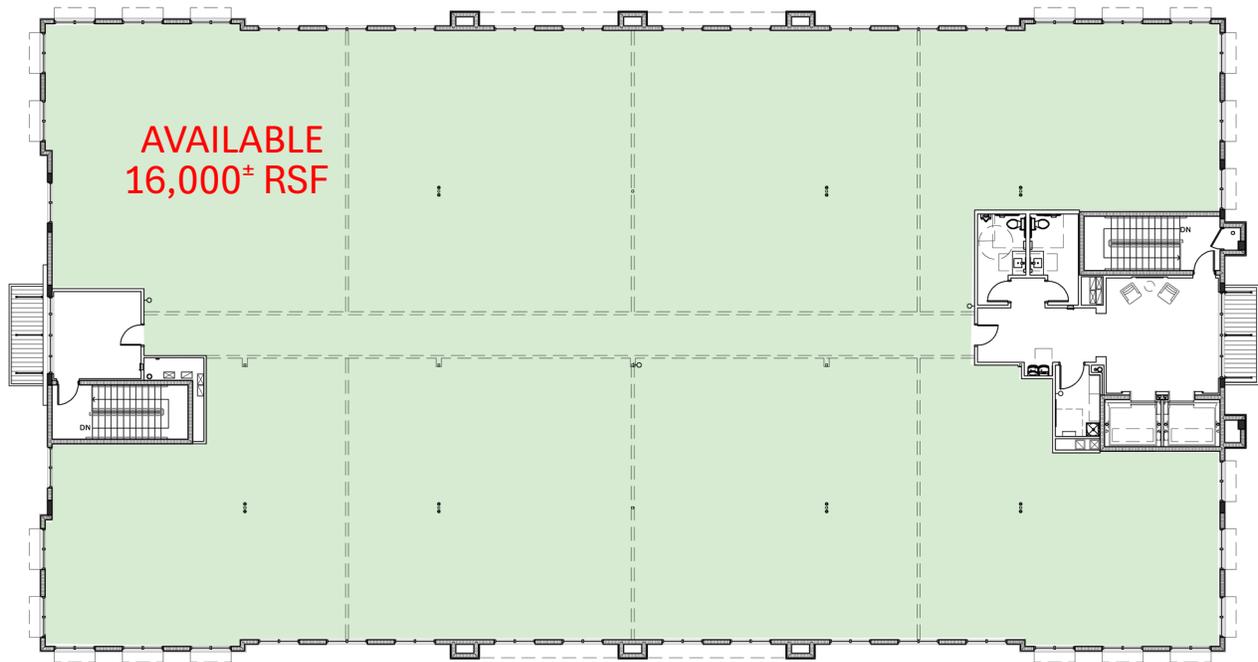
LOCATION



MOB II - FIRST FLOOR PLAN



MOB II - SECOND FLOOR PLAN



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