

2101-2221 SE OCEAN BLVD, STUART, FL 34996

OFFICE SUITES
IN SMITHFIELD
PLAZA

FOR **LEASE**



ALEX AYDELOTTE

Broker | Principal

O: 772.223.3646 C: 772.263.1130

E: alex@florida-commercial.net

800 SF -
5,313 SF

1-3 SUITES
STUART, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

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SPECS

Suite #2155 Size:	800 SF (or 2,028 for both spaces)
Suite #2157 Size:	1,250 SF (or 2,028 for both spaces)
Suites #2155 & 2157 Price:	\$15 Per SF / NNN + \$5.50 CAM
Suite #2221-4 Size:	5,313 SF
Suite #2221-4 Price:	\$10 Per SF / NNN + \$5.50 CAM
Term:	3-5 Years
Building Size:	14,103
Zoning:	B-1
Renovated:	2007

PROPERTY OVERVIEW

Smithfield Plaza is a well-positioned medical, professional office, and retail center located at the signalized intersection of East Ocean Boulevard and Monterey Road in Stuart, Martin County, Florida. The property benefits from strong visibility and traffic exposure along one of the area's primary corridors and is conveniently situated southeast of Martin Memorial North Hospital, with close proximity to downtown Stuart and the surrounding affluent communities of Sewall's Point, Sailfish Point, and Hutchinson Island. The plaza offers ample on-site parking, security cameras, and monitored common areas, and is home to a strong mix of established medical, financial, and service-oriented tenants. Available space features prominent glass storefronts and a central plaza location, offering excellent visibility and natural light.

Suites #2155–2157: Can be leased individually or combined, with one restroom per space (two total). The layout is mostly open with selective divider walls, plus rear storage. Ideal for medical or professional users seeking a flexible, efficient workspace in a high-traffic center.



Suite #2221-4: Administrative Office Space conveniently located in Smithfield Plaza. This 2nd Floor space features a Lobby, Reception Area, 3 Private Offices, Large Bullpen Areas accommodating 22 cubicle Workstations, 1 Large Conference Room, 2 Large Work Rooms, 1 Break Room, 2 Restrooms, and an IT Room. Recently Constructed with Modern Finishes. Priced WAY BELOW MARKET, take advantage of this DISCOUNTED RENTAL RATE!



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UNITS 2155-2157



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UNITS 2155-2157



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UNIT 2221-4



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UNIT 2221-4



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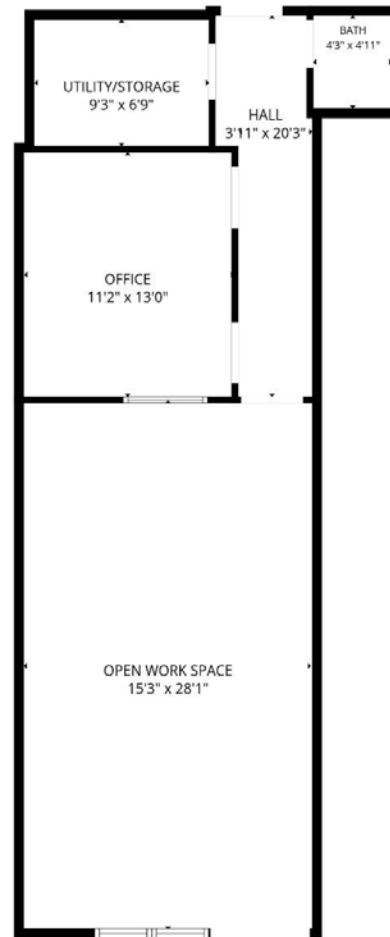
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FLOOR PLAN - UNIT 2155

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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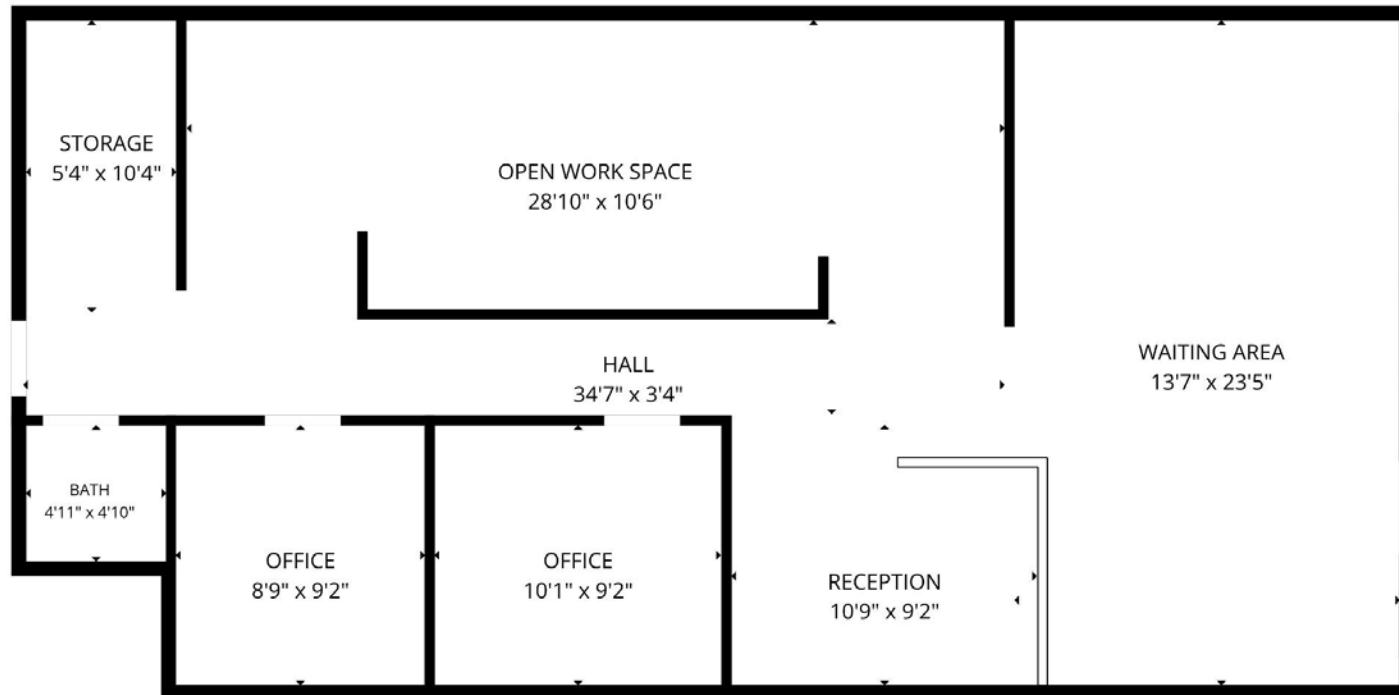
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FLOOR PLAN - UNIT 2157

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MAP & REPORT

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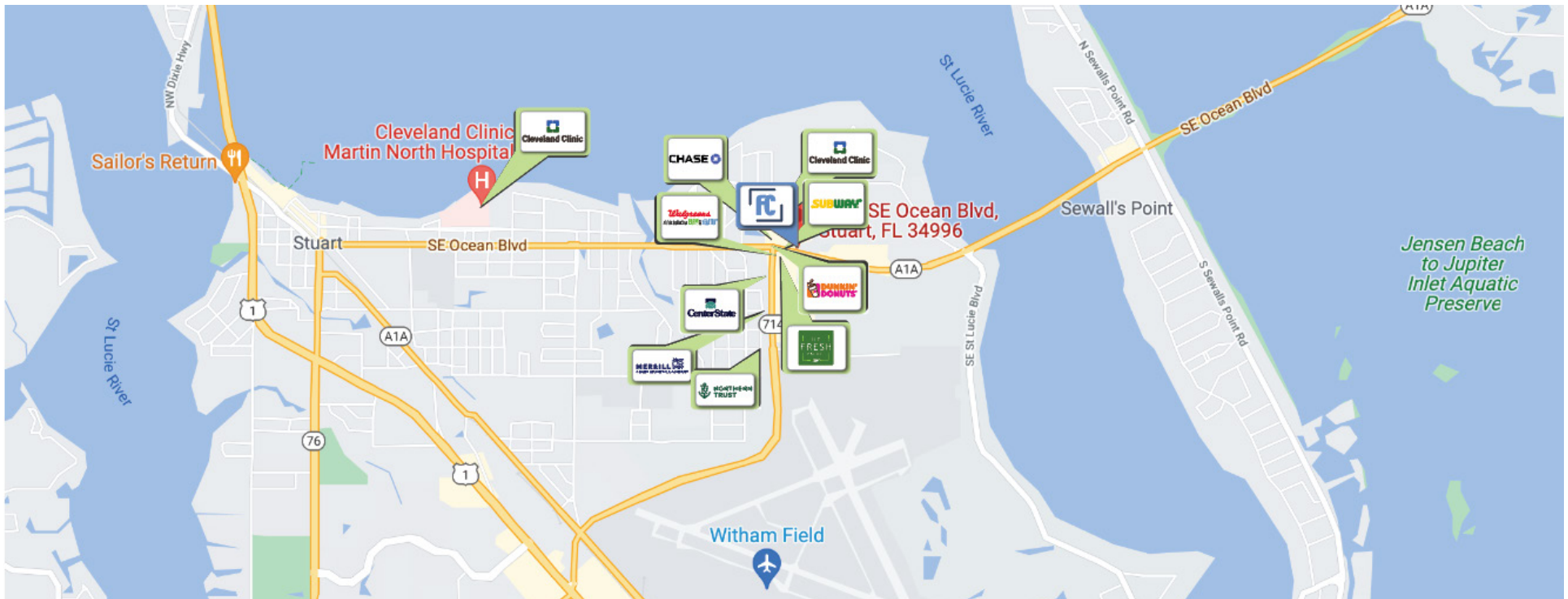
POPULATION

	1 MILE	3 MILES	5 MILES
Population	5,280	35,671	86,521
Median age	57.2	48.7	48.4



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,586	29.5K	68.1K
# of persons per HH	2.0	2.2	2.3
Average HH income	\$66,465	\$69,619	\$78,520



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