

FOR SALE:
\$3,495,000

Institutional Quality Office Building in the Heart of Martin County
3465 SE Willoughby Boulevard, Stuart, FL 34994



Presented By:

NAI Southcoast

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*"The Premier Office Address
in Central Stuart."*



Property Details

Address: 3465 SE Willoughby Blvd, Stuart, FL 34994
PIN: 40-38-41-001-009-00000-0
Offered at: \$3,495,000

Building Information

- Total Finished Area: ±6,670 Square Feet
- Year Built: 2006
- Construction: Block with Stucco

Site Information

- Site Size: ±.68 Acres
- Zoning: CPUD
- Future Land Use: Commercial
- Parking: Approximately 25 Spaces

Efficient & Flexible Floor Plan Featuring:

- Spacious Front and Rear Reception Areas
- 13 Large Perimeter Offices with Abundant Natural Light
- Expansive Bullpen Area with Capacity for Numerous Workstations
- 2 Executive Conference Rooms
- Full Employee Kitchen & Break Room
- 4 ADA-Compliant Restrooms
- Dedicated IT Room w/ Ample Additional Storage Space

Tenant Information

- Long-Term Tenant in Place
- Approximately 2 Years Remaining on Current Lease
- Tenant Willing to Downsize if Desired by Purchaser
- Entire Building Can Be Made Available for Owner Occupancy
- Flexible Transition for Investment or Owner-User Strategy

Additional Property Available For Purchase

- 3461 SE Willoughby Blvd may also be available for sale (*see page 11*)
- Contact the Listing Brokers for additional information and pricing



Key Highlights

- Exceptional central Stuart location in Martin County's primary professional office corridor
- Surrounded by nearly every major Martin County administrative office
- Rare freestanding office building with attractive professional appearance
- Built in 2006 with modern construction standards
- Highly functional floor plan with 13 private offices, 2 conference rooms, reception, IT room, and full kitchen/break room
- Excellent parking ratio with approximately 25 on-site spaces
- Immediate proximity to Cleveland Clinic, Costco and rapidly growing commercial/medical development
- Outstanding accessibility from US-1, Kanner Highway, I-95 and Florida's Turnpike
- Existing income with future owner-user occupancy potential
- Strong appeal for government users, healthcare providers, attorneys, CPA firms, engineers, architects, insurance agencies, wealth management firms, and many others
- Flexible floor plan offers the potential to subdivide into up to five separate office suites, creating significant value-add opportunities for investors or owner-users seeking supplemental rental income
- No Property Owners Association (POA) or Owners Association fees
- Replacement cost of comparable new construction would be substantially higher than acquiring an existing building
- Excellent signage opportunity along Willoughby Boulevard





INDIGO
STUART



S KANNER HWY



SE WILLOUGHBY BLVD

Executive Summary

3465 SE Willoughby Boulevard presents a rare opportunity to acquire a modern, freestanding professional office building in what has become Martin County's premier governmental and professional office corridor. Constructed in 2006 and comprising approximately 6,670 square feet, the property occupies one of the most strategic office locations in Stuart, surrounded by nearly every major Martin County administrative department while offering immediate access to US-1, Kanner Highway, I-95, Florida's Turnpike, and the region's expanding commercial growth surrounding Cleveland Clinic and Costco.

Unlike many office properties currently available throughout the Treasure Coast, this building offers exceptional flexibility for both investors and owner-users. The existing long-term tenant has occupied the building for approximately eighteen years and has indicated a willingness to relocate with adequate notice, creating an opportunity for an owner-user to immediately establish a headquarters in one of Stuart's most desirable office locations while preserving investment flexibility.

Beyond its appeal as a single user headquarters, the property's efficient floor plan provides the unique ability to subdivide the building into as many as five individual office suites, creating an attractive value-add opportunity for investors seeking to increase rental income through a multi-tenant leasing strategy or for owner-users wishing to occupy a portion of the building while generating additional income from the remaining suites. This flexibility significantly expands the property's appeal by providing multiple ownership and exit strategies.

The building's attractive architecture, highly functional layout, abundant parking, and exceptional visibility make it ideally suited for governmental agencies, corporate headquarters, healthcare providers, attorneys, engineering firms, architects, financial institutions, insurance agencies, and numerous other professional office users seeking a highly recognizable Stuart location.

Perhaps most importantly, opportunities to acquire a newer freestanding office building within this immediate corridor are exceptionally limited. The combination of an irreplaceable central Stuart location, surrounding governmental offices, modern construction, future occupancy flexibility, and the ability to reposition the property as either a single-user headquarters or a multi-tenant investment creates a compelling acquisition opportunity that would be both difficult and significantly more expensive to replicate today.

FACING NORTH



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FACING WEST



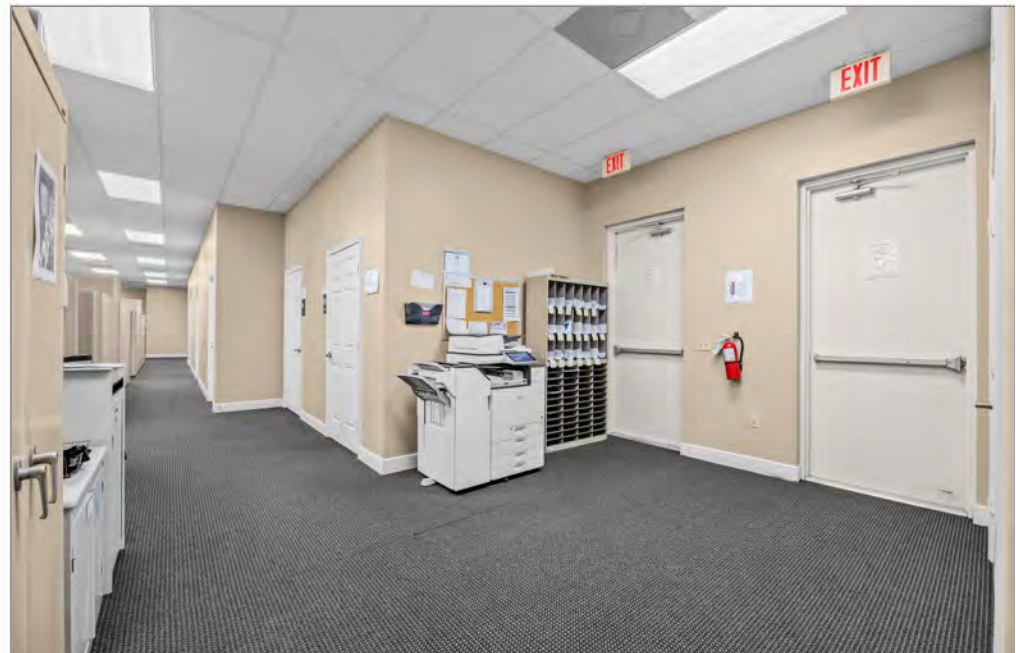
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BIRDS-EYE VIEW
(also available: 3461 SE Willoughby)



RECEPTION & BULLPEN



PERIMETER OFFICES

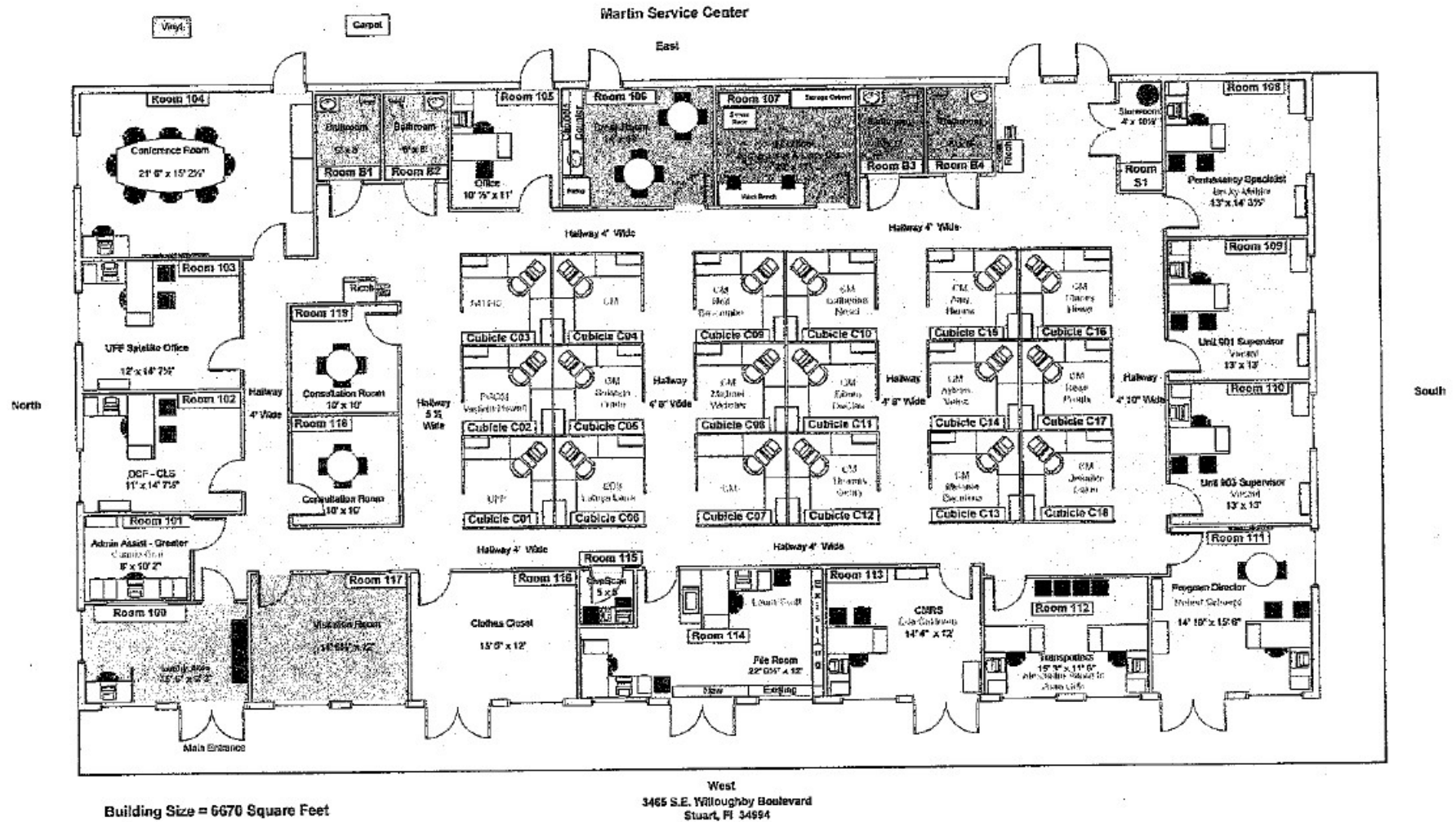


EXECUTIVE CONFERENCE & BREAK ROOMS

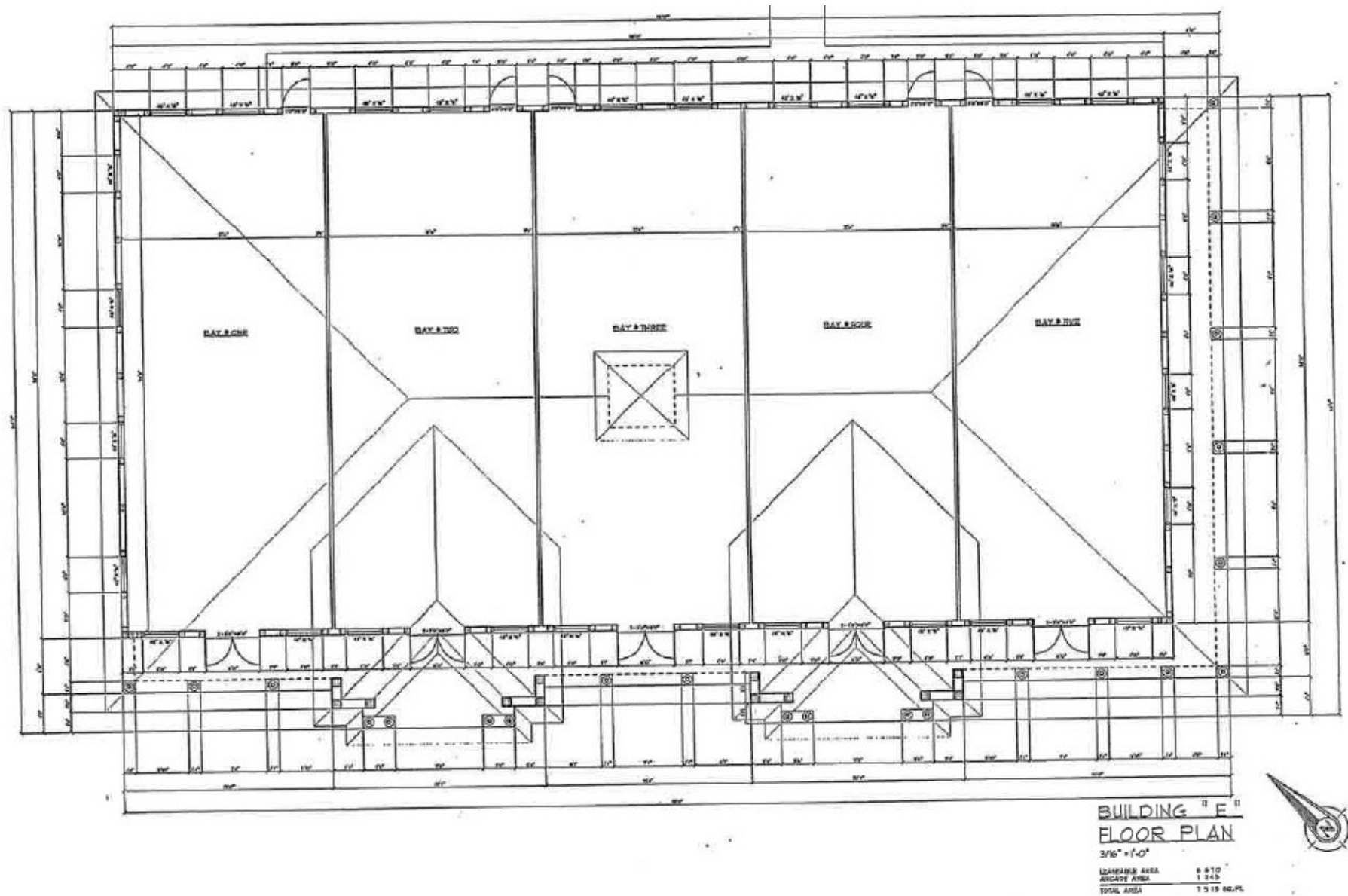


ALSO AVAILABLE:
3461 SE WILLOUGHBY BLVD
(contact Listing Brokers for more information)

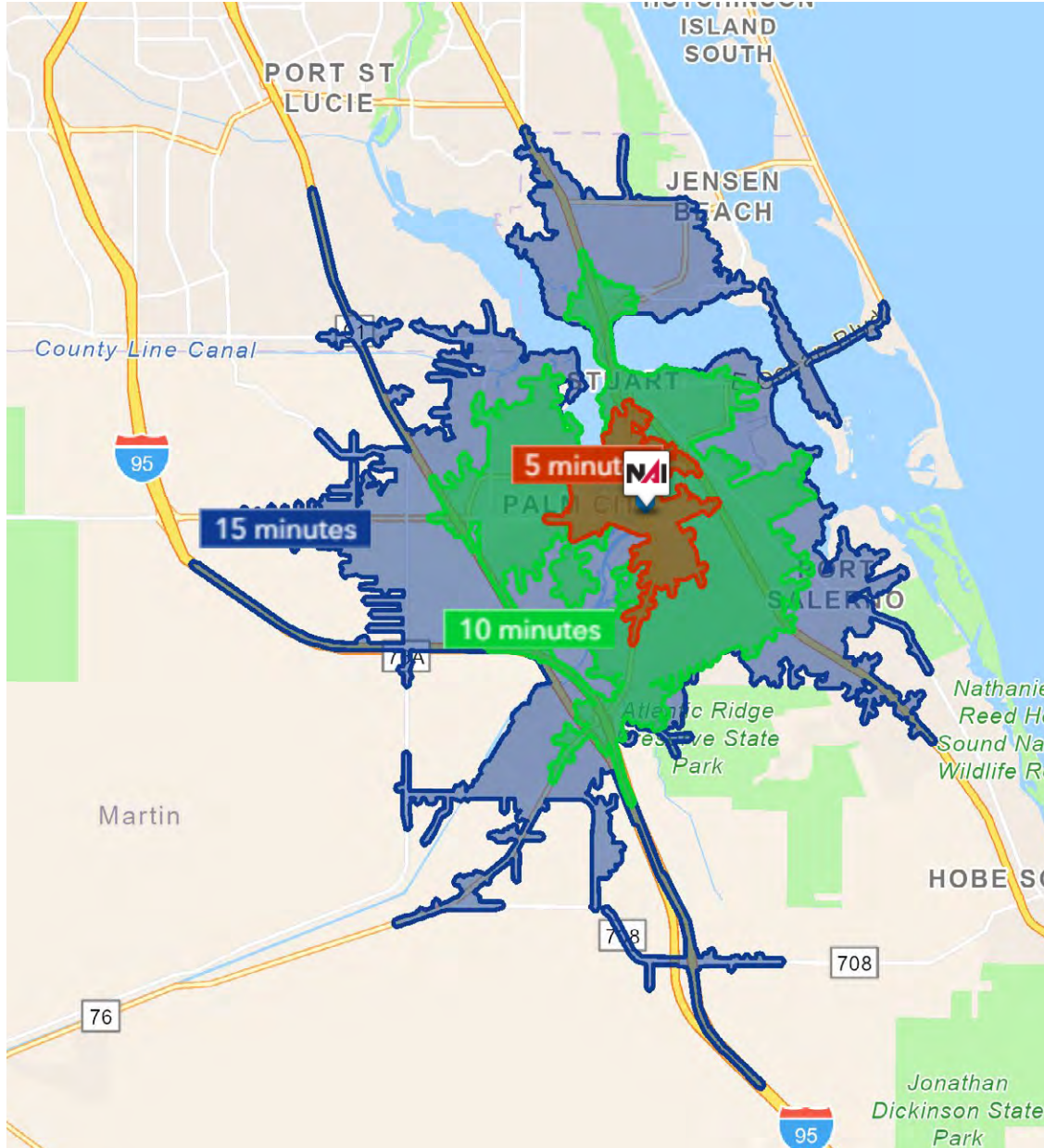




POTENTIAL 5 TENANT PLAN

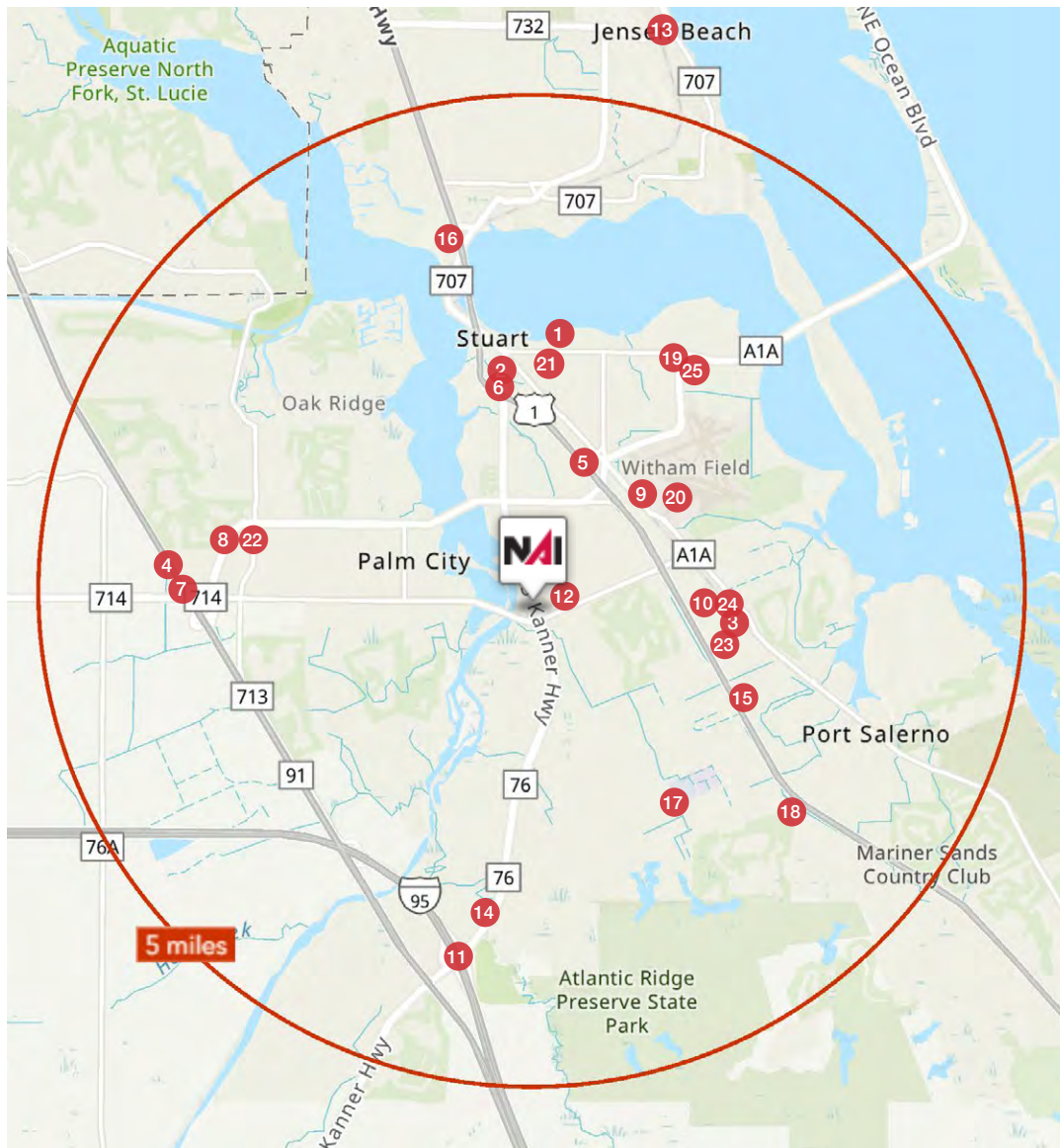


DRIVE TIME



5 Minutes	10 Minutes	15 Minutes
11,401 2010 Population	53,876 2010 Population	95,138 2010 Population
14,293 2025 Population	61,352 2025 Population	110,463 2025 Population
25.36% 2010-2025 Population Growth	13.87% 2010-2025 Population Growth	16.10% 2010-2025 Population Growth
0.55% 2025-2030 (Annual) Est. Population Growth	0.33% 2025-2030 (Annual) Est. Population Growth	0.54% 2025-2030 (Annual) Est. Population Growth
51.8 2025 Median Age	50.0 2025 Median Age	52.3 2025 Median Age
\$88,494 Average Household Income	\$110,526 Average Household Income	\$118,244 Average Household Income
44.9% Percentage with Associates Degree or Better	47.2% Percentage with Associates Degree or Better	50.3% Percentage with Associates Degree or Better
56.9% Percentage in White Collar Profession	59.8% Percentage in White Collar Profession	63.0% Percentage in White Collar Profession

MAJOR EMPLOYERS



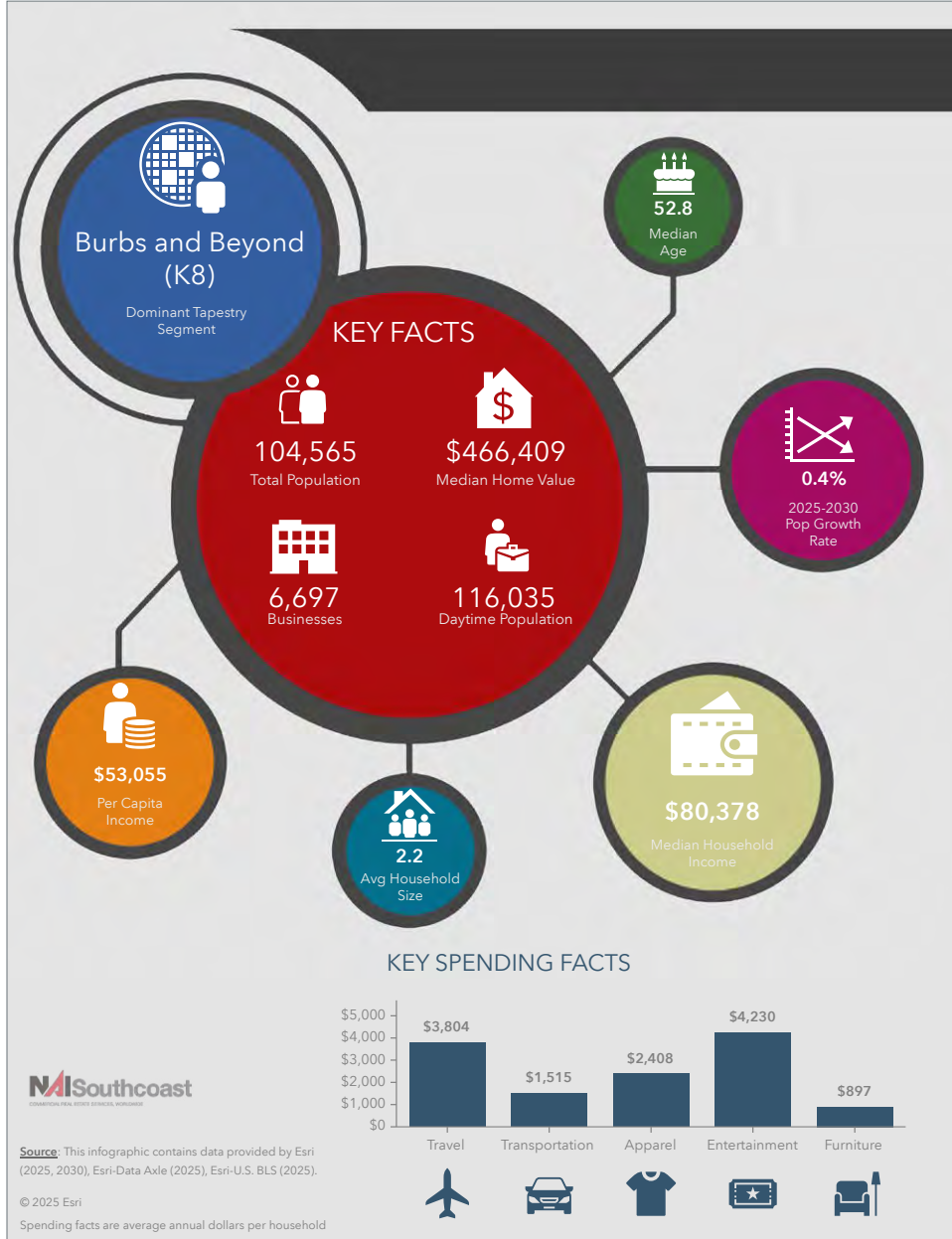
Major Employers

Employees

1	Cleveland Clinic	1,500
2	Chicago Title Insurance III LP-Chicago Title	1,007
3	Labor Ready Southeast III LP-Labor Ready	666
4	Embraer Serices Inc - Embraer	600
5	Martin County School District	520
6	Seacoast Banking Corp Florida - SEACOAST	519
7	Armellini Industries Inc	450
8	Fast Food Enterprises 2 LLP - Burger King	437
9	Daher Aerospace Inc	400
10	Turbocombustor Technology Inc - Paradigm Precision	350
11	Melton Management Inc	349
12	Smiths Interconnect Americas Inc - Smiths Interconnect	308
13	Airplanes LLC-Airplanes Inc	304
14	Positive Behavior Support	304
15	Liberator Medical Holdings Inc	297
16	Principal Residential Mortgage	286
17	Eden Park Management Inc-Martin Nrsing Rstrtive Care Ct	280
18	Publix Super Markets Inc - Publix Super Markets 1783	268
19	Mid-Florida Anesthesia Assoc Inc	260
20	Embraer Aircraft Holding Inc - Embraer	240
21	Stuart News	225
22	Publix Super Markets Inc - Publix	222
23	Nuco2 Supply LLC	221
24	Florida Homexpress-South Inc	219

RETAILER MAP





Population

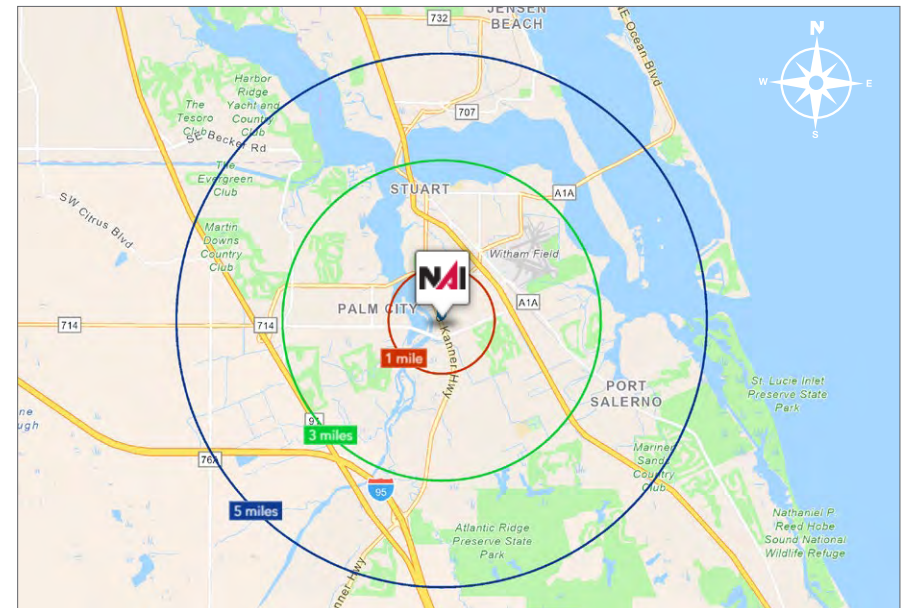
- 1 Mile: 8,181
- 3 Mile: 56,393
- 5 Mile: 104,565

Average Household Income

- 1 Mile: \$88,472
- 3 Mile: \$110,976
- 5 Mile: \$118,651

Median Age

- 1 Mile: 51.5
- 3 Mile: 50.6
- 5 Mile: 52.8





City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

Martin County, Florida

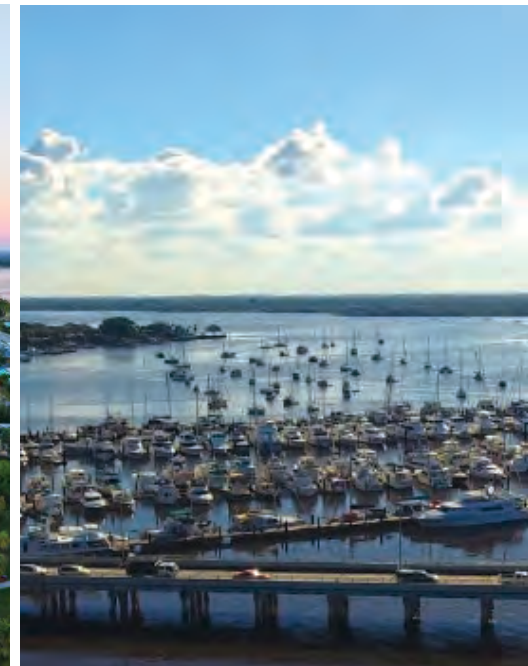
The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.

REGIONAL OVERVIEW



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