

FOR LEASE

525 NW Lake Whitney Place

Port St. Lucie, FL 34986

■ Lake Whitney Campus - 525



PROPERTY OVERVIEW

Spaces are professional medical office in design, each with its own unique floor plan (see attached floor plans for more information).

LOCATION OVERVIEW

Lake Whitney Medical and Professional offices are conveniently located on the corner of NW Lake Whitney Place and Peacock Blvd in the heart of St Lucie West. The property is well-located with access to I-95 (exit 121) less than 1 mile away and only minutes from the Florida Turnpike (exit 142). This property is well-positioned to service the surrounding residential subdivisions of St Lucie West and Fort Pierce.

OFFERING SUMMARY

Building Size:	16,836 SF
Available Size:	1,133 & 2266 SF
Zoning:	Commercial Services
Utilities:	St Lucie West Service District

LEASE RATE

\$16.00 SF/YR/NNN

■ Christine M. Skurka

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

525 NW Lake Whitney Place, Port St. Lucie, FL 34986

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LEASE RATE

\$16.00 SF/YR

Building Information

Building Size	16,836 SF
Tenancy	Multiple
Year Built	2007
Gross Leasable Area	3,399 SF
Construction Status	Existing
Condition	Excellent
Number Of Elevators	1
Free Standing	Yes
Construction Description	CBS
Building Class	A
Number Of Floors	2

Location Information

Building Name	Lake Whitney Campus - 525
Street Address	525 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

Parking & Transportation

Parking Ratio	5.0
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Property Details

Property Type	Office - Medical/Professional
Property Subtype	Medical
Lot Size	15 Acres
APN#	3325-600-0018-000-8 3326-504-0061-000-2 3325-505-0019-000-6
Utilities & Amenities	St Lucie West Service District
Maintenance	\$6.50 SF CAM

Zoning / Land Use Details

Zoning	Commercial Services
Permitted Use	See Below

[Click Here for Permitted Uses](#)

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LEASE TYPE | NNN

TOTAL SPACE | 3,399 SF

LEASE TERM | Negotiable

LEASE RATE | \$16.00 SF/yr



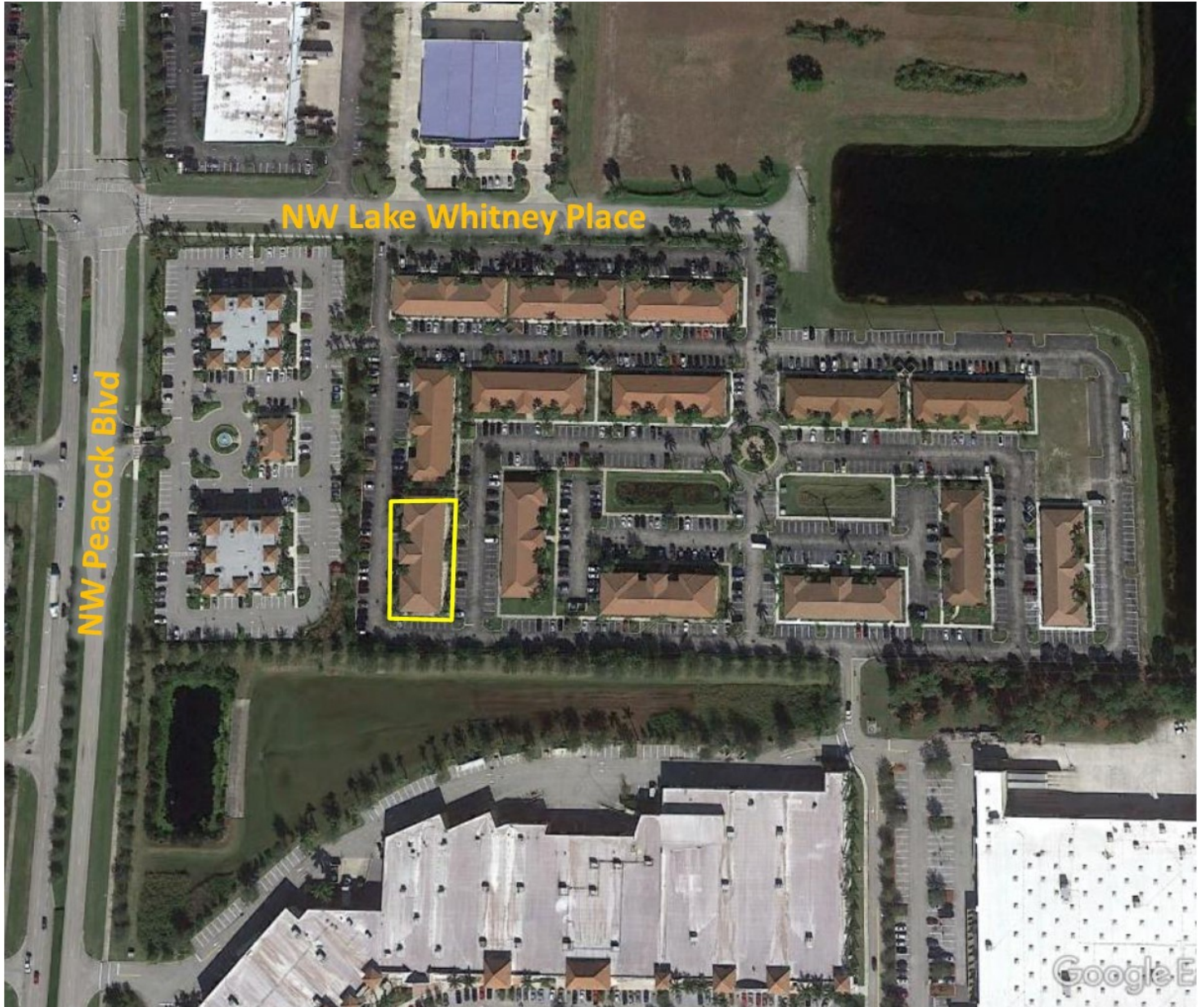
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
525-103	Available	1,133 SF	NNN	\$16.00 SF/yr	-
525-203	Available	1,133 SF	NNN	\$16.00 SF/yr	-
525-204	Available	1,133 SF	NNN	\$16.00 SF/yr	-

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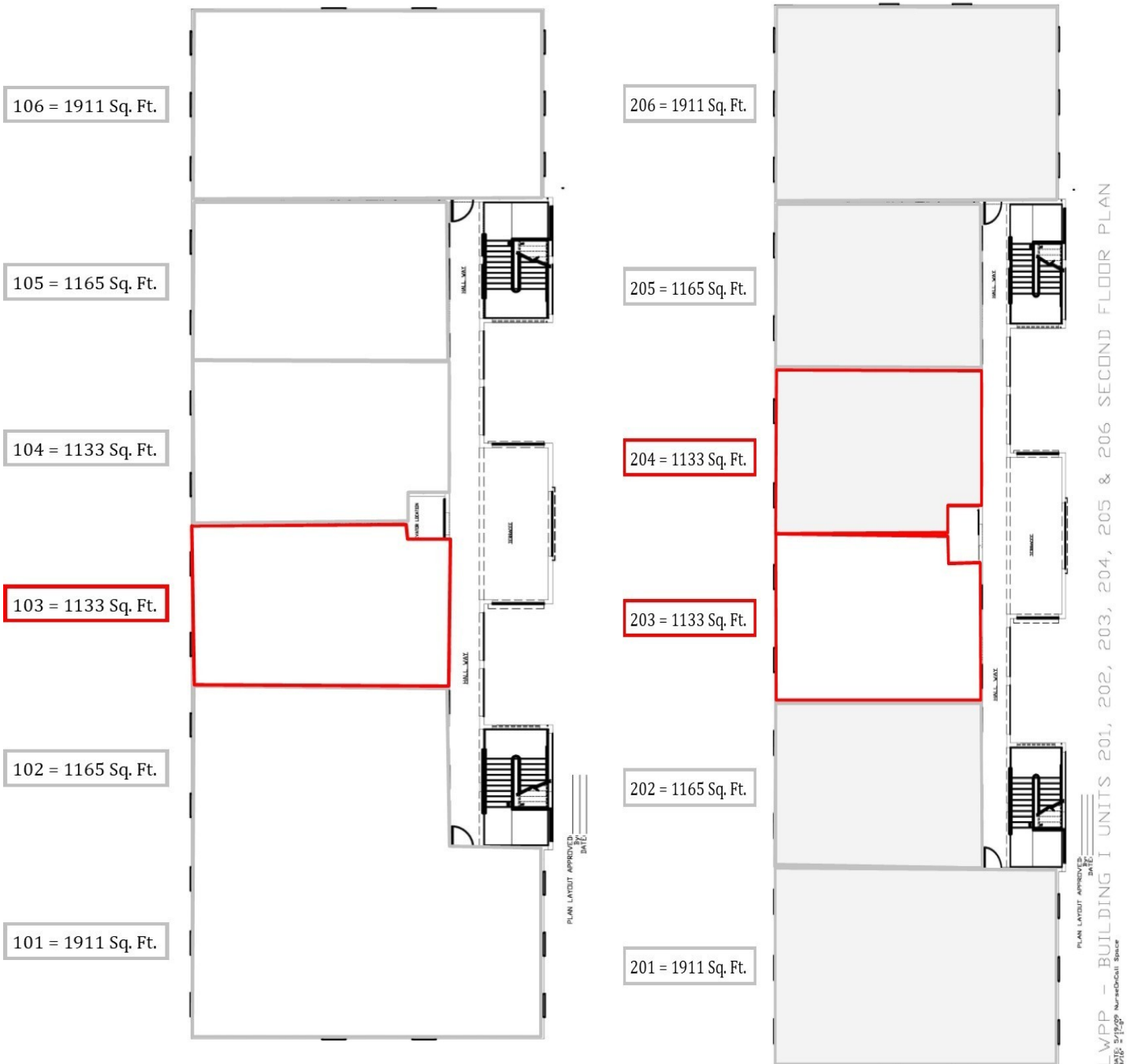


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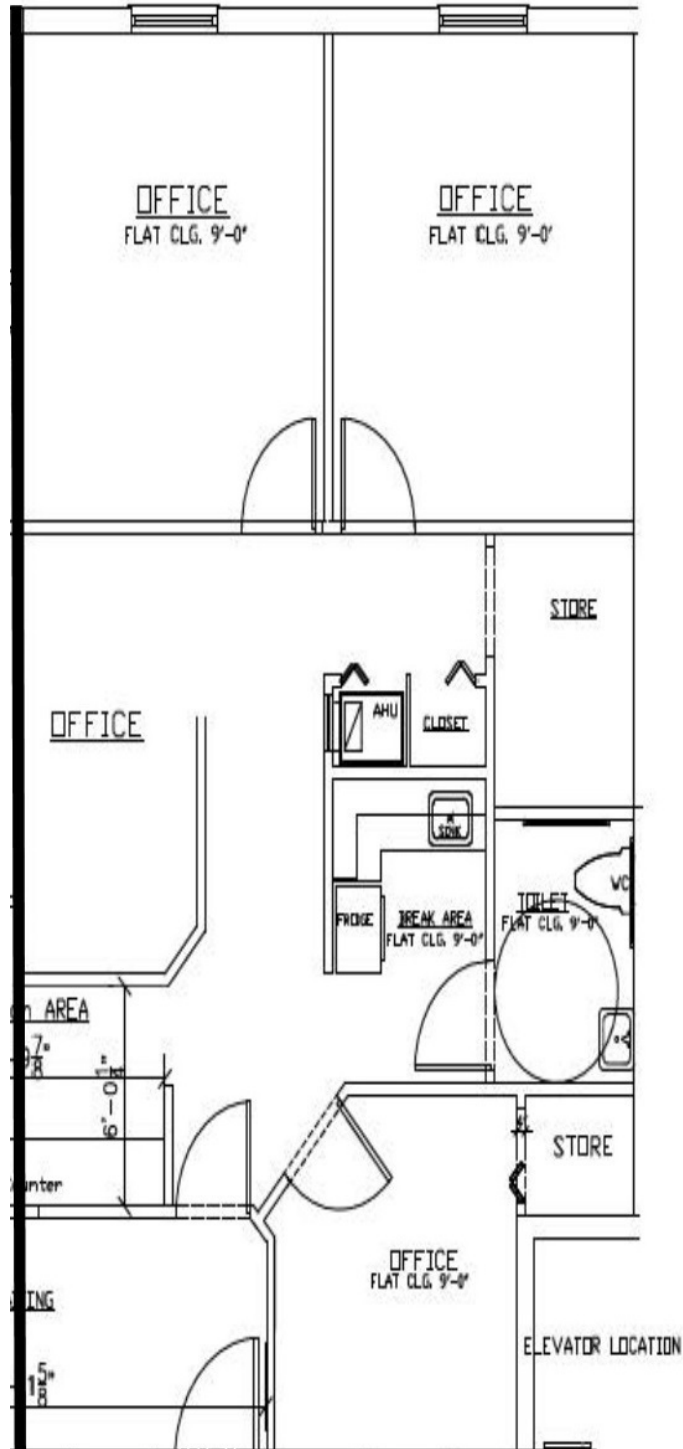
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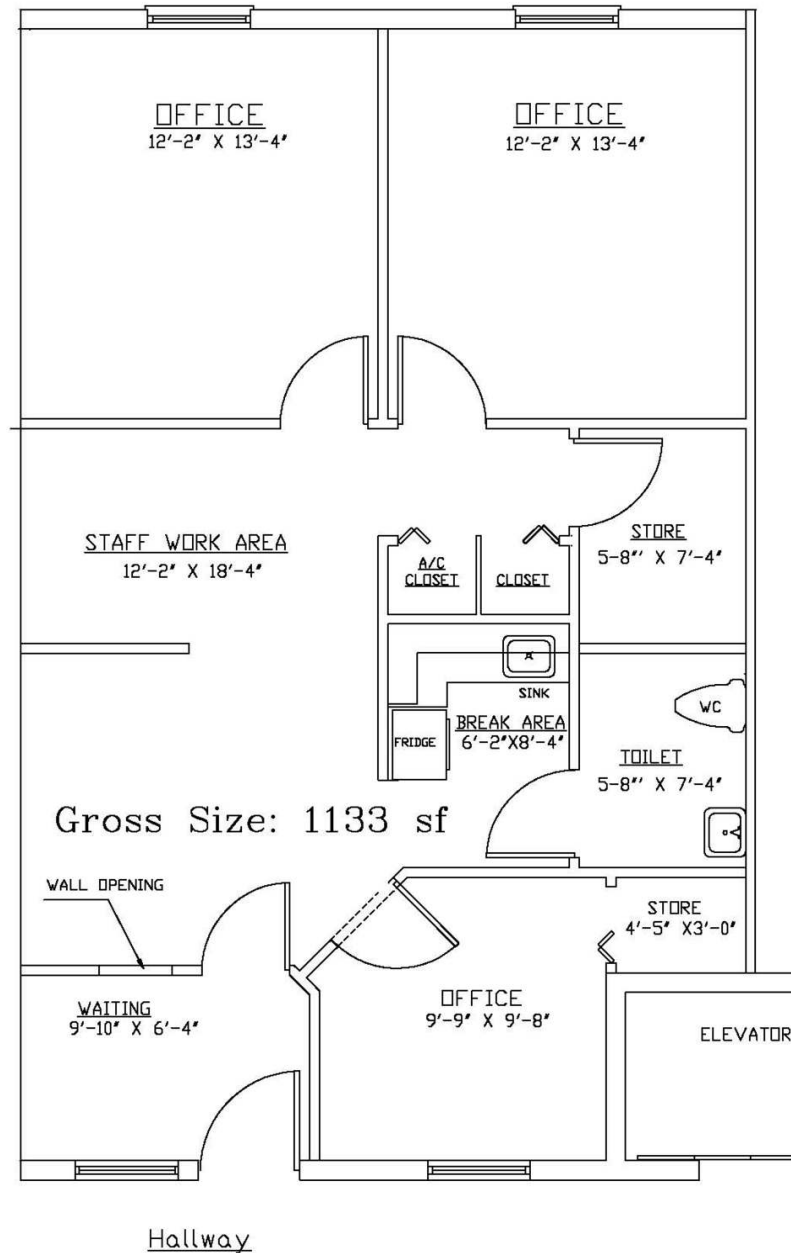


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TYPICAL 2-STORY

SCALE: N.T.S

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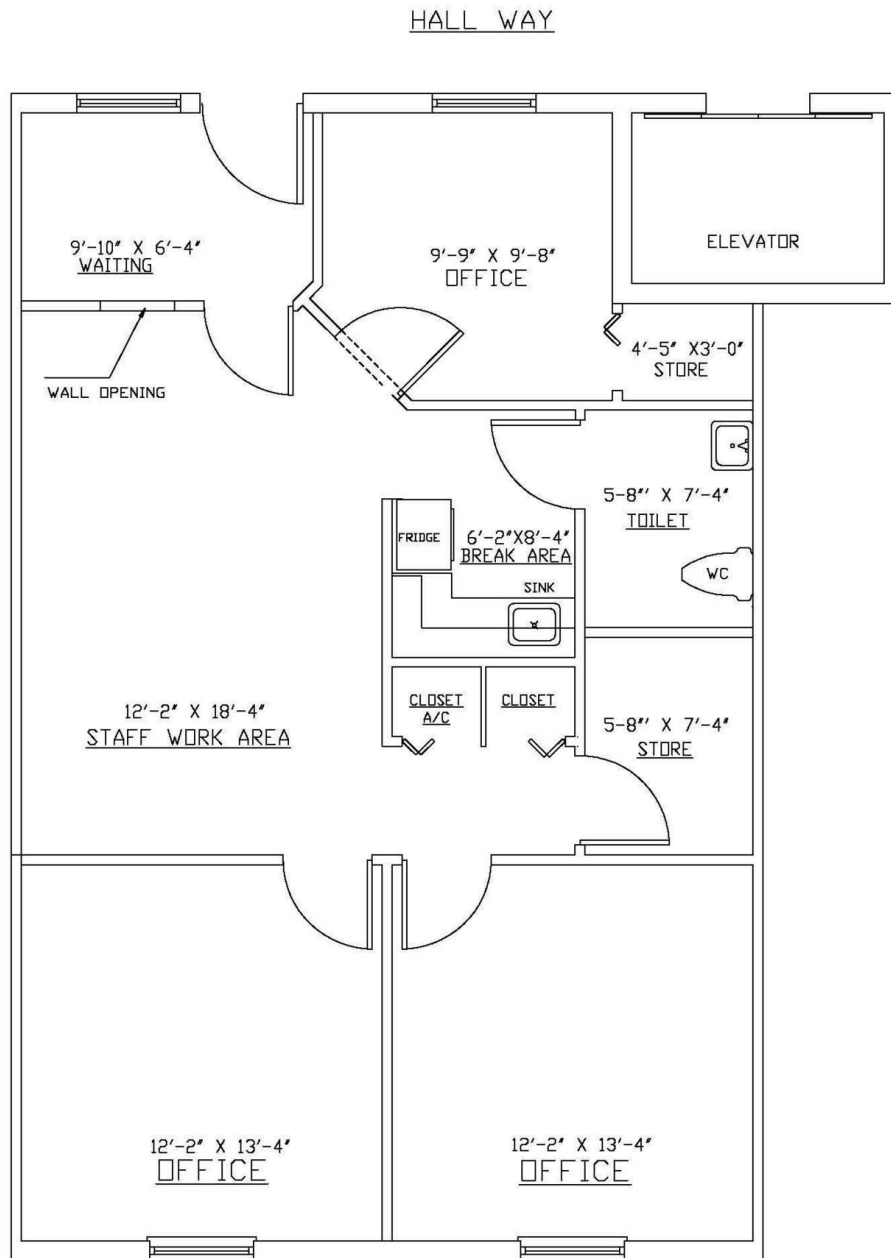
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UNIT P - 204 FLOOR PLAN "A"

SCALE: N.T.S

DATE: 11/7/09

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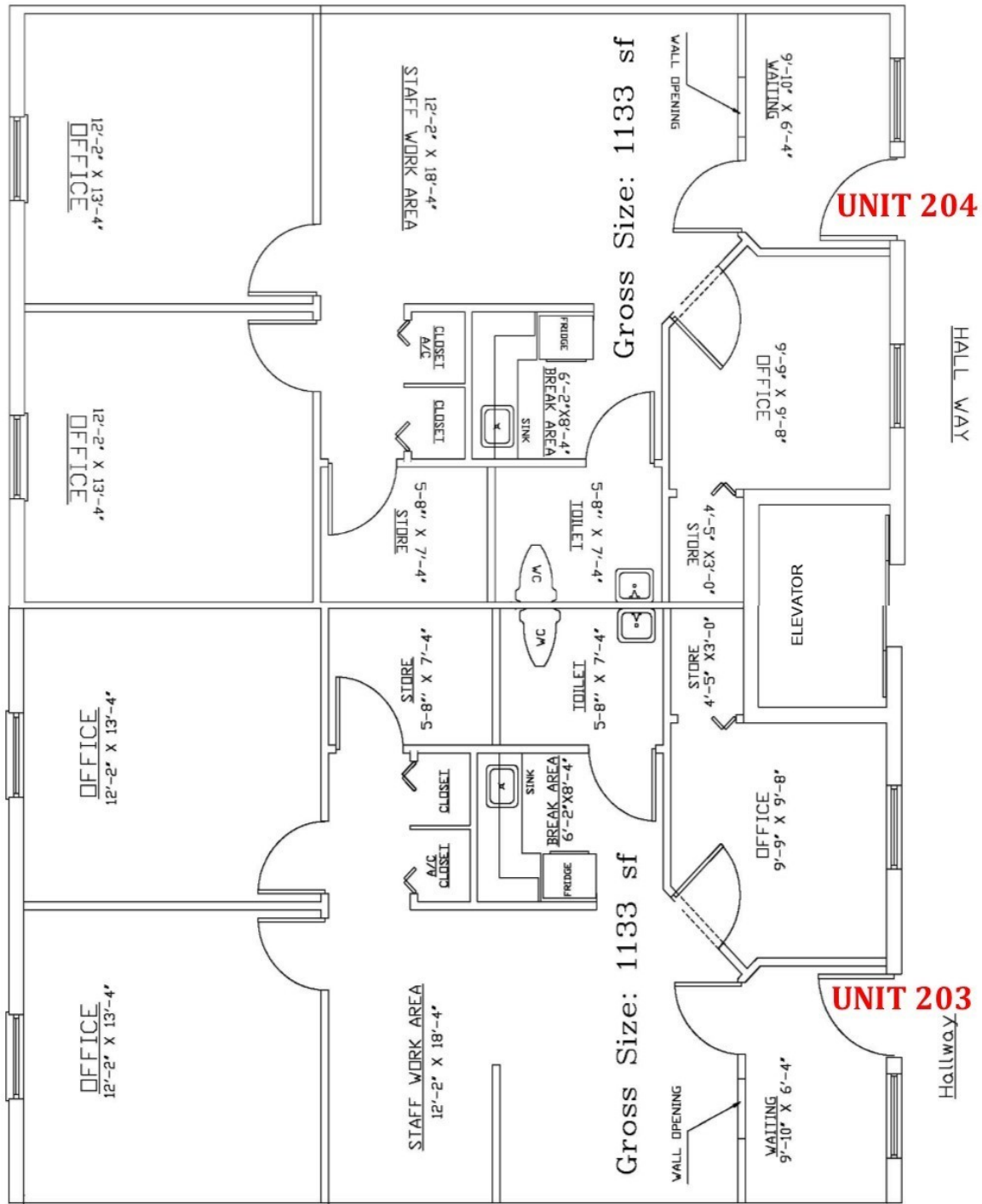
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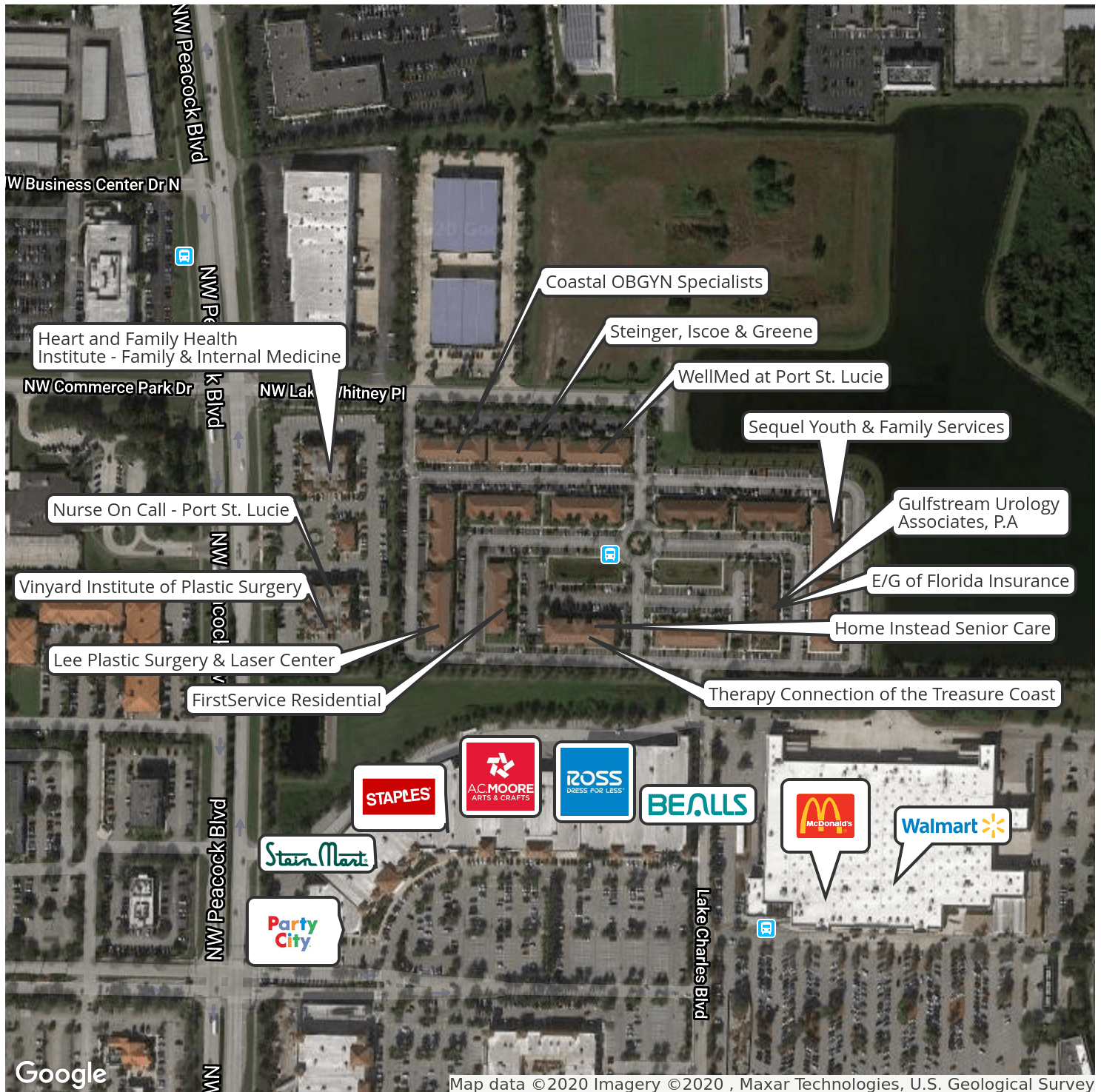
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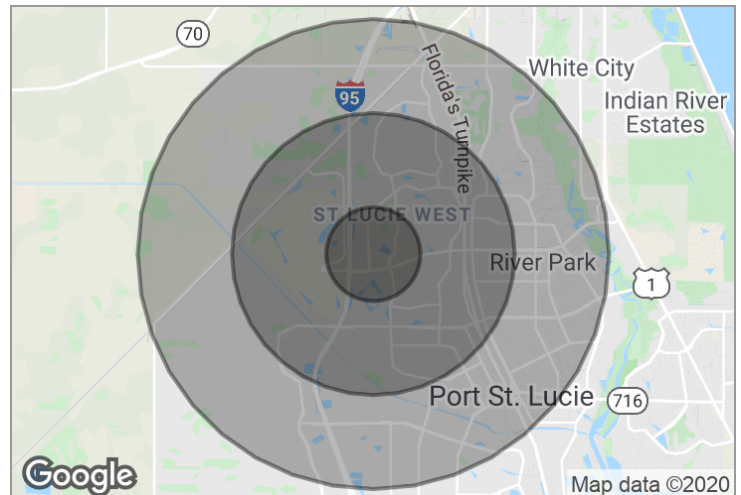
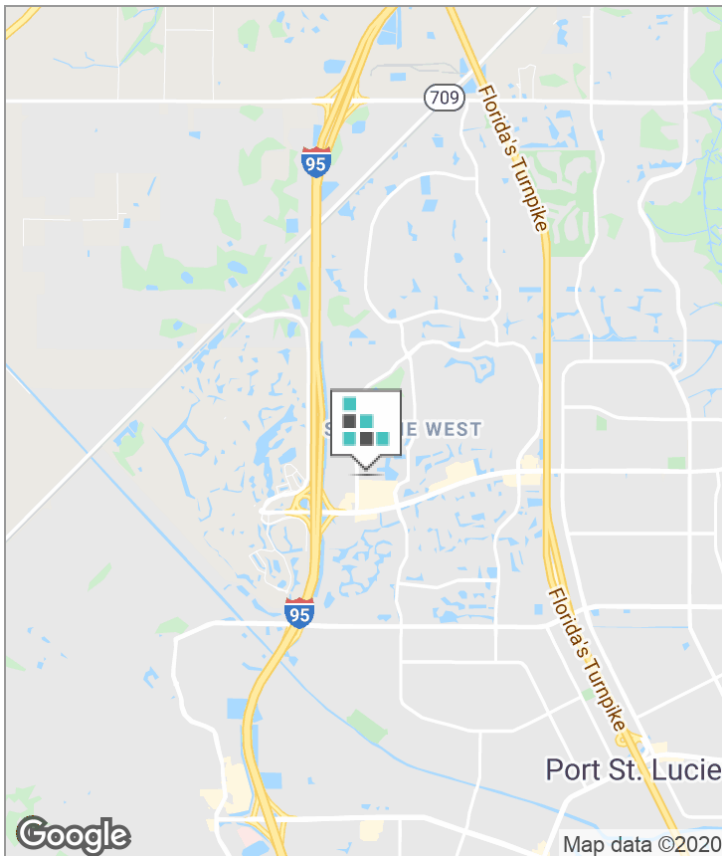
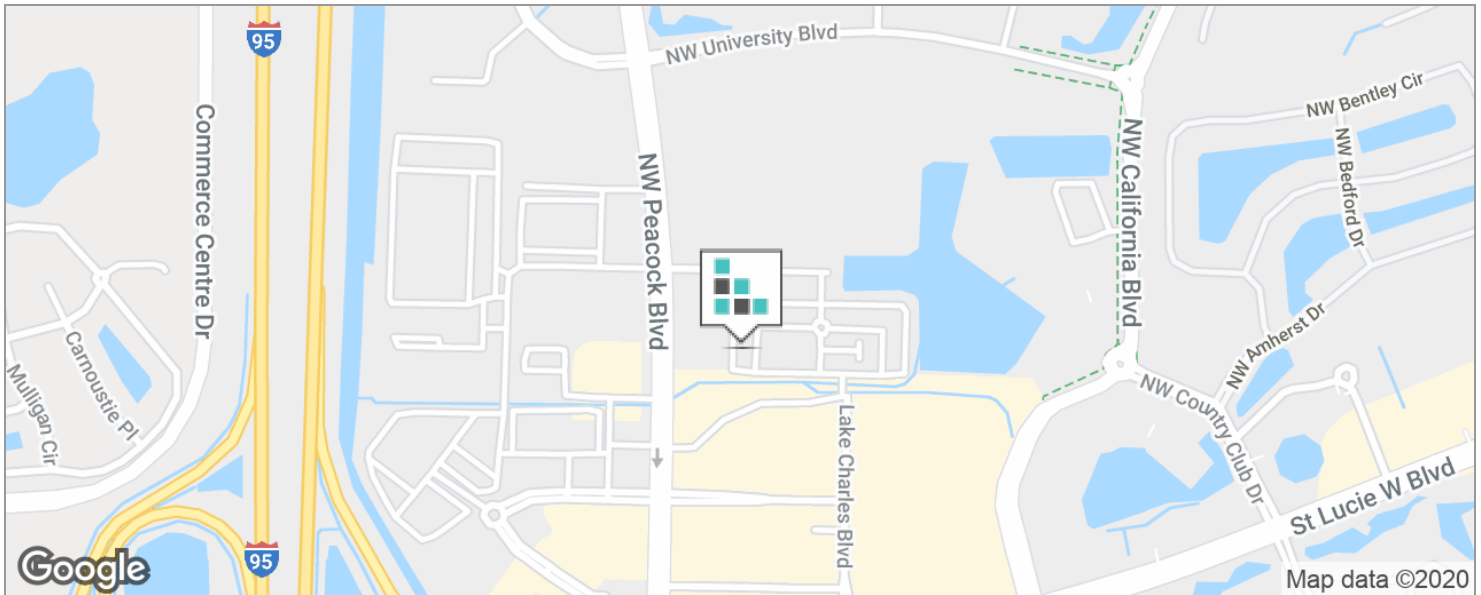


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DEMOGRAPHICS

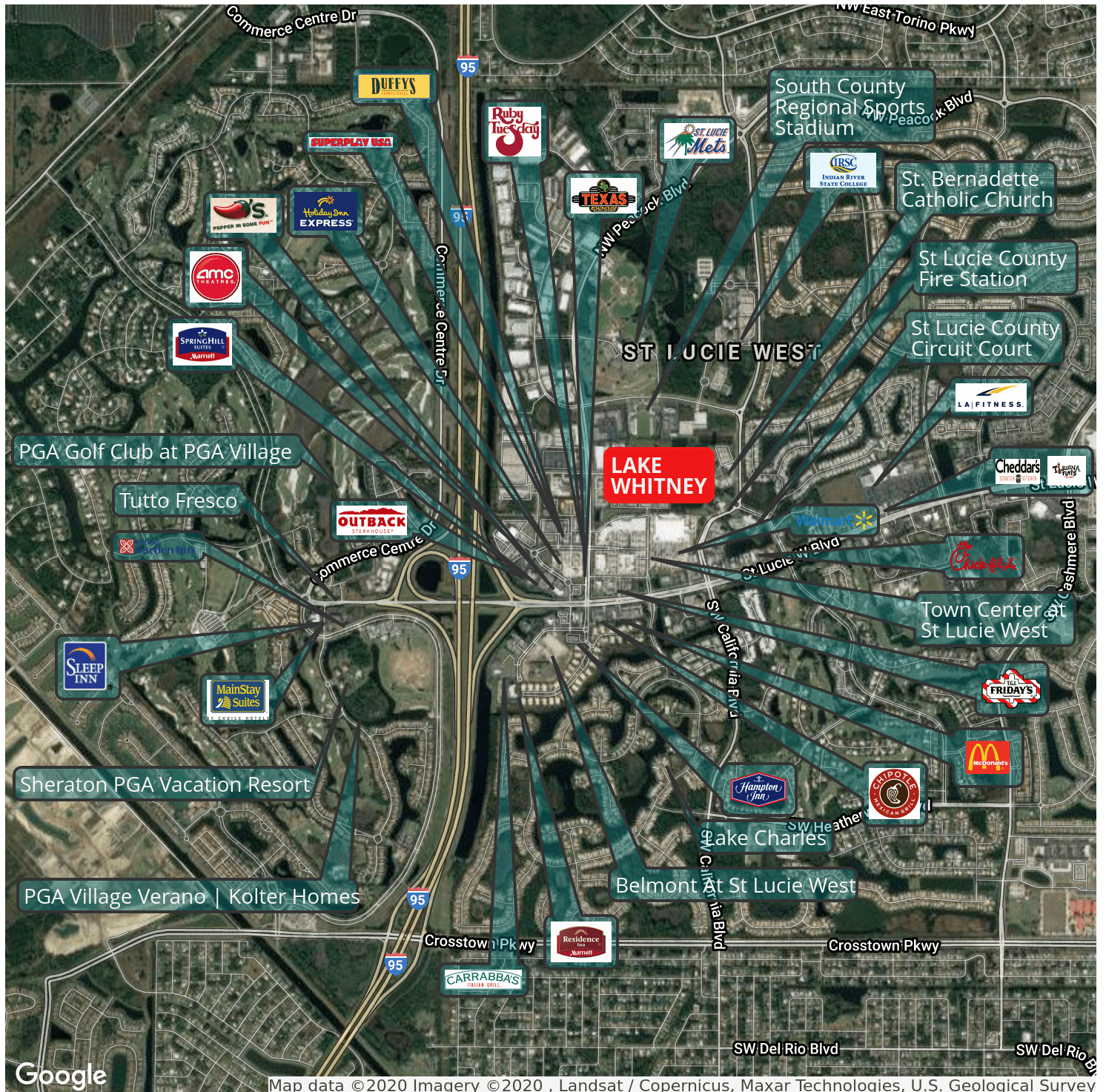
	1 MILE	3 MILES	5 MILES
Total Population	4,013	36,672	95,284
Total Households	1,690	14,103	34,651
Average HH Income	\$64,706	\$65,086	\$63,982
Average Age	48.9	43.7	40.6

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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