

900-904 E Prima Vista Blvd, Port St. Lucie, FL 34952

US #1 & PRIMA  
VISTA BLVD.  
OFFICE BUILDING

FOR **LEASE**



ALEX AYDELOTTE  
Broker | Principal  
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2,529 SF -  
13,029 SF

PORT ST. LUCIE, FL  
2 BUILDINGS

# EXECUTIVE SUMMARY

900-904 E Prima Vista Blvd, Port St. Lucie, FL 34952 | US #1 & PRIMA VISTA BLVD. OFFICE BUILDING

## SPECS

Available SF:	2,529 SF - 13,029 SF
Price:	\$13-\$15 Per SF / YR / NNN
Building Size:	2 Buildings Total - 58,364 SF
Lot Size:	3.22 AC
Year Built:	1985
Zoning:	Commercial General (CG) - St. Lucie County

## PROPERTY OVERVIEW

Affordable Office Spaces in the Highly Visible Office Building located at the High-Traffic intersection of US #1 and Prima Vista Blvd. in Northern Port St. Lucie, FL. Ideal location for Tenants requiring open floor space for Cubicle Work Stations combined with perimeter Executive Offices, Conference Room(s), Lounge Area, and multiple stall restrooms. Perfect fit for Call Centers or large Administrative Offices. Fantastic ingress/egress from US#1 and Prima Vista Boulevard, with abundant Parking. Pylon signage Available for all Businesses!

Located at the SW Corner and Lighted Intersection of US#1 and Prima Vista Blvd, Port St. Lucie, St. Lucie County, FL. Prima Vista Boulevard is the main East/West Artery and Heavily Trafficked Corridor connecting US#1 to St. Lucie West.





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# AVAILABLE SPACES

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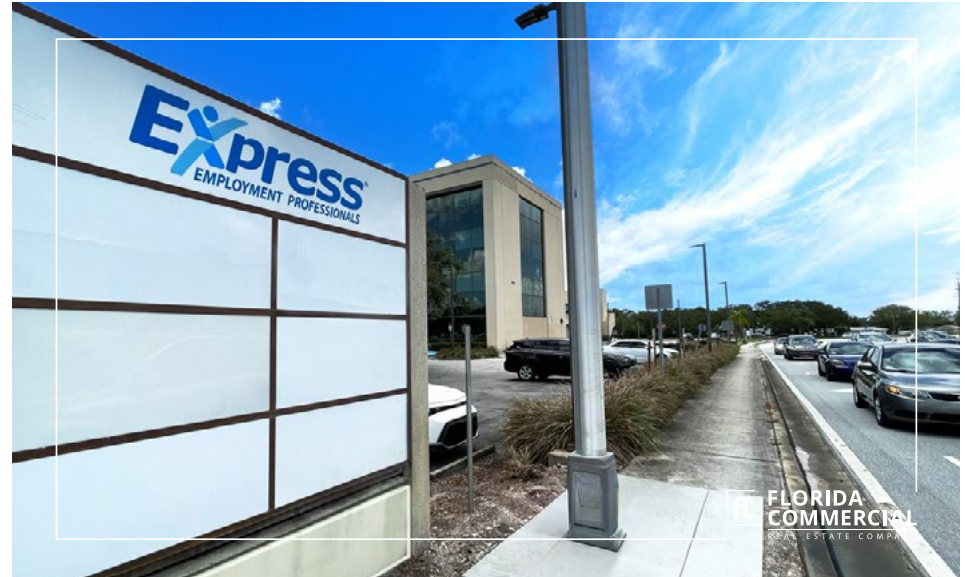
	SPACE	LEASE RATE	SIZE (SF)	DESCRIPTION
	#200	\$13 SF / YR/ NNN	13,029 SF	Located at the bustling intersection of US-1 and Prima Vista Blvd. in North Port St. Lucie, this highly visible 13,029 SF office building offers an exceptional location for your business. The space features an open layout ideal for cubicle workstations, complemented by perimeter executive offices, conference rooms, a lounge area, and multiple restrooms.
	#400	\$15 SF / YR/ NNN	2,529 SF	Discover affordable and functional office space in a highly visible 4th-floor unit at US-1 & Prima Vista Blvd. in northern Port St. Lucie. This 2,529 SF office is ideal for call centers, admin offices, or businesses needing private offices and open workspace. It features five private offices (one with a sink), a conference room, reception/work floor, and kitchenette. With two entry points, elevator access, ample parking, and pylon signage, this space offers convenience and visibility.



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**FC** **FLORIDA  
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# UNIT 400 / 2,529 SF



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COMMERCIAL  
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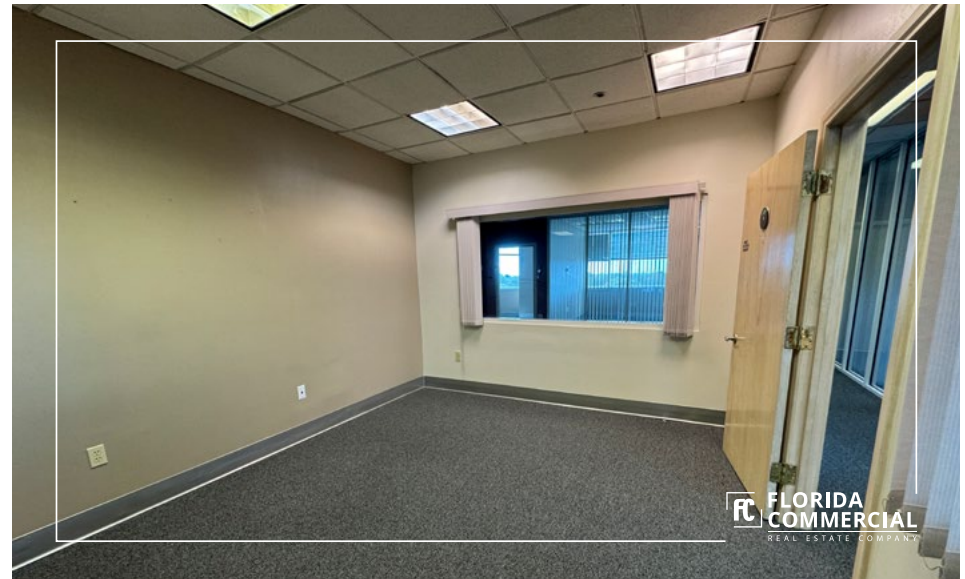
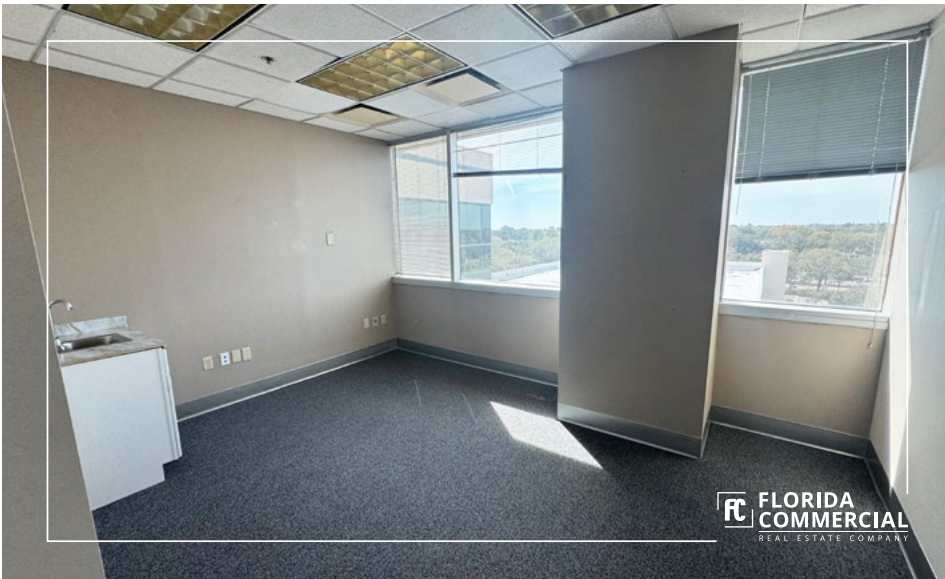


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# UNIT 200 / 13,029 SF



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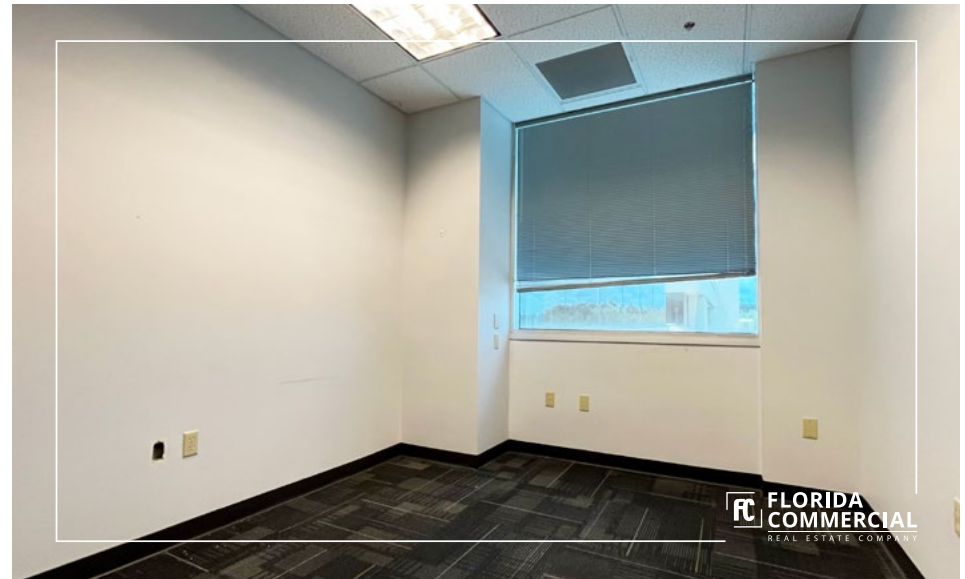


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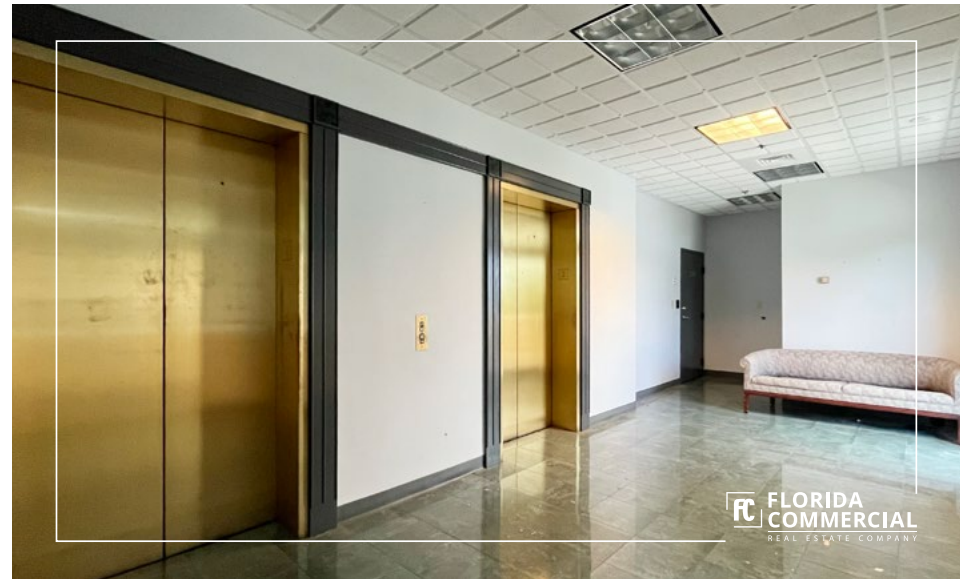


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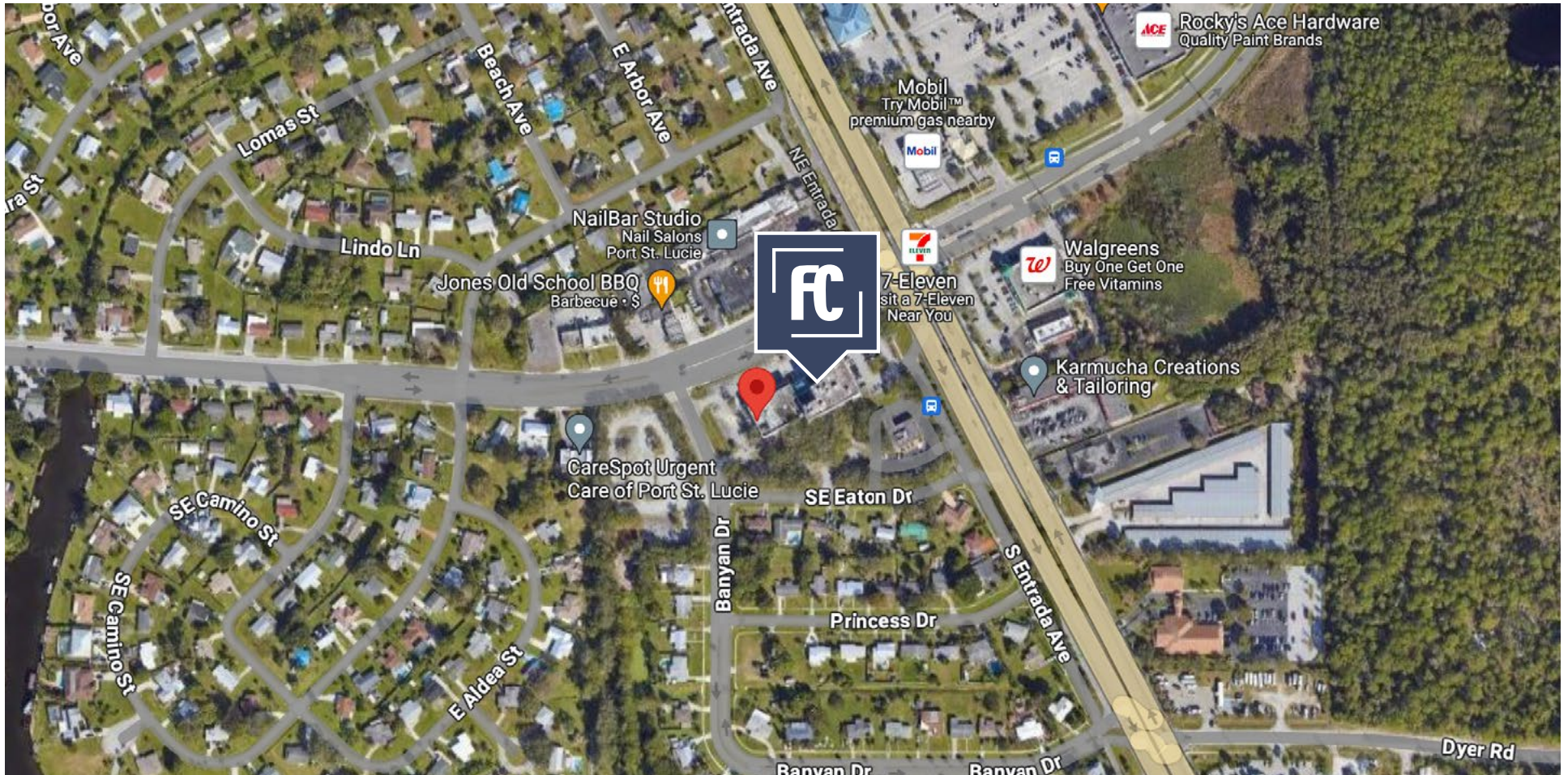
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# LOCATION

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# MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Population	17.3K	89.5K	179K
Median Age	51	43	45



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Homeowners	6.1K	27.1K	53.6K
# of persons per HH	5.1	6.1	6.1
Average HH Income	\$53.1K	\$73.9K	\$67.3K



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