

WEST STUART BUSINESS CENTER

7803 SOUTHWEST ELLIPSE WAY, STUART, FL 34997

Flex Property For Lease



LOCATION OVERVIEW

Located off of Kanner Hwy, just west of I-95 in Stuart, Florida. The complex was built in 2019. Each unit includes a finished air-conditioned office, private restroom, impact glass windows, and a grade-level overhead door in the rear. The units come in a variety of size ranges.

PROPERTY HIGHLIGHTS

- New ownership
- Direct entrance into suite
- Impact glass entry way
- Grade level overhead door
- Private restroom
- Flex space with office and warehouse

OFFERING SUMMARY

Available SF:	742 - 1,120 SF
Lease Rate:	\$26.00 SF/yr (MG)
Lot Size:	8.5 Acres
Year Built:	2019
Building Size:	91,720 SF
Zoning:	4800 - Warehouse Distribution Terminal



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LEASE INFORMATION

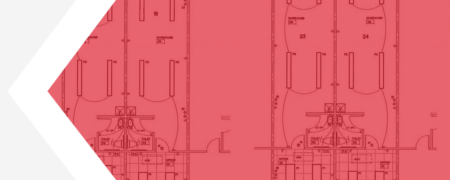
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	742 - 1,120 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A12	Available	784 SF	Modified Gross	\$26.00 SF/yr	784 SF Industrial flex space. Impact glass entrance into the office, 1 private restroom, and a warehouse with 1 grade level overhead door in the rear. Approximately 20% office 80% warehouse.
A19	Available	742 SF	Modified Gross	\$26.00 SF/yr	742 SF Industrial flex space. Impact glass entrance into the office, 1 private restroom, and a warehouse with 1 grade level overhead door in the rear. Approximately 20% office 80% warehouse.
B07	Available	770 SF	Modified Gross	\$26.00 SF/yr	770 SF Industrial flex space. Impact glass entrance into the office, 1 private restroom, and a warehouse with 1 grade level overhead door in the rear. Approximately 20% office 80% warehouse.
B17	Available	812 SF	Modified Gross	\$26.00 SF/yr	812 SF Industrial flex space. Impact glass entrance into the office, 1 private restroom, and a warehouse with 1 grade level overhead door in the rear. Approximately 20% office 80% warehouse.



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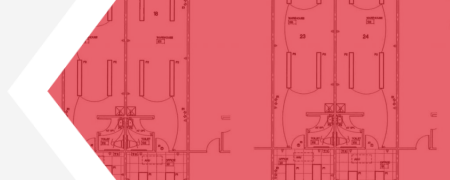
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
E14	Available	1,120 SF	Modified Gross	\$26.00 SF/yr	1120 SF Industrial flex space. Impact glass entrance into the open front office, hallway leading to 1 private restroom, and a second office. Warehouse in the rear with 1 grade level overhead door. Approximately 50% office and 50% warehouse.

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Lease Rate	\$26.00 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	4800 - Warehouse Distribution Terminal
Lot Size	8.5 Acres
APN #	05-39-41-002-000-00180-1

LOCATION INFORMATION

Building Name	West Stuart Business Center
Street Address	7803 Southwest Ellipse Way
City, State, Zip	Stuart, FL 34997
County	Martin
Nearest Highway	I-95

PARKING & TRANSPORTATION

Parking Type	Surface
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BUILDING INFORMATION

Building Size	91,720 SF
Year Built	2019
Construction Status	Existing
Condition	Excellent

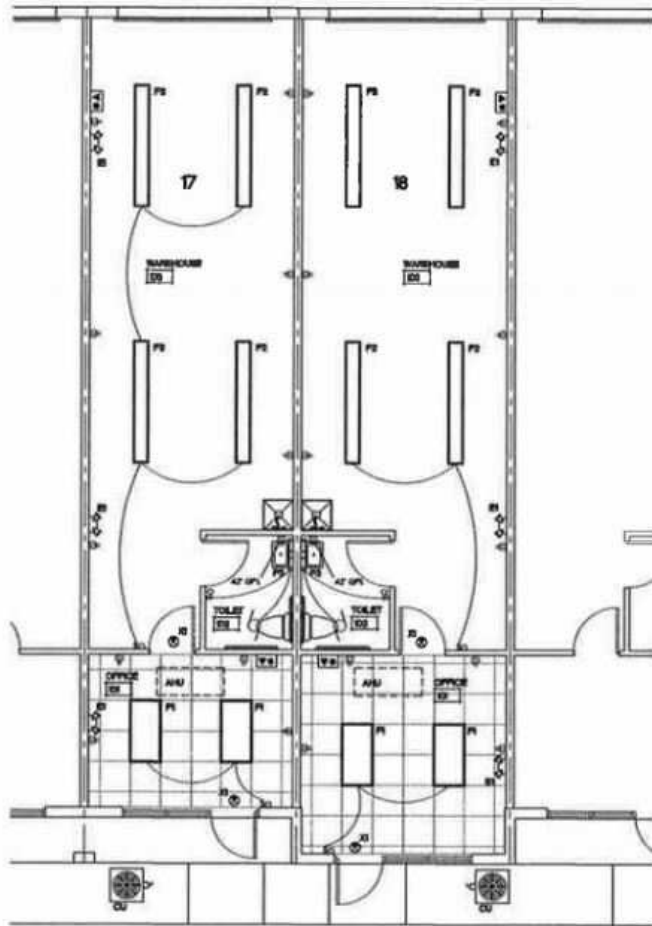
UTILITIES & AMENITIES

Handicap Access	Yes
Freight Elevator	No
Restrooms	Private

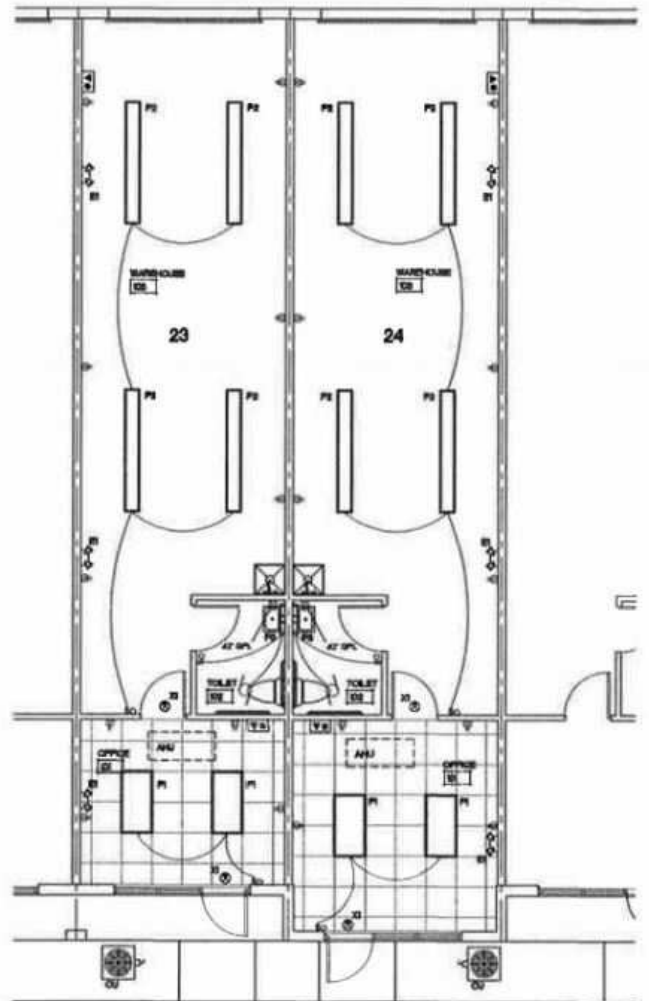


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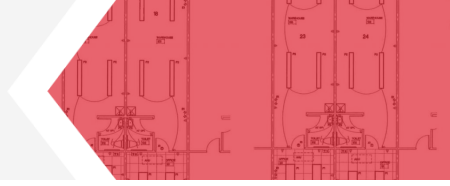
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1 BUILDING 1 - TYPICAL UNIT ELECTRICAL PLAN
SCALE 1/8"=1'-0"

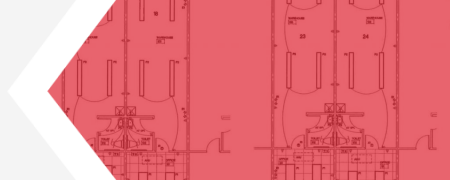


2 BUILDING 2 - TYPICAL UNIT ELECTRICAL PLAN
SCALE 1/8"=1'-0"

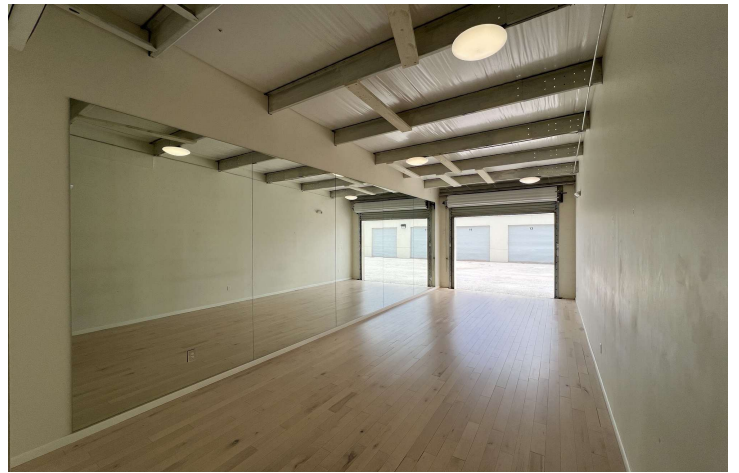


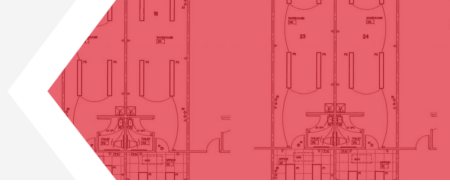
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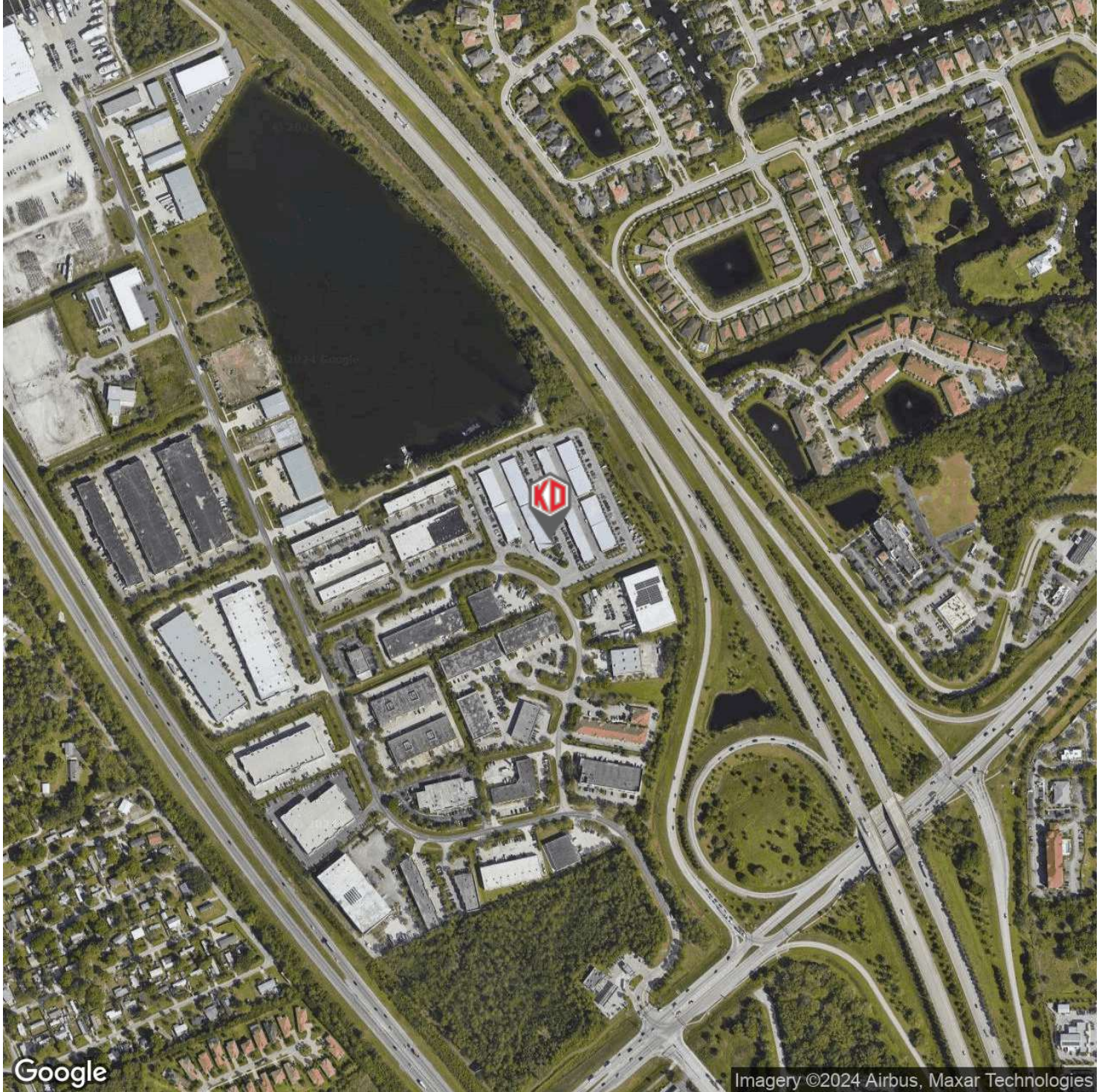


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