

**NOW AVAILABLE FOR SALE OR LEASE
±30,000sf OFFICE WITH EXPANSION OPPORTUNITIES**

IDEAL CORPORATE HEADQUARTERS OR MEDICAL FACILITY!



125 SE VIA TESORO BOULEVARD • PORT ST. LUCIE • FLORIDA

OPPORTUNITY PRESENTED BY  **ASSET SPECIALISTS, INC.**

3710 Buckeye Street • Suite 100 • Palm Beach Gardens • FL • 33410
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www.AssetSpecialists.com

THE OFFERING



THE OPPORTUNITY HIGHLIGHTS

- ±30,000 Square Foot, Class "A" Office Building
- Situated on a large ±5.38 acre parcel with building expansion opportunities
- Distinct Mediterranean building design complimented by lush exterior landscaping
- Upgraded interior finishes throughout including rich mahogany doors, paneling and trim
- Hurricane Impact windows and doors throughout the entire property
- Backup generator services the building in the event of an outage
- Abundant parking with **205 spaces** (±6.8 spaces per 1,000 sf)
- Prime location at the entrance of the master-planned Tesoro Club community
- Direct access to Florida's Turnpike and I-95 via Becker Road
- Positioned in a growing and business-friendly market with impressive demographics
- **Call for information on purchase price and lease rates.**

RECENT RENOVATION HIGHLIGHTS

The following improvements were made to the building and grounds in the past six months:

- New dedicated private property entrance installed with direct access to Becker Road
- The entire building envelope has been sealed and painted in a Mediterranean pallet
- Over \$150,000.00 of new landscape material has been installed (±2,500 plants and ±40,000 sf of sod)
- New irrigation system installed to service the entire property
- Parking lot asphalt restored and restriped
- Extensive restoration of the hardscaping and building feature columns
- Mechanical flat roof replaced and comes with transferable warranty

THE EXPANSION OPPORTUNITY

- The property benefits from site plan approval for adding an additional 10,000 square feet to the property for expansion capabilities which would total 40,000 square feet maximizing the value and usability of the property.
- The proposed building addition would require no additional parking.
- Submit your building plans and build saving countless time and costs!

EXISTING FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW

Location Highlights

- Immediate access to Florida's Turnpike and I-95 via Becker Road
- Located directly outside of the master-planned Tesoro Club community
- Major employers in the market include FP&L, Teleperformance, Cleveland Clinic & more!
- Port St. Lucie was recently recognized as the 4th fastest Real Estate Market in the US
- In the heart of it all: This property is nestled in a mix of commercial, retail and residential developments
- Central location within hours of over 70% of the state's population

Destinations	Distance (Miles)	Travel Time
The Florida Turnpike	0.5	1 min
Interstate 95	4.7	7 mins
Downtown Stuart	9	17 mins
Tradition Medical Center	9.8	20 mins
Palm Beach International Airport	43.6	44 mins

About the City of Port St. Lucie

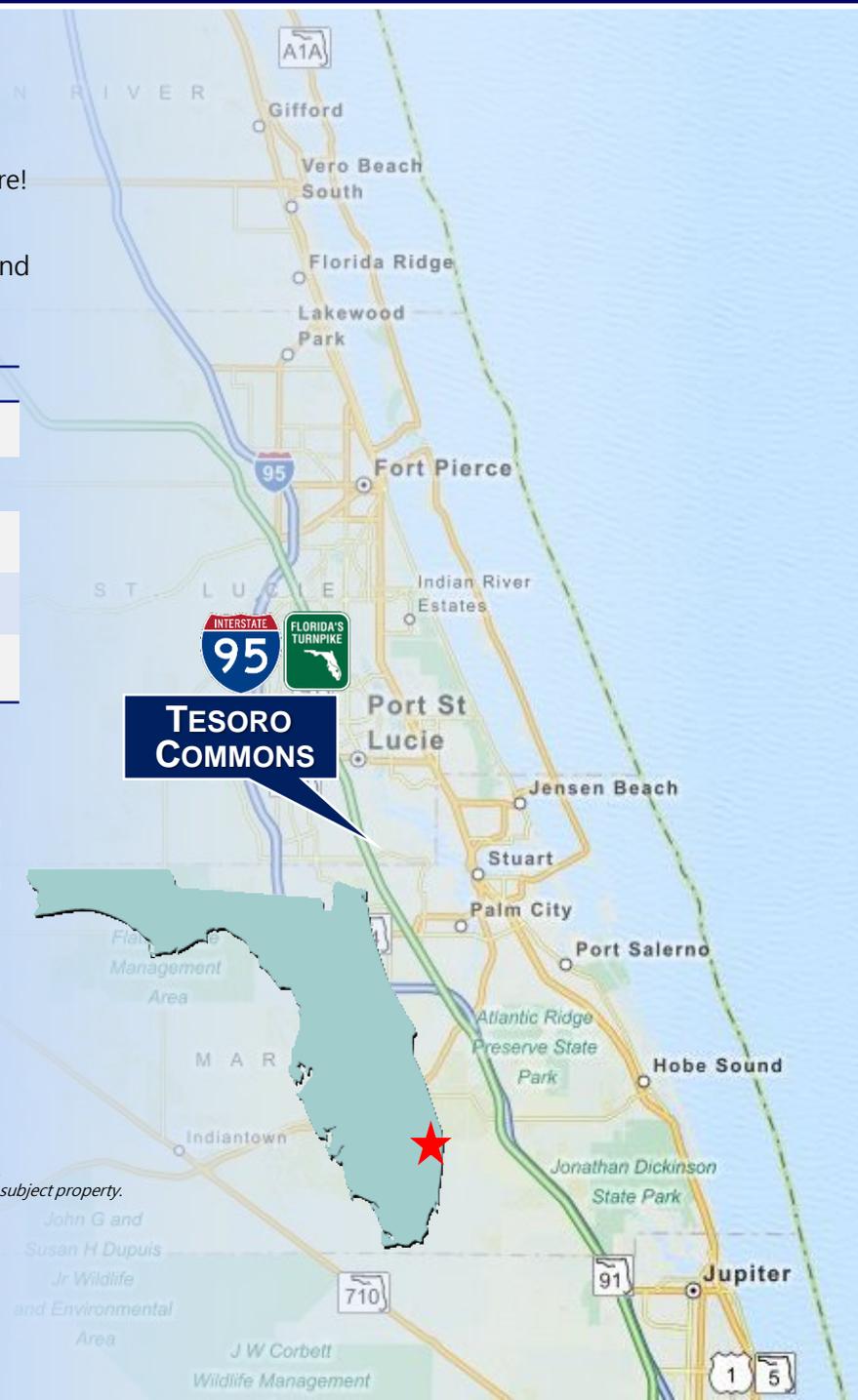
With more than 171,000 residents, the City of Port St. Lucie is Florida's ninth largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando. Over the years, this bustling community has transitioned from a residential bedroom community to one of Florida's fastest growing & dynamic cities.

The Master-Planned Community of Tesoro is a sprawling 1,400-acre property located in the rapidly growing City of Port St. Lucie and bordering Martin County. The community features a 100,000 sf grand clubhouse, 36 superbly designed holes of golf and several distinctive neighborhoods of luxury homes. Otherwise known as the Treasure of South Florida, the Tesoro Club unites the spoils of world-class luxury with the tranquil beauty of a native wetlands environment.

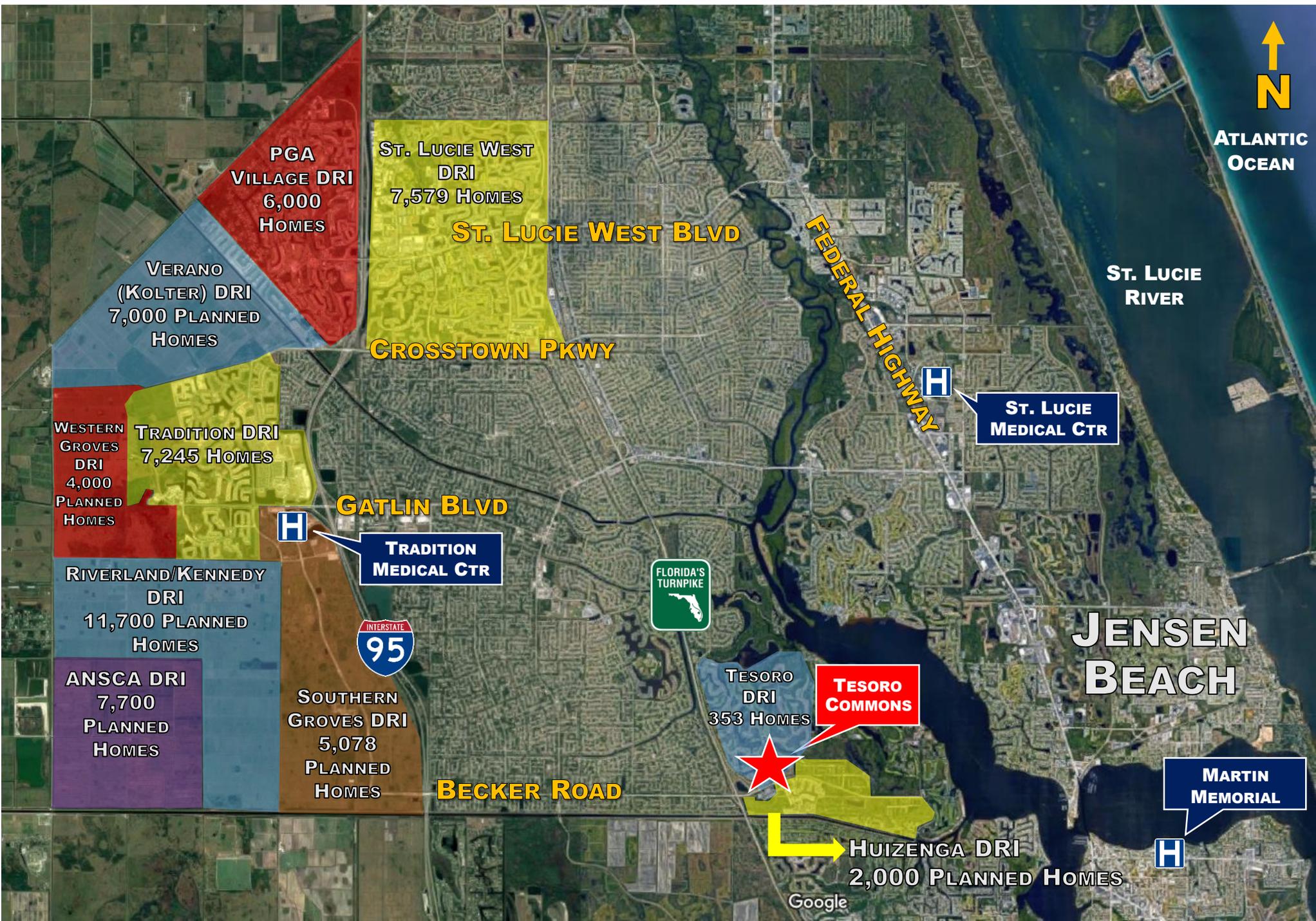
Local Demographics Snapshot

±5 mile radius around the subject property.

 Population 103,590	 # of Households 40,289	 Median HH Income \$56,566.00
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AREA MAP



ATLANTIC OCEAN

ST. LUCIE RIVER

JENSEN BEACH

PGA VILLAGE DRI
6,000 HOMES

ST. LUCIE WEST DRI
7,579 HOMES

ST. LUCIE WEST BLVD

FEDERAL HIGHWAY

VERANO (KOLTER) DRI
7,000 PLANNED HOMES

CROSTOWN PKWY

WESTERN GROVES DRI
4,000 PLANNED HOMES

TRADITION DRI
7,245 HOMES

GATLIN BLVD

TRADITION MEDICAL CTR

ST. LUCIE MEDICAL CTR

RIVERLAND/KENNEDY DRI
11,700 PLANNED HOMES



ANSCA DRI
7,700 PLANNED HOMES

SOUTHERN GROVES DRI
5,078 PLANNED HOMES

BECKER ROAD

TESORO DRI
353 HOMES

TESORO COMMONS

HUIZENGA DRI
2,000 PLANNED HOMES

MARTIN MEMORIAL

Google

PROPERTY PHOTOS – AERIALS



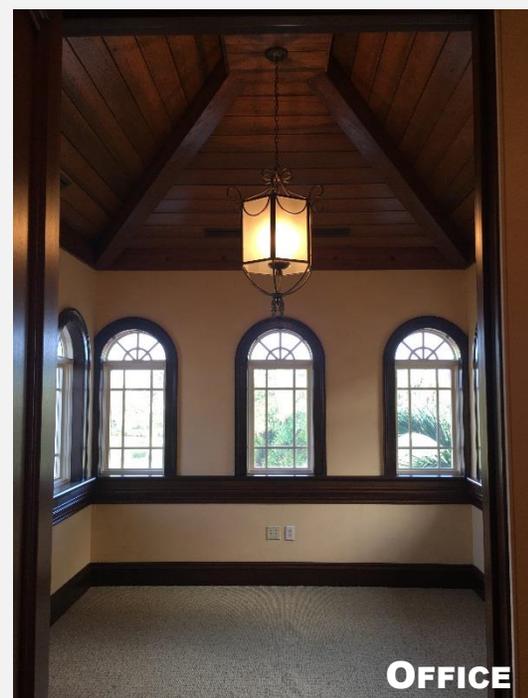
PROPERTY PHOTOS – INTERIOR



MAIN LOBBY



1 OF 8 BATHROOMS



OFFICE



CONFERENCE ROOM WITH OFFICES



1 OF 4 KITCHEN / BREAK ROOMS

PROPERTY PHOTOS – INTERIOR



2ND FLOOR CORRIDOR



1 OF 8 CONFERENCE ROOMS



1 OF 4 KITCHEN / BREAK ROOMS



1 OF 8 BATHROOMS



LOCAL NEIGHBORHOODS IN PORT ST. LUCIE

The City of Port St. Lucie:

The City of Port St. Lucie is proud to be a hometown where people live, learn, work and celebrate all of life's opportunities and dreams. Port St. Lucie is home to many local amenities including Tradition Field, where the New York Met's hold their annual spring training, the prestigious PGA Golf Club, St. James Golf Club, the US Navy SEAL's Museum and a Waterfront Downtown area where visitors and residents enjoy shopping, dining and entertainment.

With more than 171,000 residents, Port St. Lucie is Florida's ninth largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando.

St. Lucie West:

St. Lucie West is a recently developed 4,600-acre master-planned development of regional impact (DRI). It is located in the western portion of Port St. Lucie between Florida's Turnpike and I-95 in St. Lucie County. The entire development is planned around a compatible mix of well-buffered residential, educational, industrial, planned-commercial and recreational areas. Today St. Lucie West is a community containing more than 6,000 families and 200 businesses which employ over 7,500 people.

Tradition:

The Town of Tradition is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions – Port St. Lucie, in St. Lucie County along Florida's Treasure Coast. This unique community captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Tradition is poised to become one of the nation's most successful and prestigious master-planned communities which includes more than 8,000 acres along a five-mile-long employment corridor, featuring 18,000 planned new residences and 8,000,000 SF of planned Commercial Space.

This rapidly growing community is also home to a 600,000 SF Power Center anchored by Target, Torrey Pines Institute for Molecular Studies, Charter School USA and a new state-of-the-art hospital, Tradition Medical Center.

PGA Village:

PGA Village is a 3,000-acre master-planned development of regional impact (DRI) in Port St. Lucie, Florida. The development is comprised of 6,000 residential home sites, 150,000 square feet of retail space, multiple award winning golf courses and 60,000 square feet of ancillary golf-related facilities such as a clubhouse, dining and pro shop.

WHO WE ARE

For the past 30 years, Asset Specialists, Inc. has become recognized throughout the industry as a leading commercial real estate brokerage and property management firm. We leverage our unsurpassed knowledge of the commercial real estate markets with the insight of market timing to provide our clients with intelligent, risk calculated investments. Our number one goal is to maximize our clients' returns throughout an investment's life cycle.

Experience in commercial real estate, in-depth knowledge of market perceptions and attention to intricate details are all vital to the success of every commercial real estate investment. Asset Specialists, Inc. is an experienced and knowledgeable full service commercial real estate firm whose team of seasoned professionals has over 100 years of experience in the commercial real estate industry. This knowledge allows us to assist our clients in making wise investment decisions that produce lucrative opportunities and maximum investment returns.

Our knowledge and experience enable us to develop individual solutions to meet each client's investment's requirements. Whether you are an individual or institutional investor, our dedicated team of professionals will create a successful real estate investment plan that will enhance the value of your investment portfolio through aggressive leasing, property management and operating cost reductions.

When a client enters into a relationship with Asset Specialists, Inc., they simply do not need anyone else involved to realize the full potential of their investment and, above all, our track record has given us the exciting opportunity to create long lasting and successful client relationships. This commitment to our clients has set Asset Specialists, Inc. apart from all other commercial real estate firms, large and small.



THOMAS R. GIBSON, PRESIDENT

As President of Asset Specialists, Inc; Tom is involved in all aspects of the firm. He places a strong emphasis on results and he is dedicated to providing the utmost in professional service to our clients.

Tom is a licensed and highly respected Florida Real Estate Broker with extensive experience representing a variety of commercial real estate investors. His experience and knowledge of the commercial real estate markets enable him to successfully guide clients toward their ultimate goals,

With Tom's drive, experience and steady supervision, Asset Specialists, Inc. continues to demonstrate remarkable growth and a stellar reputation in the commercial real estate industry.

COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE RIGHT TIME.

EXCEPTIONALLY
NETWORKED.
A UNIQUE ADVANTAGE.



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