

11530 SW Village Parkway, Port St. Lucie, FL

MOB I - COMPLETED



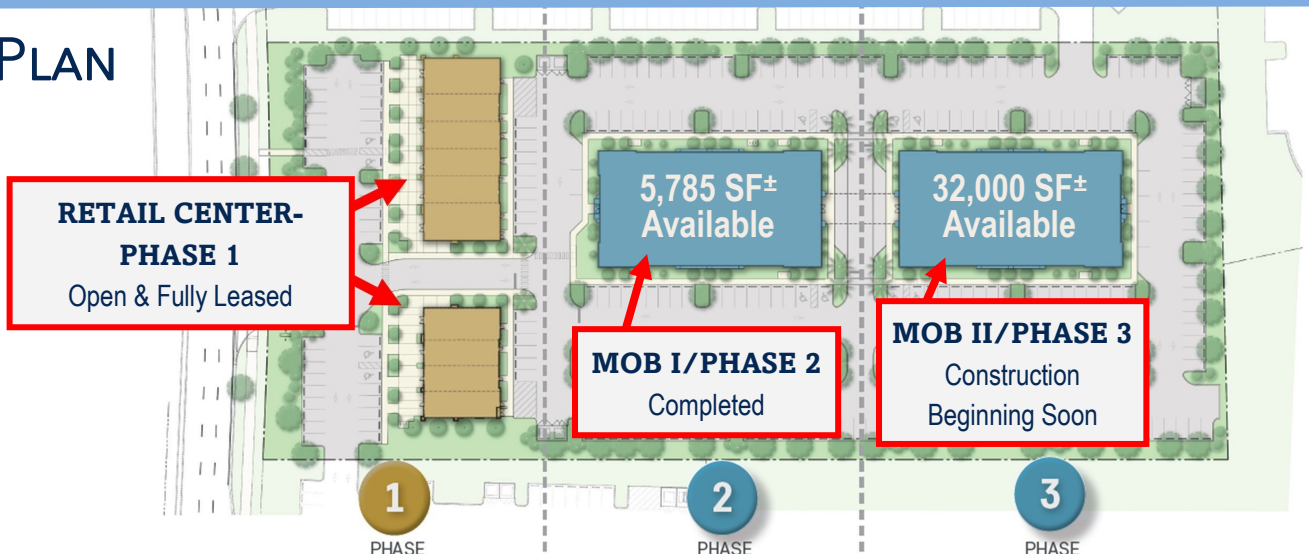
DESCRIPTION: Amazing opportunity to lease in one of two new 2-story 32,000± SF each medical buildings in Tradition being constructed and managed by the Bray Companies. This project (MOB I) is shell completed and has four spaces left. The second project (MOB II) has estimated completion date of 4th Qtr. 2027 and is now leasing.

LOCATION: Located in Tradition on Village Parkway in Port St. Lucie within their new Hospital and Research Park. Tradition is a new, dynamic high-growth community with homes, retail and a strong workforce environment.

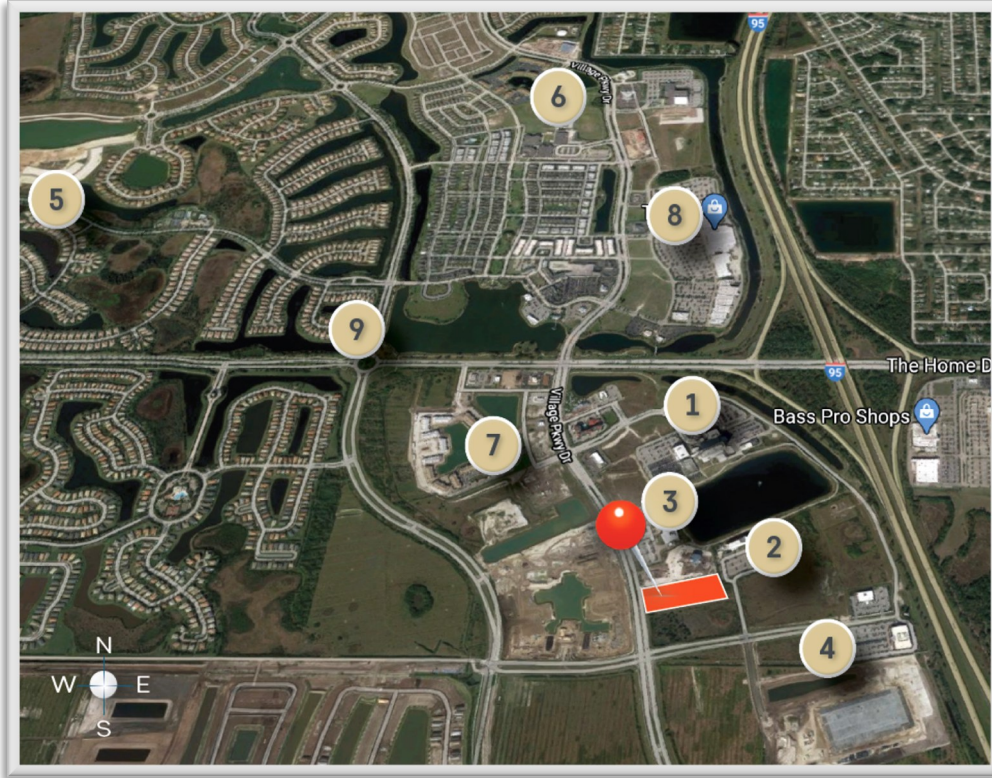
HIGHLIGHTS

- Impact glass windows
- Two elevators
- Two unisex common area bathrooms per floor
- 24/7 access with a key fob system
- 4/1,000 parking
- Medical office, professional services spaces available
- No Medical use restrictions
- Demisable Spaces from 1,357 ± RSF to 2,900 ± RSF

SITE PLAN



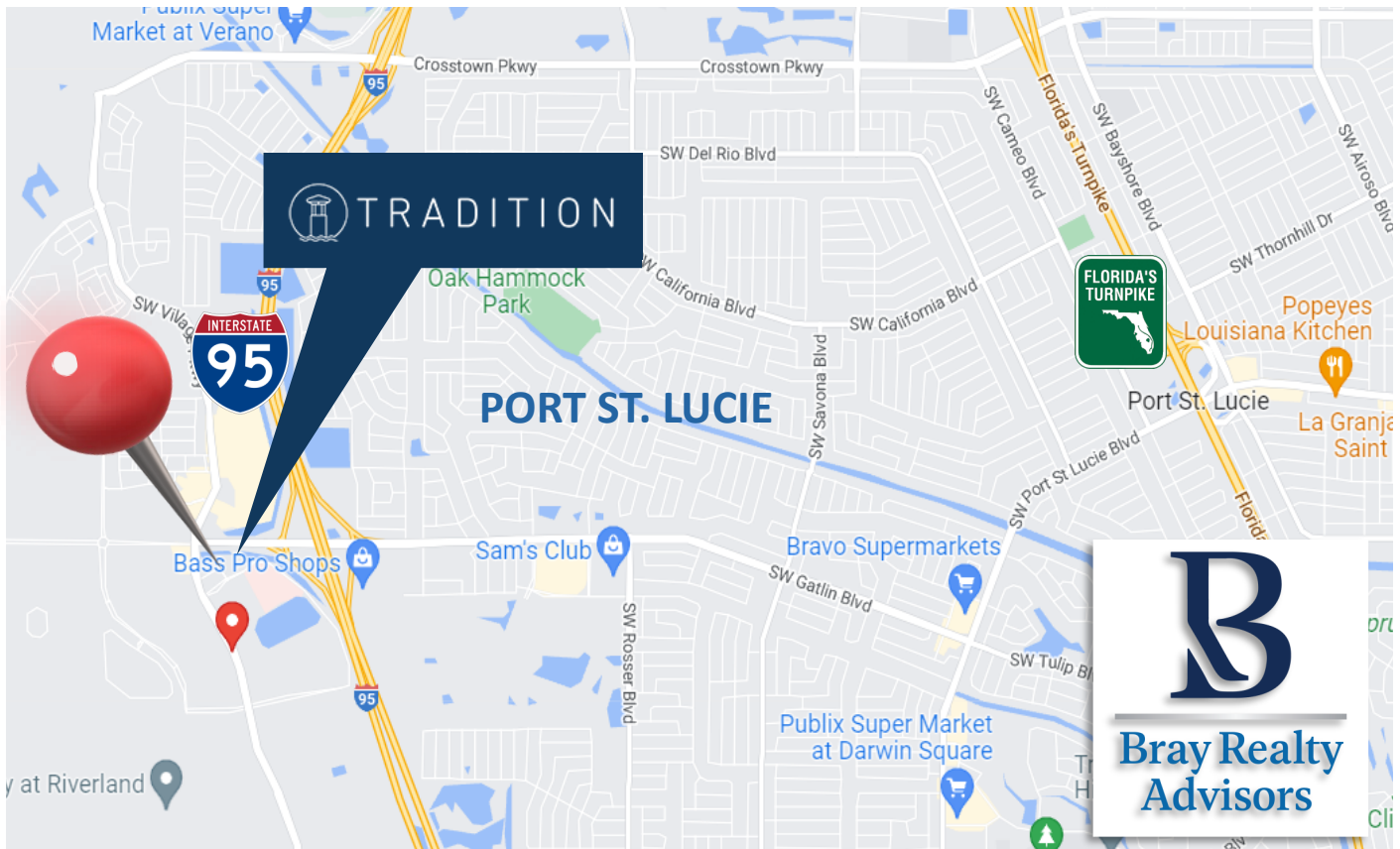
BUSINESS SURROUNDINGS



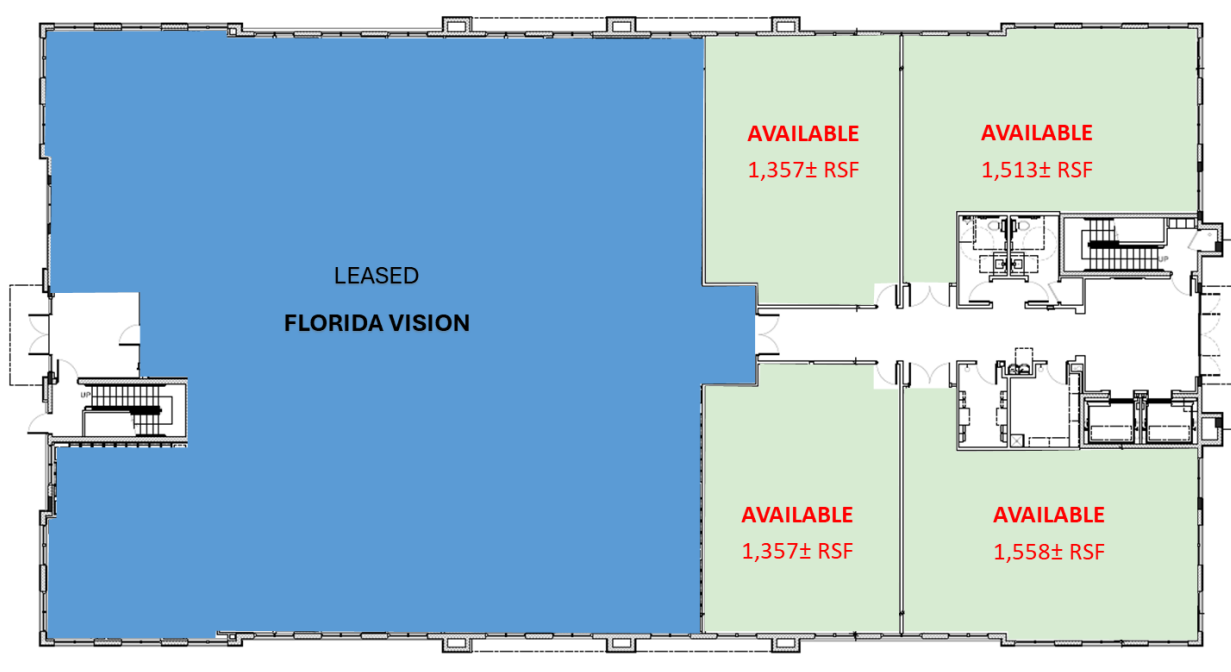
Innovation Square

1. Cleveland Clinic Tradition Hospital
2. Florida Research & Innovation Center
3. FIU Center for Translational Science
4. Keiser University
5. The Brenntly at Tradition Senior Living
6. FAU / Palm Pointe Educational Research School
7. Tradition Village Square | Retail
8. Landings at Tradition | Retail
9. Home Builders in Tradition
 - Mattamy
 - GL Homes
 - Del Webb
 - DR Horton
 - Lennar

LOCATION



MOB I - FIRST FLOOR PLAN



MOB I - SECOND FLOOR PLAN



Bray Realty
Advisors

NATE BRAY
JOHN DELRUSSO
(561) 510-2225

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