

2100 SE OCEAN BLVD,
STUART, FL 34996

CLASS 'A' OFFICE SUITES
NOW AVAILABLE



ALEX AYDELLOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,035 SF -
11,500 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

Building Size: 29,856 SF

Lot Size: .6391 Acres

Year Built: 1990

Building Height: 3 Stories

Construction: Class A Fireproof Steel
& Concrete Curtain

Zoning: CPUD Commercial – City of Stuart

Land Use: Commercial – City of Stuart

Suite 300 Size: 11,500 SF

Suite 300 Price: \$19.50 SF Per YR / NNN

Suite 201 Size: 1,035 SF

Suite 201 Price: \$18 SF Per YR / NNN

Suite 102 Size: 1,570 SF

Suite 102 Price: \$18 SF Per YR / NNN

PROPERTY OVERVIEW

Fantastic Opportunity to relocate your Professional or Medical Office business to Hope Tower, a Landmark Office Building in Stuart, Martin County, Florida! This Iconic Multi-Tenant Office Building sits at the Lighted Intersection of East Ocean Boulevard and Monterey Road, conveniently located between Downtown Stuart and the beautiful beaches of Hutchinson Island. Designed with a Modern Flair and Recently Renovated, this Beauty features Floor to Ceiling Glass that provides Impressive Views and Natural Light paired with Unique Angles and Class 'A' Finishes! Abundant and Convenient Parking Area leads to the Expansive Lobby which features Automatic Entry Doors and Dual Elevators that service the 2nd and 3rd Floor Office Suites. Desirable and Affluent Stuart, Martin County, Florida, was just named the #2 Best Coastal Small Town in the U.S. in 2025 by USA Today! Three (3) separate suites available, including the 'Crown Jewel' 3rd Floor Corporate Headquarters with Prominent Building Signage & Naming Rights! This 3rd Floor Suite can also be sub-divided to deliver approximately 50% of the space (5,000 - 6,000 sf). These advertised Suites are available for Sub-Lease, with Ownership willing to enter into a direct lease if desired.



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AVAILABLE SPACES

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SUITE: 300 / LEASE RATE: \$19.50 SF Per YR / NNN / SIZE: 11,500 SF

The 3rd Floor "Penthouse" Corporate Headquarters offers a full-floor opportunity totaling +11,500 SF of leasable space, designed for both executive presence and operational efficiency. The Suite was completely renovated from top to bottom with over \$1M invested in the interior build-out, and features a central lobby entry with secure elevator access, ten (10) large private offices, large open central workspace area with cubicles/workstations, large separately demised/private workspace area with cubicles/workstations, an additional waiting/reception area that opens directly into a large executive conference room, and an additional conference room on the opposite wing of the floor.

Beautiful expansive views overlooking Stuart are enhanced by floor-to-ceiling glass around the perimeter of the space which provides abundant natural light, complemented by glass dividers throughout to create a bright, modern, and professional environment.

Additional improvements include a dedicated and spacious employee lounge with kitchen, file/storage rooms, IT space, two (2) multi-stall restrooms and one private executive restroom, creating a highly functional layout for a wide range of professional or corporate users. The symmetrical floor plan allows for seamless division, with the ability to sub-divide into approximately ±5,000 – 6,000 SF suites if desired.



SUITE: 201 / LEASE RATE: \$18 SF Per YR / NNN / SIZE: 1,035 SF

Suite 201 offers ±1,035 SF on the 2nd floor, featuring a wide open work area ideal for efficient office layout and workstation configuration. The space includes built-in cabinetry with a sink, adding functional utility for day-to-day operations.

Two (2) private offices are positioned along the exterior, each featuring expansive glass windows with city views, allowing for excellent natural light throughout the suite. Common area restrooms are conveniently located in the 2nd floor hallway.



SUITE: 102 / LEASE RATE: \$18 SF Per YR / NNN / SIZE: 1,570 SF

Suite 102 offers ±1,570 SF on the 1st floor, delivered in shell condition and ready for tenant build-out. The space provides a blank canvas for a wide range of professional or medical office users to design a layout tailored to their specific operational needs.

Convenient ground floor access allows for easy entry for both employees and clients, making it ideal for businesses seeking accessibility and visibility within the building. A great opportunity to customize a first-floor presence in a well-located Stuart office environment.



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SUITE 300 / 11,500 SF



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SUITE 201 / 1,035 SF



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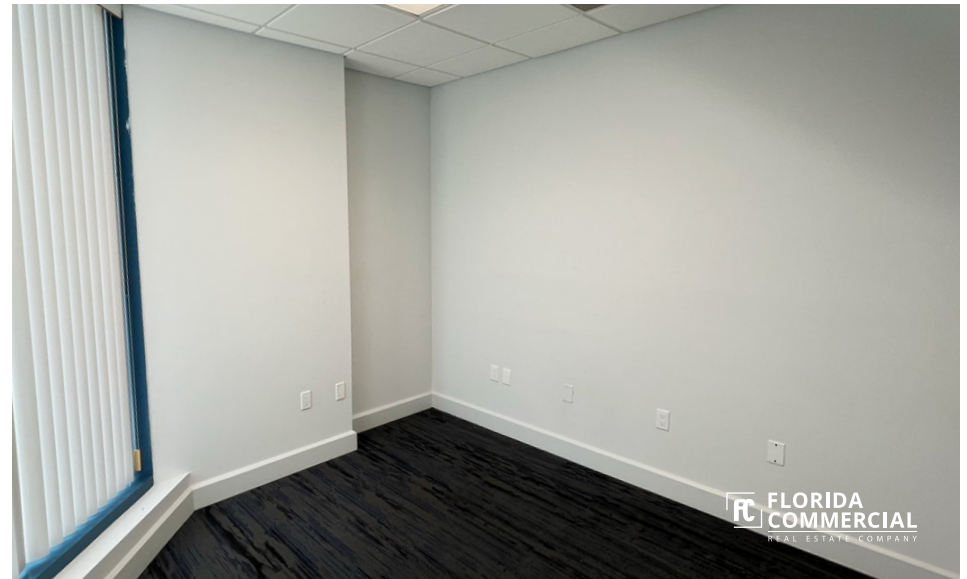


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SUITE 201 / 1,035 SF



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MAP & REPORT

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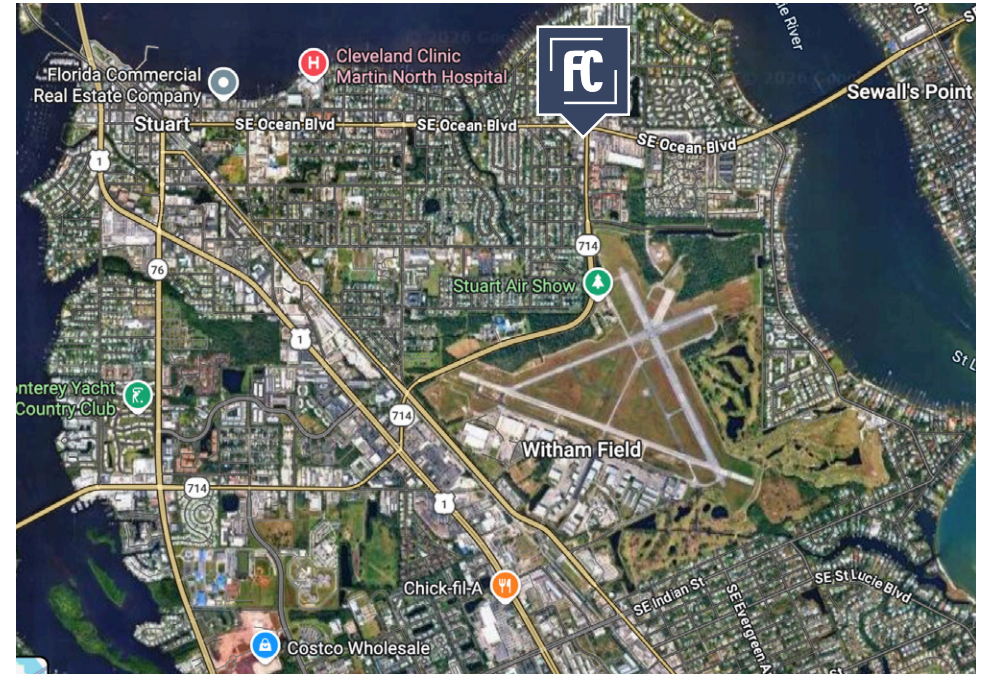
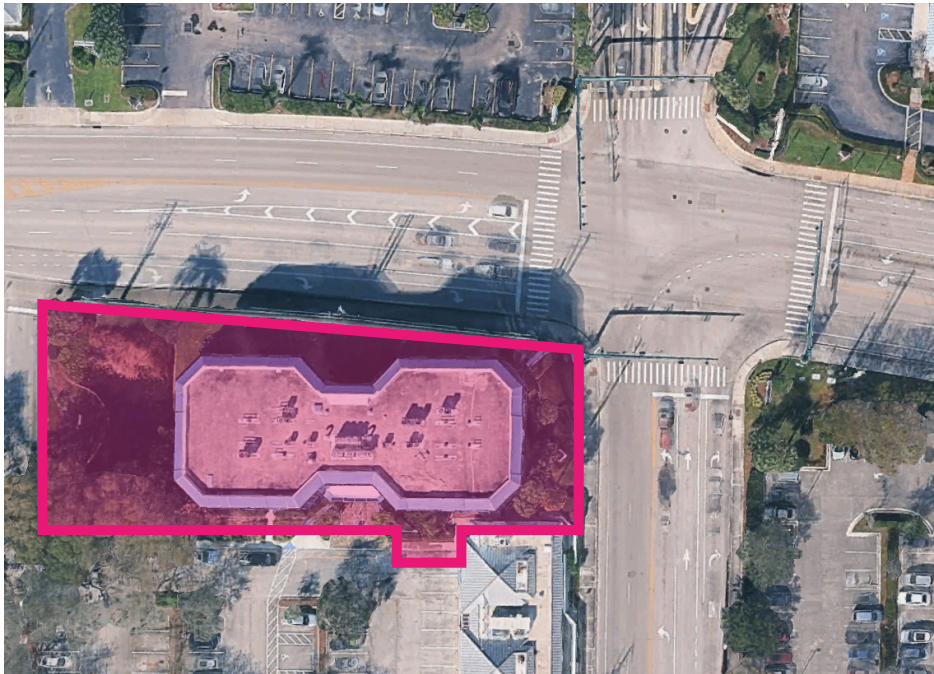
POPULATION

	1 MILE	3 MILES	5 MILES
Population	12.8K	65.3K	127.5K
Median Age	55.3	44	45.2



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.2K	15K	40K
# of Employees	3.5K	18K	55K
Average HH Income	\$83K	\$64K	\$68K



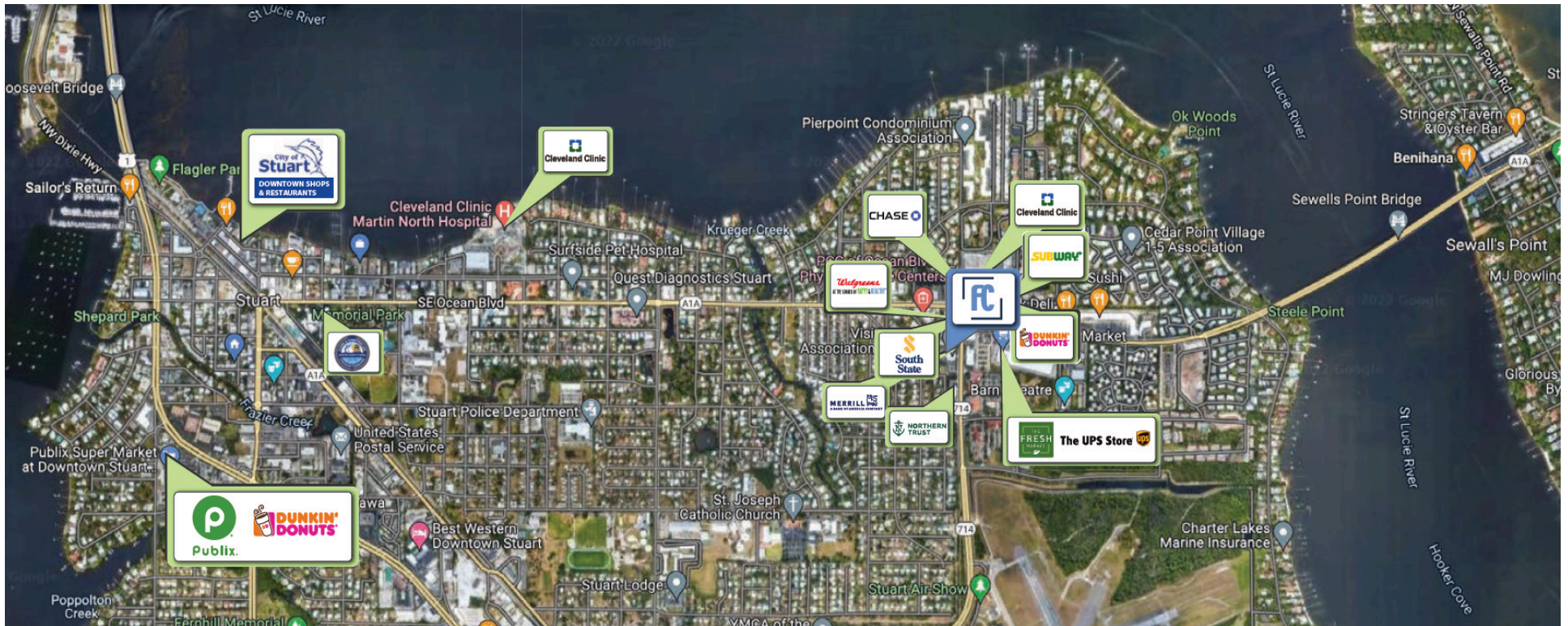
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RETAIL MAP

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