

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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13,029 SF

PORT ST. LUCIE, FL
2 BUILDINGS

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

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EXECUTIVE SUMMARY

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

SPECS

Available SF:	13,029 SF
Price:	\$13 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 Space 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.



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FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



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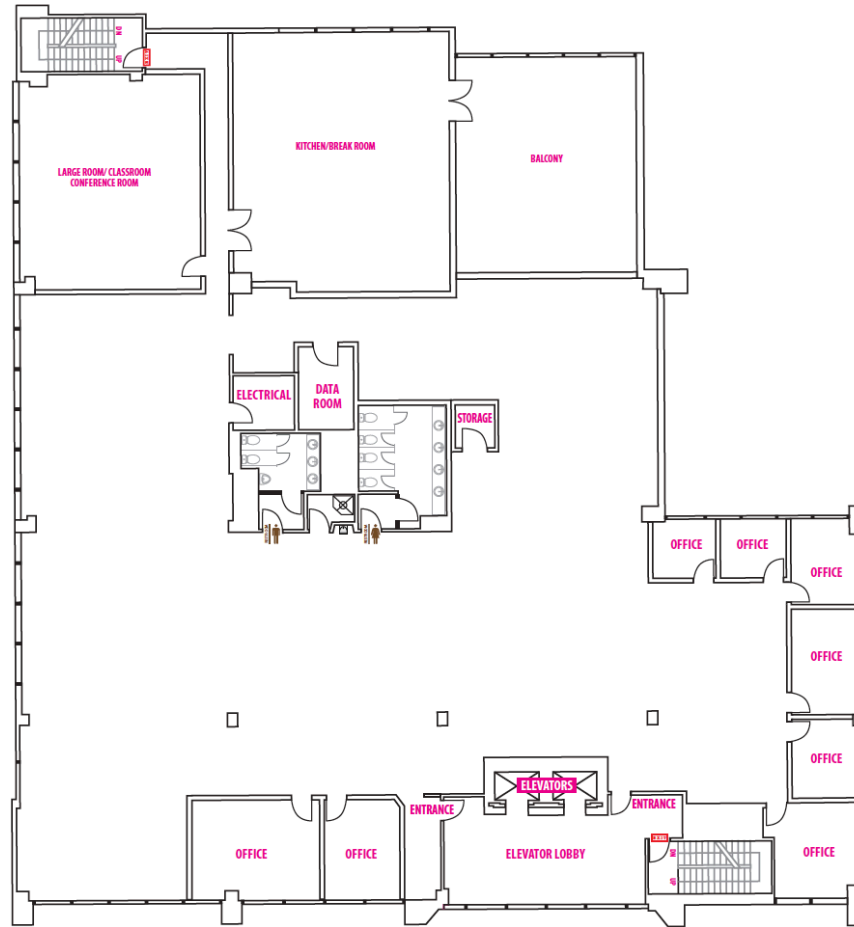
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FLOOR PLAN

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SUITE 200



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LOCATION

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MAP & REPORT

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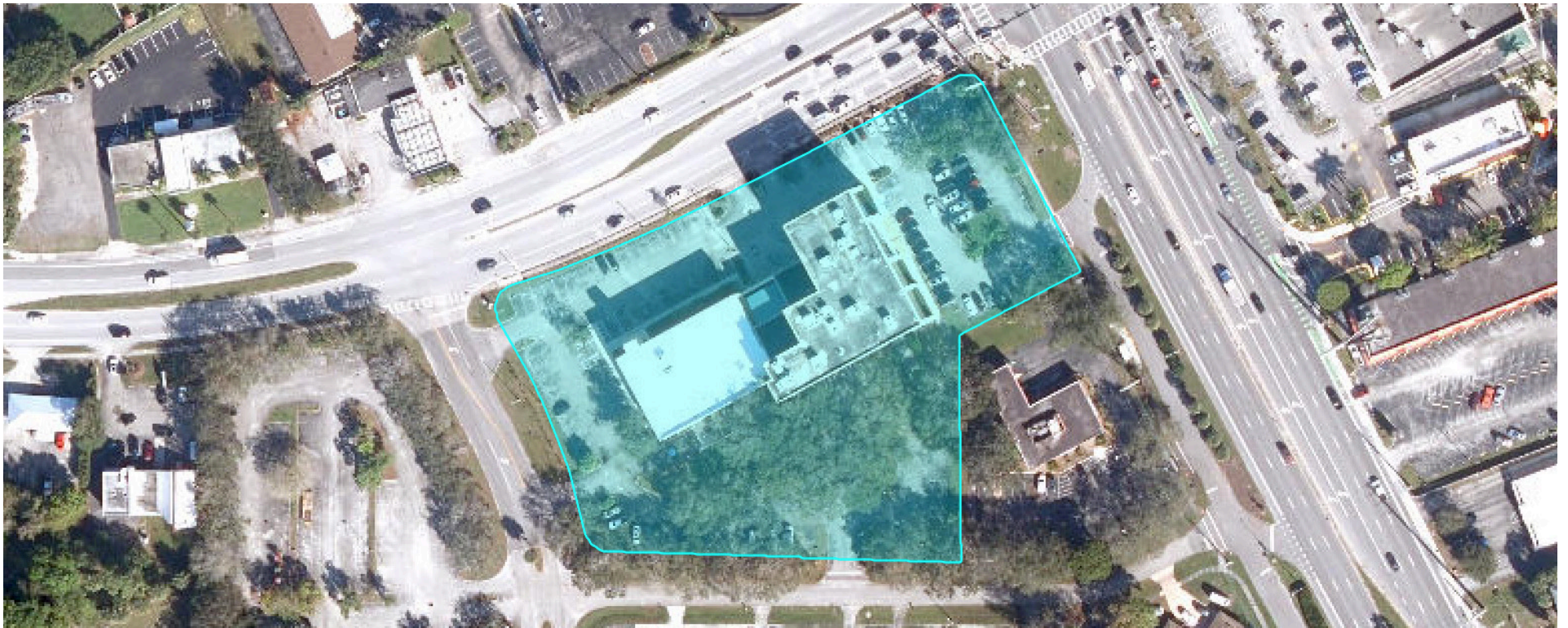
POPULATION

	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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