

Office with Ocean, Intracoastal, Inlet, and Lighthouse Views

1016 Clemons Street
Jupiter, Florida



Rob Hamman | Senior Advisor | 561.346.2310 | robert.hamman@svn.com

SVN COMMERCIAL PARTNERS | 810 SATURN STREET, SUITE 24, JUPITER, FL 33477 | WWW.JUPITERCOMMERCIAL.US

Property Summary



OFFERING SUMMARY

Available Space:	2,616± - 15,696± SF
Lease Rate:	\$22.00 - 35.00 SF/yr
Lease Type:	NNN
Lot Size:	0.77± Acres
Year Built:	1986
Year Renovated:	2020
Zoning:	C2 (Jupiter)

PROPERTY OVERVIEW

Major Renovations Almost Complete. Reserve Your Space Now! Four-story office building with spectacular views of the Jupiter Inlet, Jupiter Lighthouse, and Atlantic Ocean. Open floor plans with large windows which provide natural light and breathtaking views. The building includes one elevator, exposed 11' ceilings with ductwork, polished concrete floors, two bathrooms per floor, and partial under building parking. Improvements include hurricane windows, new roof, rooftop deck, new elevator, mechanicals, new HVAC system, awnings, painting the exterior, newly paved and striped parking lot with new parking stops, plush landscaping.

LOCATION OVERVIEW

This office building with water views is located in the center of Jupiter Inlet Village within walking distance to numerous restaurants, such as Schooners, Guanabana's, Jetty's, U-Tiki, 1000 North, Burger Shack, and Square Grouper. The new Love Street development is complete and includes two waterfront restaurants, plus office and retail space. Easy access to Harbourside Place, U.S. Hwy One, and Indiantown Road, the main east-west corridor for Jupiter.

Lease Spaces



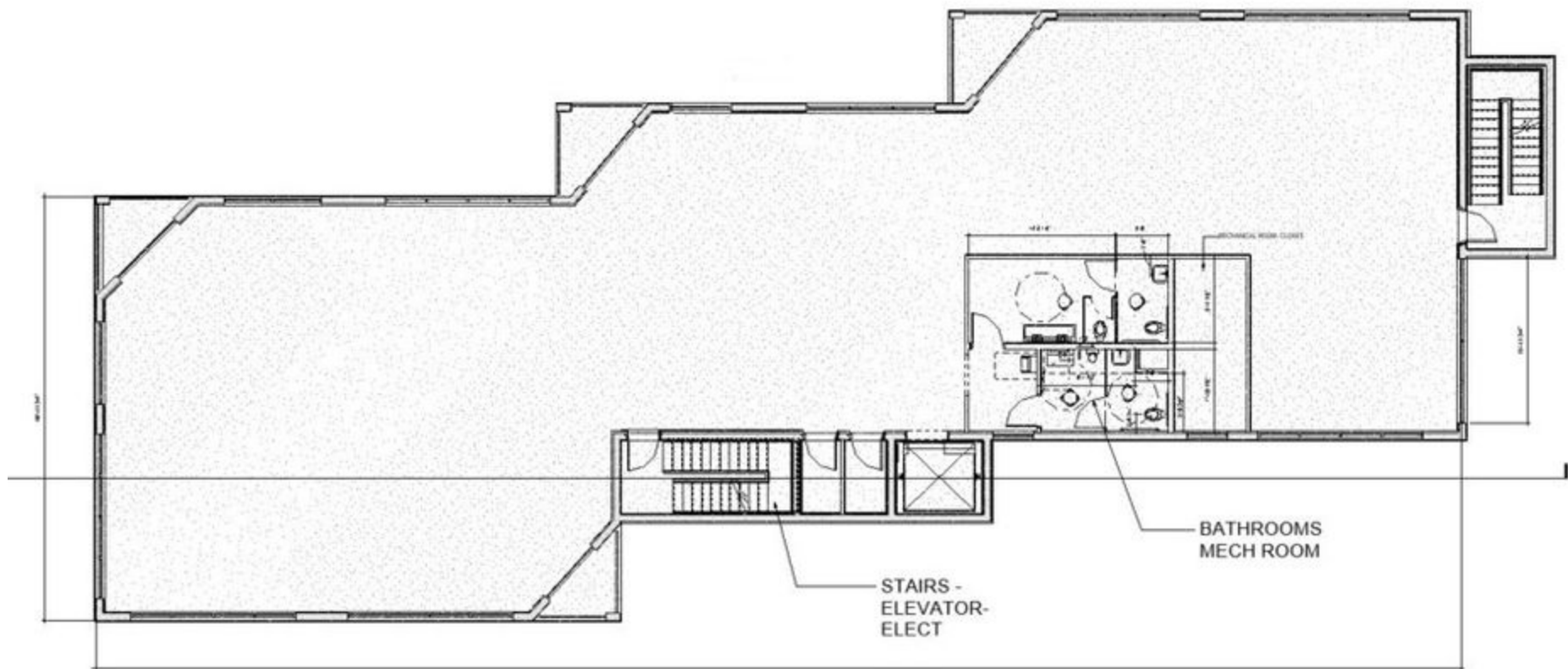
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,616± SF - 15,696± SF	Lease Rate:	\$22.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1016 Clemons St, Second Floor	2,616 - 15,696 SF	NNN	\$22.00 - \$35.00 SF/yr	5,232± SF grey shell office space with two bathroom. Landlord may subdivide to 2,616± SF.
1016 Clemons St, Third Floor	2,616 - 15,696 SF	NNN	\$22.00 - \$35.00 SF/yr	5,232± SF grey shell office space with two bathrooms. Landlord may subdivide to 2,616± SF.
1016 Clemons St, Fourth Floor [PH]	5,232 - 15,696 SF	NNN	\$35.00 SF/yr	5,232± SF office space with two bathrooms.

Floor Plan



New Elevator



1016 CLEMONS ST JUPITER, FL 33477

SVN | Commercial Partners | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

View Of The Jupiter Inlet And Intracoastal Waterway



1016 CLEMONS ST JUPITER, FL 33477

SVN | Commercial Partners | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

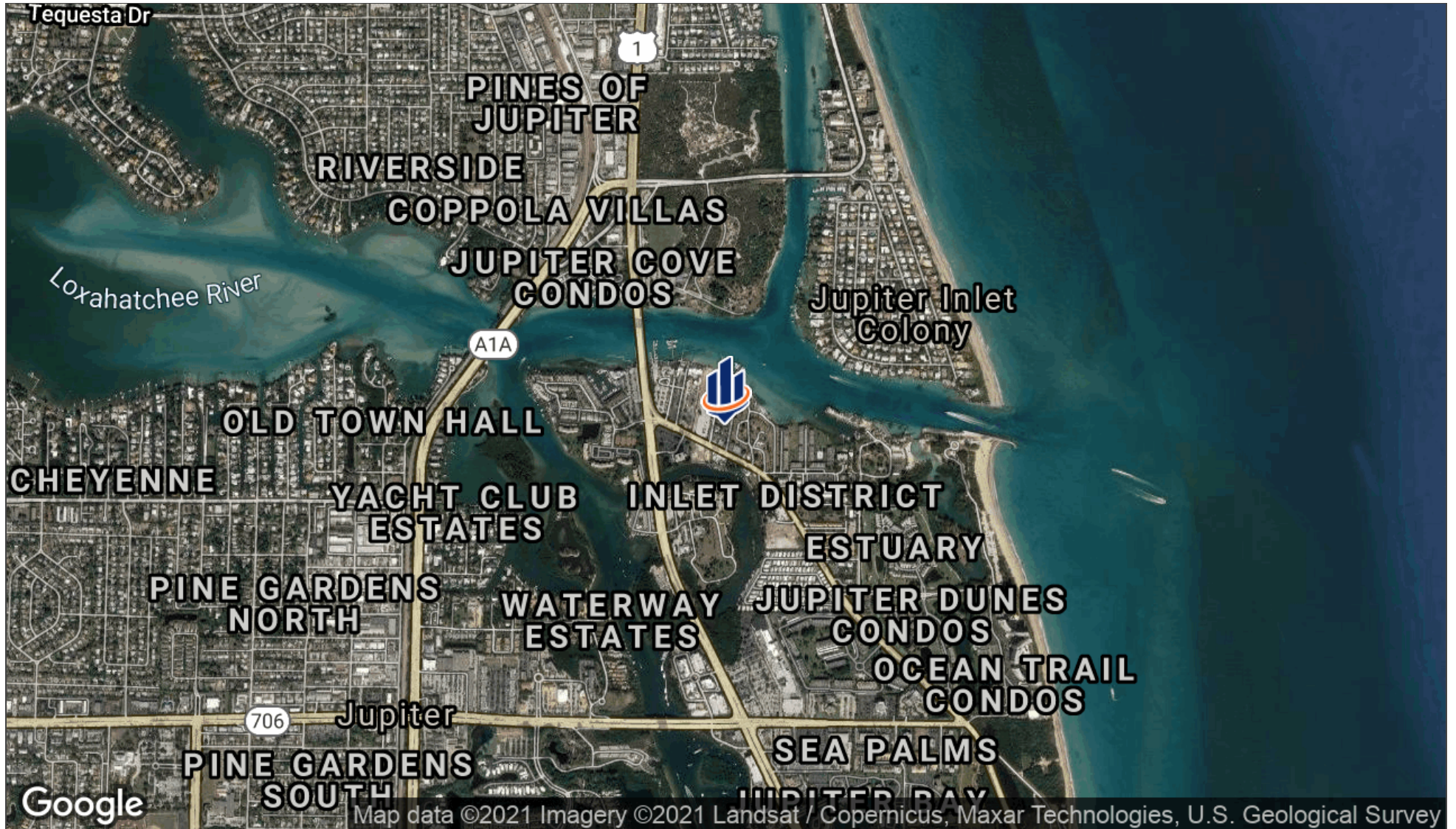
View Of The Intracoastal Waterway And Jupiter Island



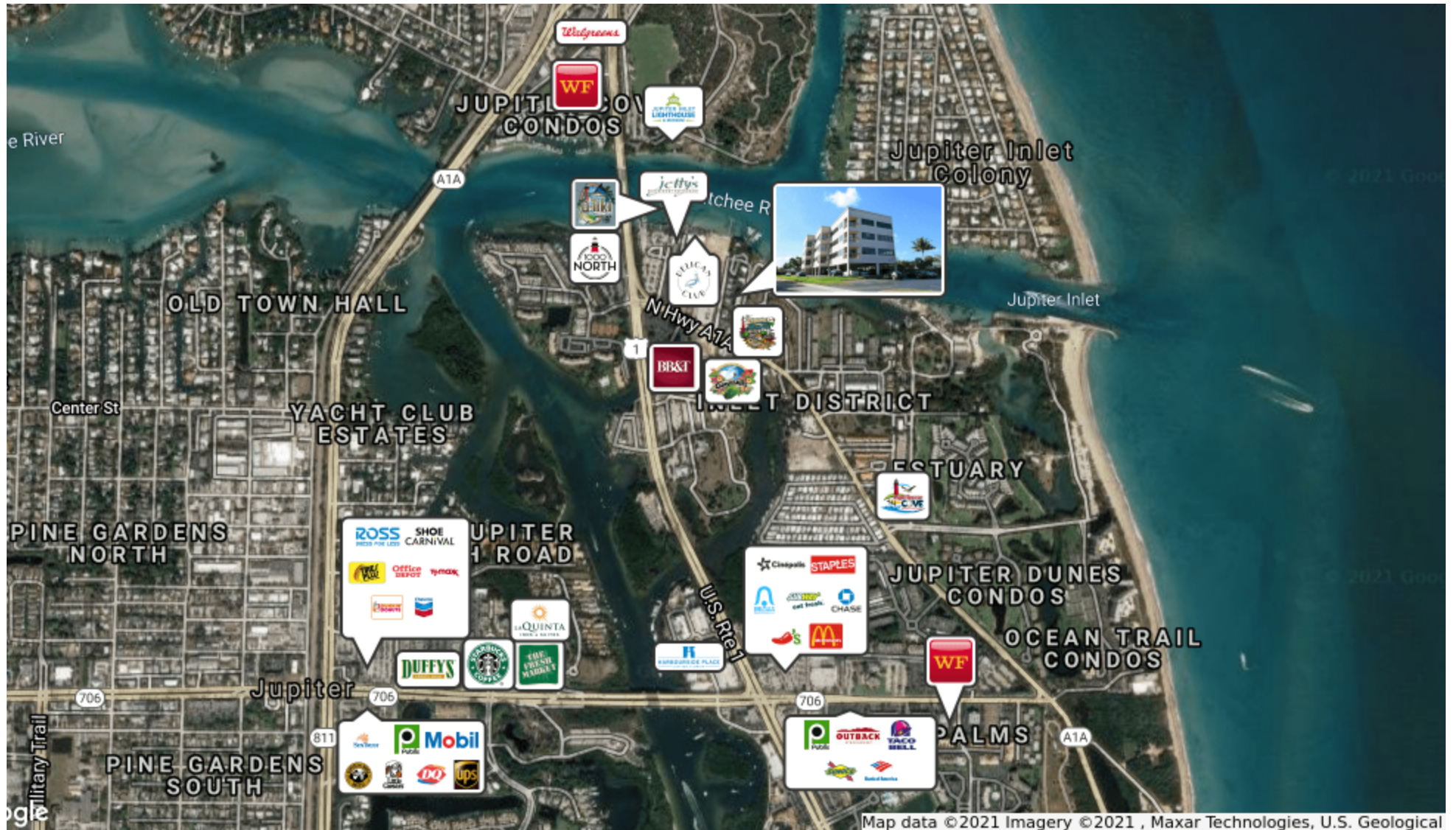
View Of The Jupiter Lighthouse



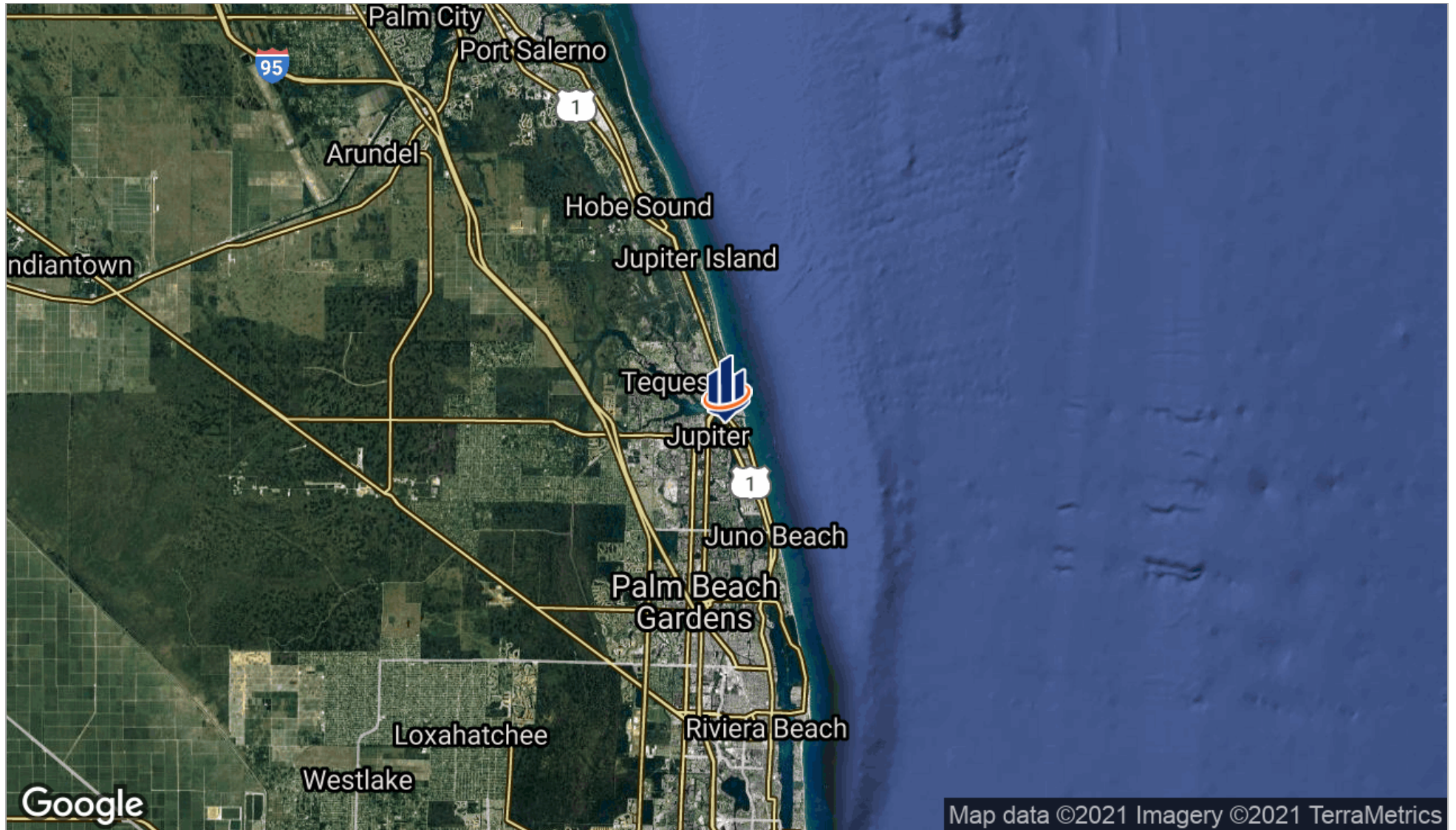
Aerial Map



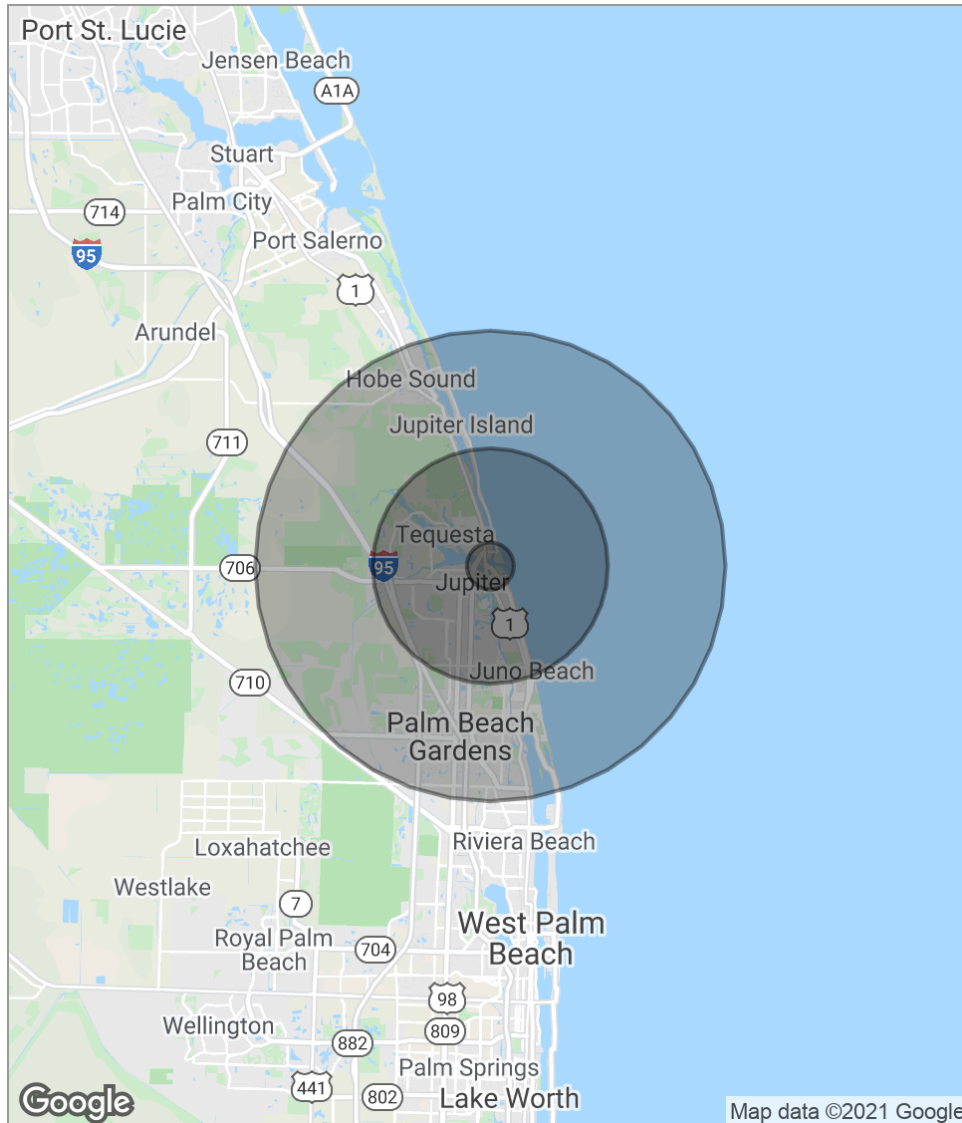
Retailer Map



Location Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,140	82,370	187,191
Median age	56.2	44.6	45.8
Median age (Male)	57.1	44.5	45.8
Median age (Female)	55.5	44.7	45.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,089	34,202	80,028
# of persons per HH	2.0	2.4	2.3
Average HH income	\$111,331	\$104,586	\$105,468
Average house value	\$407,199	\$444,243	\$441,273

** Demographic data derived from 2010 US Census*



810 Saturn Street, Suite 24
Jupiter, FL 33477
561.340.0865
svncp.com