

6091 SE Federal Hwy, Stuart, FL 34997

SALON OFFICE SUITES COVE CENTER II



FOR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

1 - 4 UNITS

EACH 120 SF

EXECUTIVE SUMMARY

6091 SE FEDERAL HWY, STUART, FL 34997 | SALON OFFICE SUITES | COVE CENTER II

SPECS

Building Size: 1-4 UNITS / EACH 120 SF
Zoning: Aesthetic / Medical / Retail
Price: \$600 Per Month / 1 Year Lease

PROPERTY OVERVIEW

Introducing Salon Office Suites, your premier destination for aesthetic industry professionals in Stuart, FL. These stunning, contemporary 120 sq ft spaces are tailored for beauty and wellness practitioners, offering a modern and inviting environment to elevate your business.

Act swiftly to secure one of the four units available in this busy plaza. Each suite is equipped with sinks and cabinets, an Alexa Echo screen that powers Alexa smart lights and outlet plugs, and enhanced soundproofing for privacy. For added convenience, each room has fingerprint and code entry. Also included are an on-site washer and dryer, a welcoming waiting area, coffee bar, and fridge.

Customize your space to reflect your brand identity, with the freedom to paint and decorate as desired, and the option to add a dimmable chandelier.

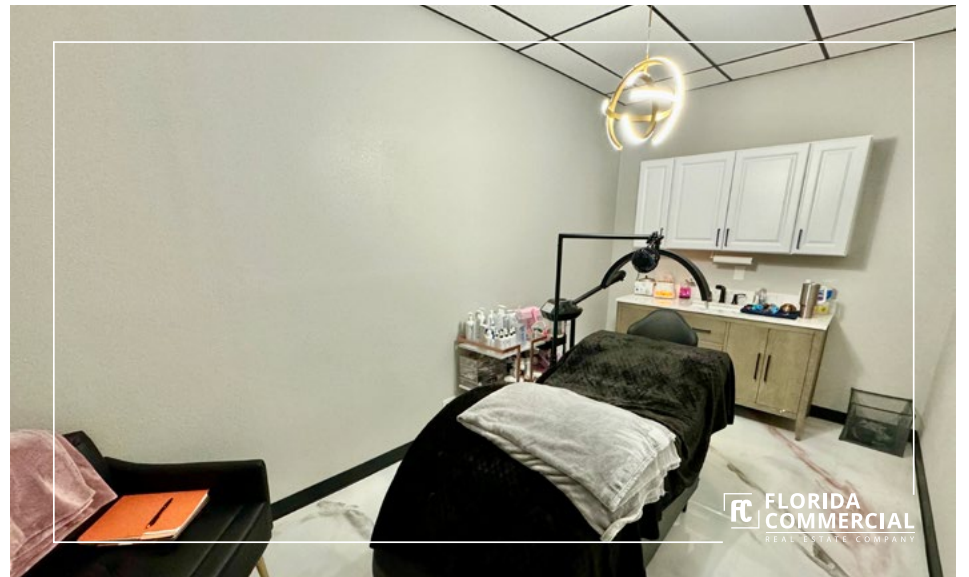
Prominent signage opportunities, including a large sign over the unit and a monument sign on US1, guarantee visibility for your business. Additionally, there is a designated place for business cards and brochures. The facility is accessible 24 hours a day, catering to all schedules and needs.



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FC **FLORIDA COMMERCIAL**
REAL ESTATE COMPANY



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EACH 120 SF

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

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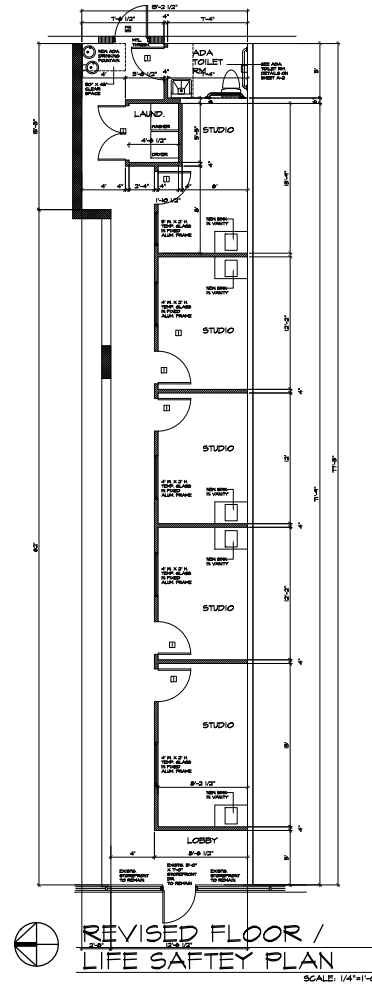
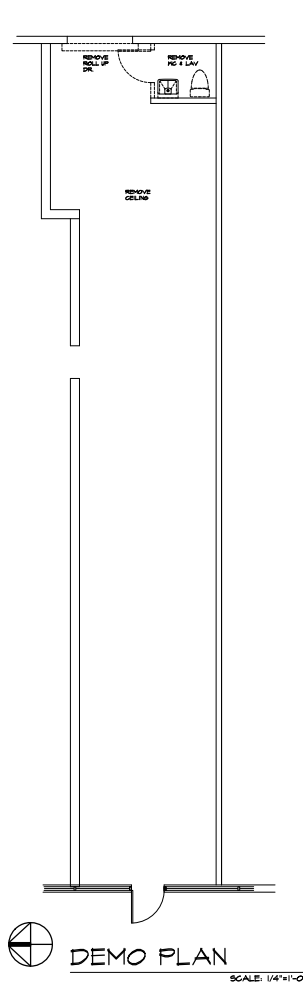
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SITE PLAN

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WALL SYMBOLS:

- EXIST. BRICK OR WALL AND HTL. STUD WALL TO REMAIN
- NEW INTERIOR BRID WALL (NON-RATED - NOT BEARING) 2" x 12" HTL. OR 2x4 STUDS w/ 1" OC W/ 2" DRYSILL OR BRICK ROSE
- NEW RATED WALL (NON-RATED) 2" x 12" HTL. OR 2x4 STUDS w/ 1" OC W/ 2" DRYSILL OR BRICK ROSE

DOOR NOTE:
VERIFY ALL ROOM OPENING SIZES PRIOR TO CONSTRUCTION.

DOOR SCHEDULE

CODE SUMMARY:
OCCUPANCY CLASSIFICATION: (ENRTR MERCANTILE - CLASS 5000.0) (ENRTR 5000.0)
OCCUPANT LOAD: (NFPA 101) (13.1.2)
DISC. CRITERIA: (13.1.2)

OFFICE AREA (LOAD) SF / 100-112 OCCUPANTS

BUILDING DATA: STORY: NOT SPRINKLER
TYPE OF CONSTRUCTION: TYPE II BY NUMBER OF STORIES: ONE
CODE EDITIONS:
2000 FLORIDA DOMESTIC BUILDING CODE 1 EDITION
2010 FLORIDA FIRE PREVENTION CODE 1 EDITION
NEG. 2011

REVISION OF OCCUPANCY: (NFPA 101) (13.1.2) (13.1.2)
MERCANTILE / BUSINESS RESID. 2 (IF FIRE RATED REDUCED TO 1 (IF FIRE RATED) (FIRE SPRINKLER))

EGRESS DATA:

NUMBER OF EXITS (NFPA 101) (7.2)	REQD.	PROVIDED
2	2	2
MAX TRAVEL DIST. (NFPA 101) (7.2.1)	20 FT.	20-1/2' STAIR
MAX DEAD END (NFPA 101) (7.2.2)	40 FT.	NA
MAX CLEAR OPENING (EXIT DOOR)	10' x 8'	8' x 4'
MIN. CORRIDOR WIDTH (CORR. WIDTH)	44"	52"
CORRIDOR WIDTH (NFPA 101) (7.2.3)	44"	52"
CAPACITY OF MEANS OF EGRESS (NFPA 101) (7.2.3)	54' / 3+ TO OCCUPANTS	54' / 3+ TO OCCUPANTS

FIRE EXTINGUISHER:

NUMBER OF EXITS	TYPE OF EXTINGUISHERS PROVIDED
2	2

PLUMBING FIXTURE REQUIREMENTS:

FIXTURE	MIN. NUMBER	MIN. SPACING	MIN. DISTANCE FROM WALL	MIN. DISTANCE FROM OTHER FIXTURE
TOILET	1	5'	15"	15"
SINK	1	5'	15"	15"

INTERIOR MALL AND CEILING PRESSURE REQUIREMENTS BY OCCUPANCY:

SPRINKLER	SMOKE AND BULBULG SPACES
Y	Y
N	N

LIFE SAFETY LEGEND:

OCCUPANCY	100' OCCUPANTS
EMERGENCY LIGHT	EL
EXIT LIGHT	EL
DISTANCE TO EXIT	15'
FIRE EXTINGUISHER	15'
NUMBER OF EXITS SET AT 5'-0" APART	2
NUMBER OF EXITS SET AT 5'-0" APART	2
CLEAR DOOR OPENING	2'-10"
PROVIDED	

GARY POWELL
ARCHITECTURE AND PLANNING
18 SOUTH RIVER ROAD
SEWALLS POINT, FL 33986
OFFICE: 772-229-1789

TEENANT LAYOUT FOR:
AESTHETICS BY AJ
NORTH COUNTY, FLORIDA

DRAWN BY: MGP
CHECKED BY: MGP
DATE: OCT. 15, 2023
SCALE: AS NOTED
JOB NO.: 23
REVISIONS:
A-1
1 OF 4

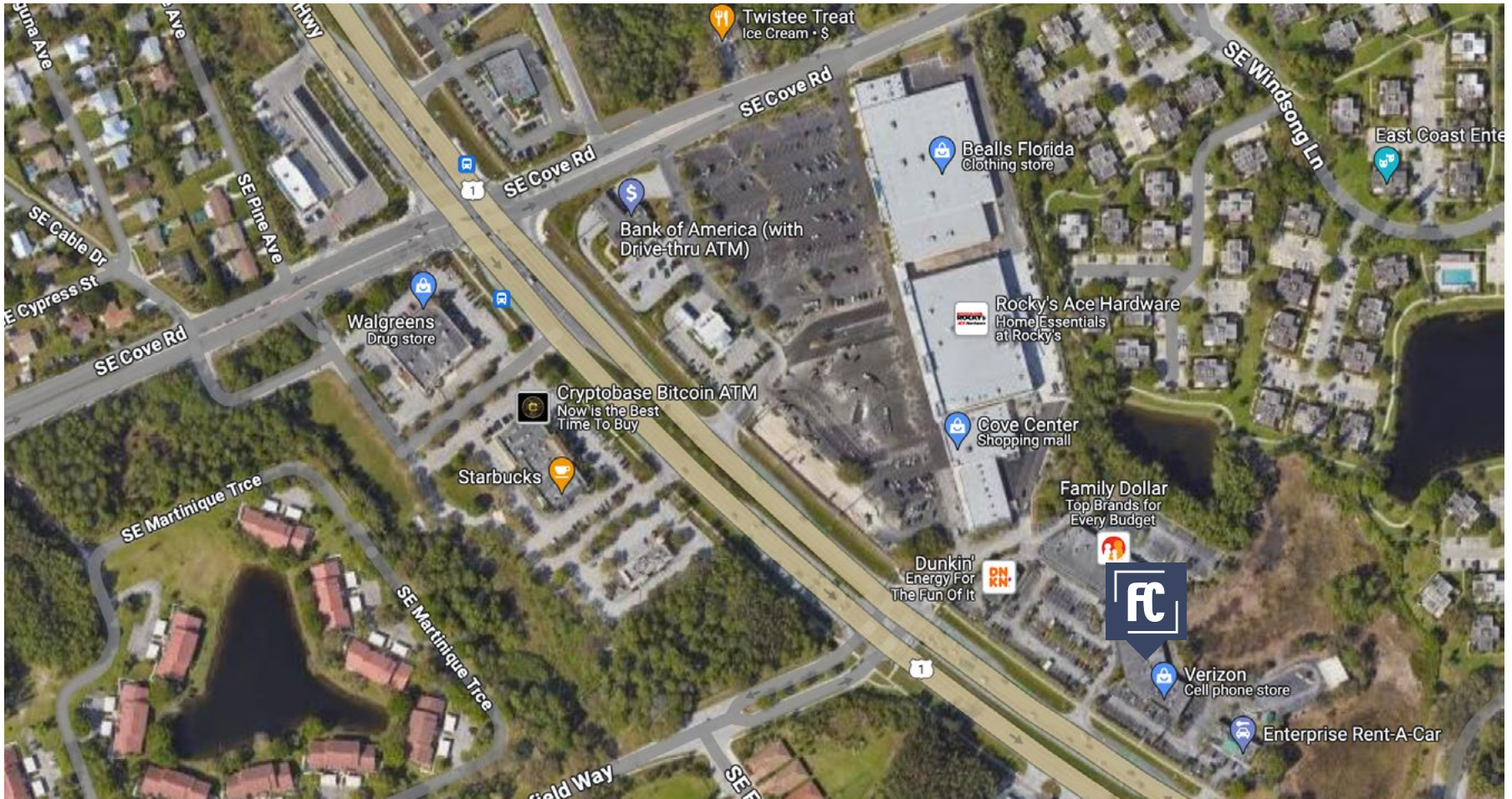


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MAPS & REPORT

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MAPS & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	24.7K	57.6K	104K



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