

**2300 SE MONTEREY RD,  
STUART, FL 34996**

**PREMIER CLASS 'A'  
OFFICE BUILDING**

**FOR SALE**



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

**14,318 SF  
1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# EXECUTIVE SUMMARY

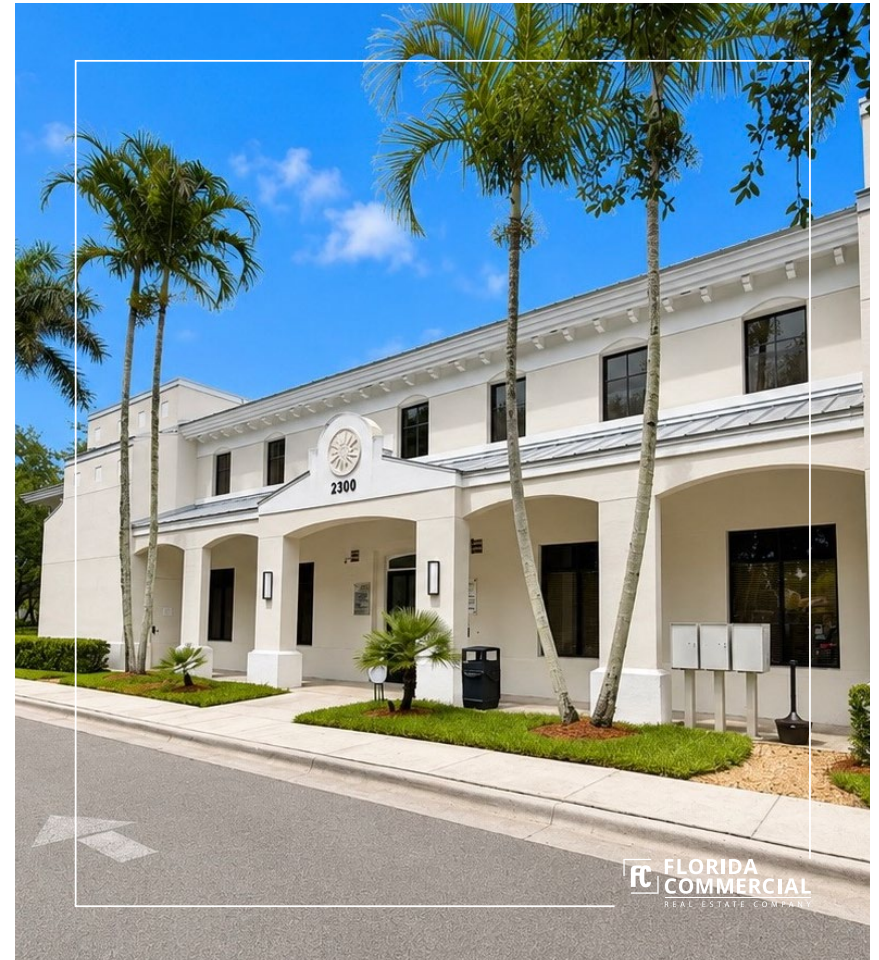
2300 SE MONTEREY RD, STUART, FL 34996 | PREMIER CLASS 'A' OFFICE BUILDING

## SPECS

|                 |                    |
|-----------------|--------------------|
| Sale Price:     | \$3,975,000        |
| Building Size:  | 14,318 SF          |
| Land Size:      | 1.02 AC            |
| Year Built:     | 1999               |
| Year Renovated: | 2019 & 2024        |
| Zoning:         | R-3 City of Stuart |
| Parking:        | 55 Spaces          |

## PROPERTY OVERVIEW

Rio Vista Commons is a Premier Class 'A' Office Building located in Stuart's desirable Business District! This Multi-Tenant Income Producing Asset features a mix of Professional Businesses providing Excellent Cash Flow and near 100% Occupancy. Highly Visible and Prominent Two-Story Building is subdivided into 3 Office Suites with an additional component of Executive Office Suites, providing an ideal blend of flexible lease space for Long-Term Stability. The Building has been upgraded and renovated in recent years to include a New Metal Roof, HVAC systems, Exterior and Interior Painting, New Flooring, and more. Conveniently located on Monterey Road just south of its intersection with East Ocean Boulevard, providing easy access to Downtown Stuart, US#1, and Kanner Highway. Due to the Flexible Lease Structures in place, there could also be an Opportunity for an Owner/User to Occupy Space in the Building in the future. Please contact Listing Broker for Financial Information as well as a Private Property Tour.

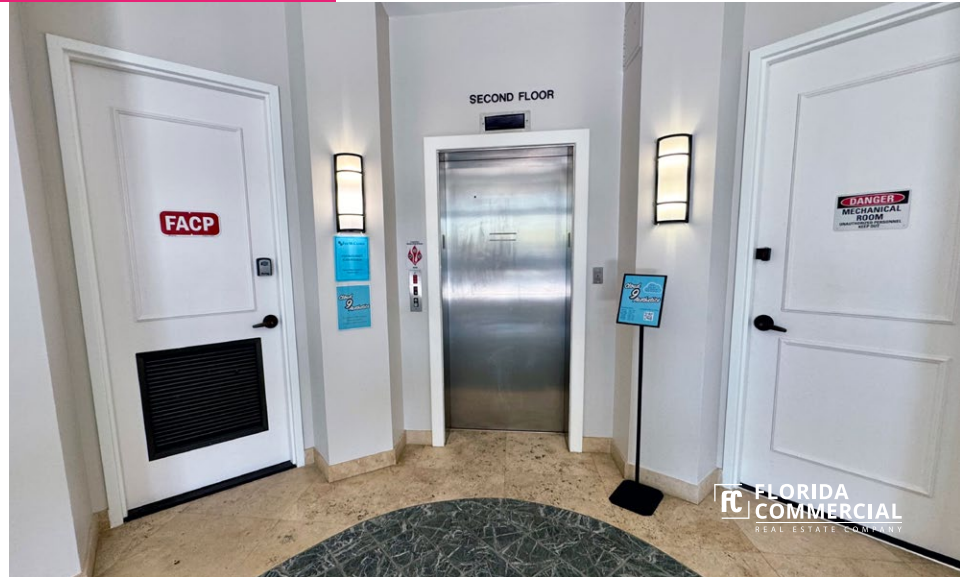


**ALEX AYDELOTTE**  
Broker | Principal  
O: 772.223.3646 C: 772.263.1130  
E: alex@florida-commercial.net

**14,318 SF**  
**1.02 AC**

**STUART, FL**

# 1ST FLOOR



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



**FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



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

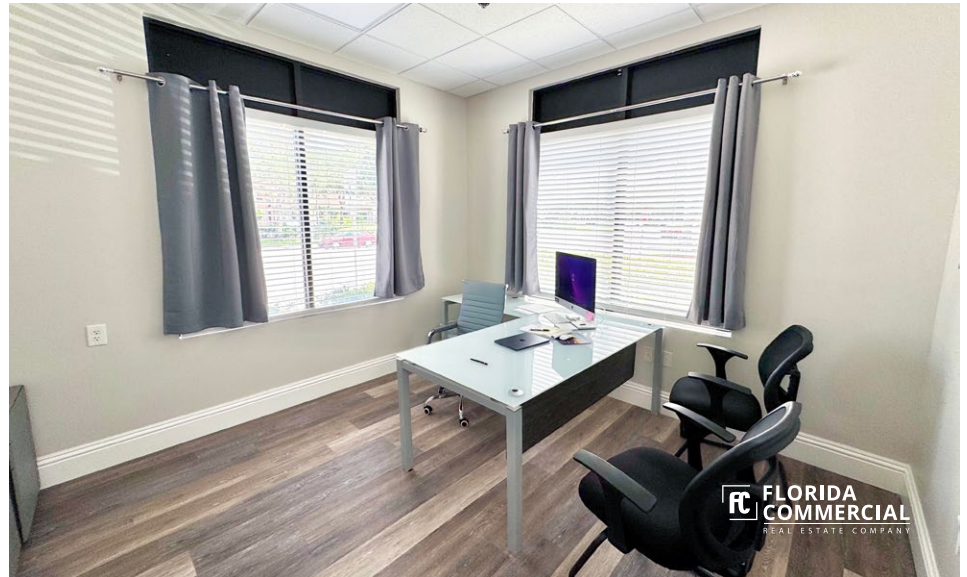
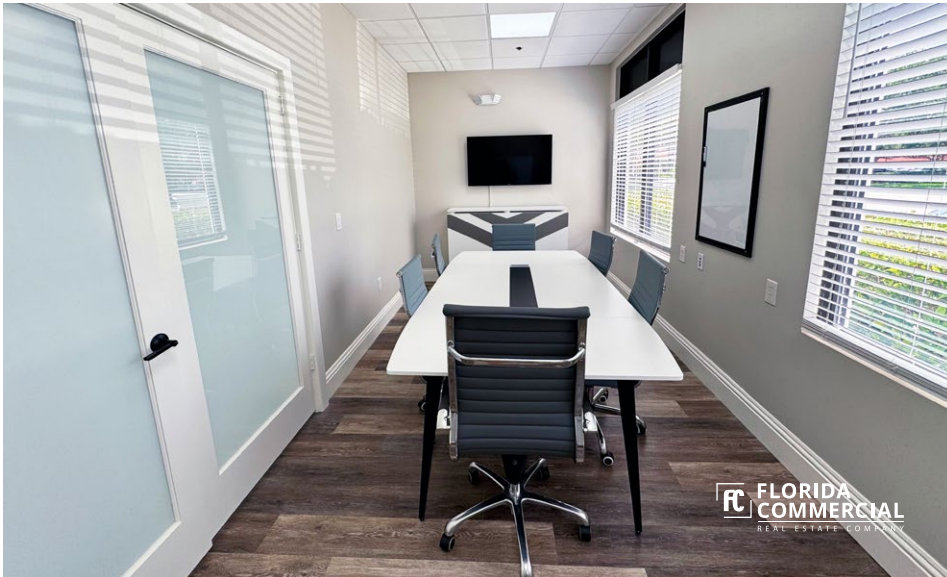
**14,318 SF  
1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



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

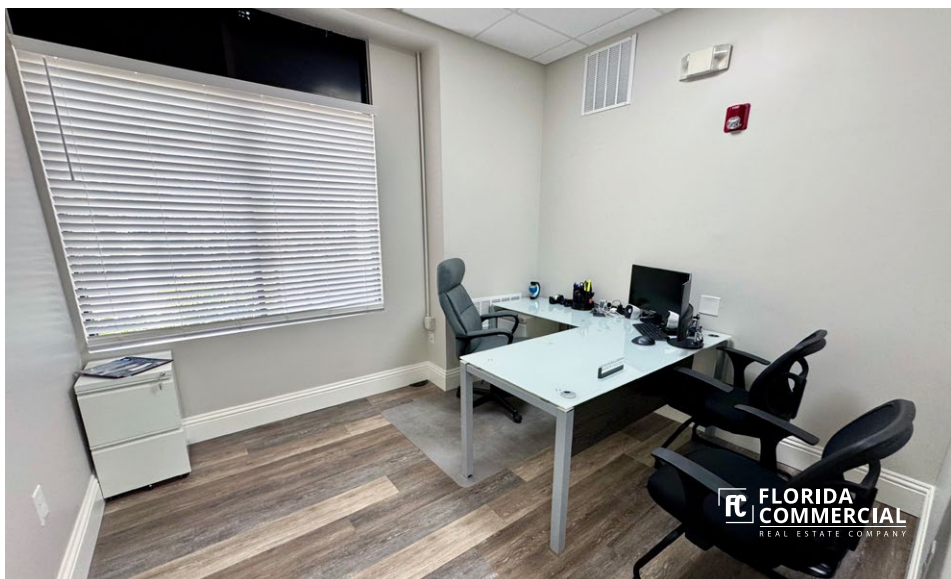
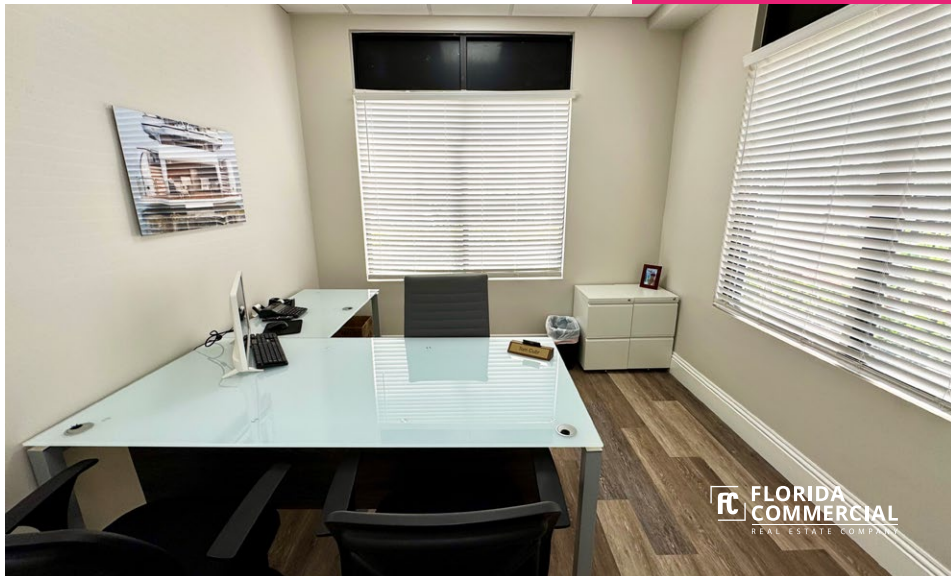
14,318 SF  
1.02 AC

STUART, FL

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



**FLORIDA COMMERCIAL**  
REAL ESTATE COMPANY



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



**FLORIDA COMMERCIAL**  
REAL ESTATE COMPANY



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



**FLC** **FLORIDA**  
**COMMERCIAL**  
REAL ESTATE COMPANY



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# 1ST FLOOR



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

## 2ND FLOOR



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

## 2ND FLOOR



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

## 2ND FLOOR



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# LOCATION

2300 SE MONTEREY RD, STUART, FL 34996 | PREMIER CLASS 'A' OFFICE BUILDING



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

14,318 SF  
1.02 AC

STUART, FL

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# MAPS & REPORT

2300 SE MONTEREY RD, STUART, FL 34996 | PREMIER CLASS 'A' OFFICE BUILDING



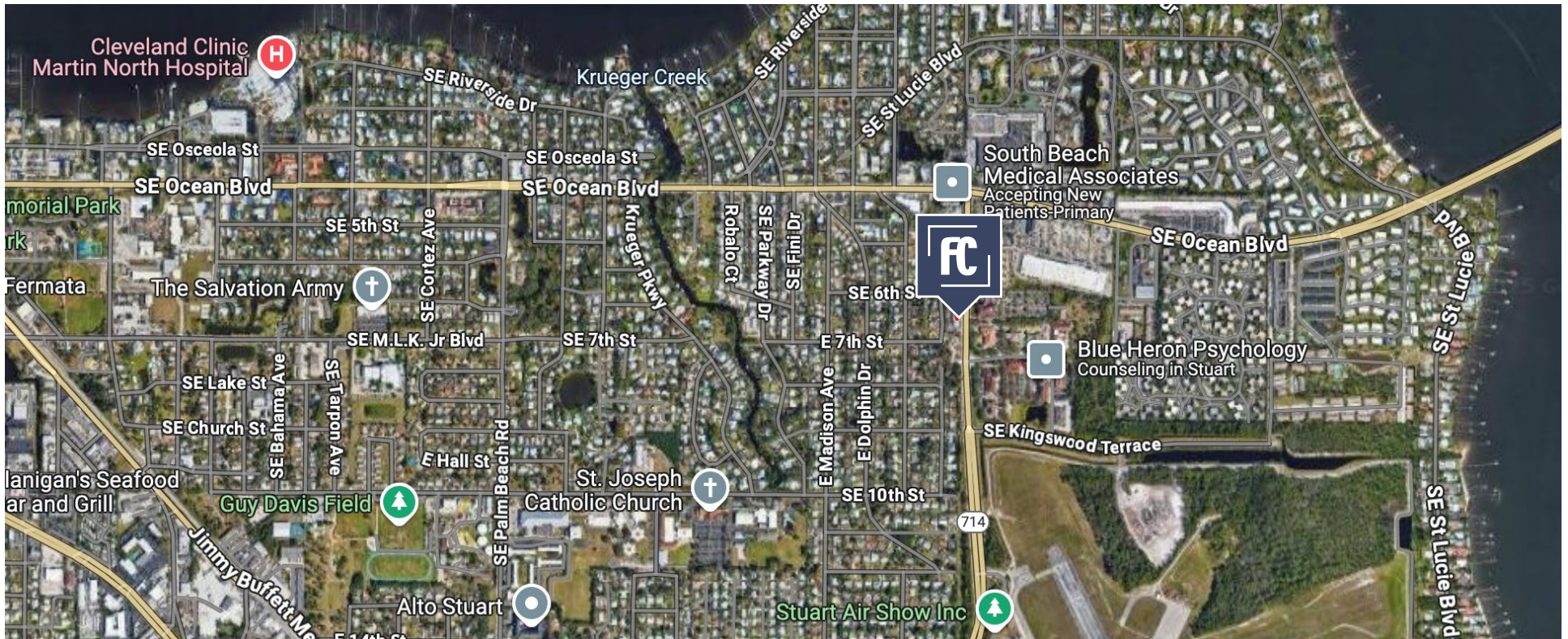
## POPULATION

|            | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Population | 16.2K  | 77.5K   | 103.3K  |
| Median Age | 53.3   | 52.3    | 51.6    |



## HOUSEHOLDS & INCOME

|                           | 1 MILE  | 3 MILES | 5 MILES |
|---------------------------|---------|---------|---------|
| Total Occupied Households | 5,226   | 26K     | 41.8K   |
| # of Employees            | 13.9K   | 66.2K   | 111.3K  |
| Average HH Income         | \$78.7K | \$78.8K | \$80K   |



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

**14,318 SF**  
**1.02 AC**

**STUART, FL**