

STERLING TOWER

100 SW ALBANY AVE, STUART, FL 34994

EXECUTIVE SUITES FOR LEASE



PROPERTY DESCRIPTION

Third Floor Office Space located in desirable professional office building in downtown Stuart. Rent includes access to a shared conference room and kitchen. Within walking distance to shopping and numerous downtown restaurants. Available for \$875/month. Length of lease term is negotiable.

PROPERTY HIGHLIGHTS

- - \$875/Month - Rent includes electric, WiFi, cleaning, kitchen, and conference room access
- - New vinyl plank flooring and fresh paint in offices
- - All offices feature abundant natural light through exterior windows
- - Conference Room with river views and exterior balcony

OFFERING SUMMARY

Suite Available: 300J

PRICE: \$875/Month

Square Footage: 194 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	360	1,941
Total Population	341	654	4,100
Average HH Income	\$116,926	\$113,647	\$96,635

JOHN W. CHAPMAN, BROKER

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Building



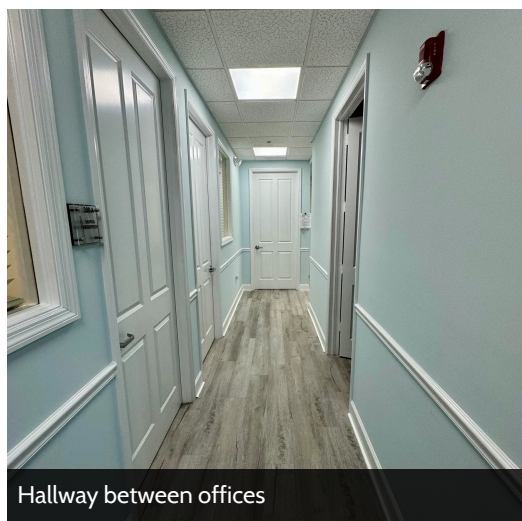
Suite 300J



Conference Room



Office Reception Area



Hallway between offices



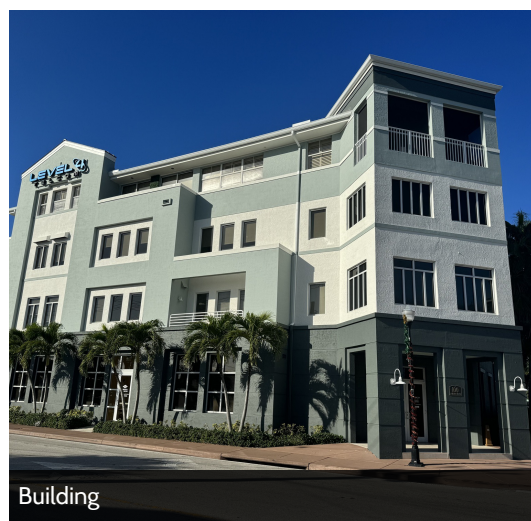
Conference Room



Building Lobby



Kitchen



Building

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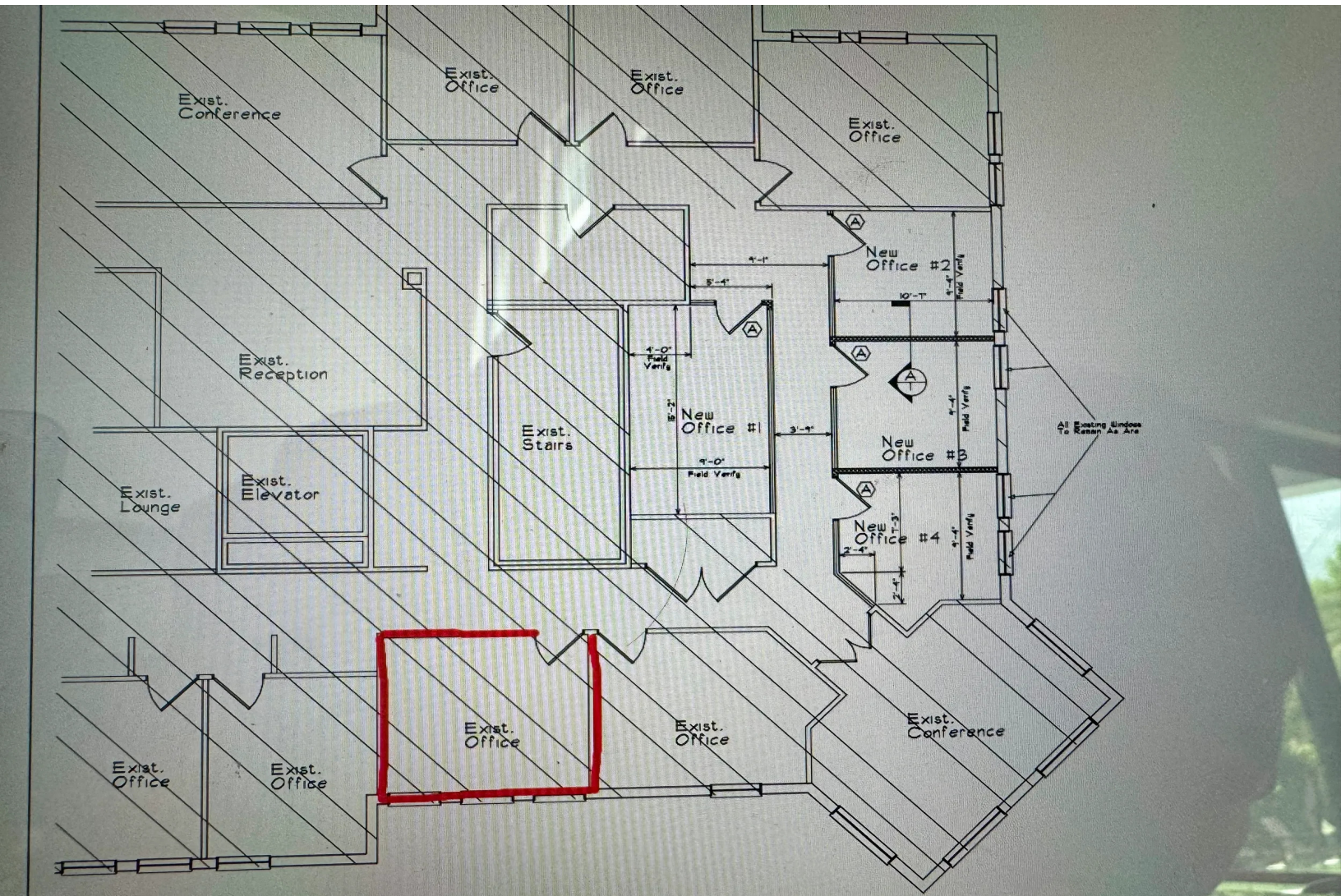
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OFFICE BUILDING FOR LEASE - 300J FLOOR PLAN



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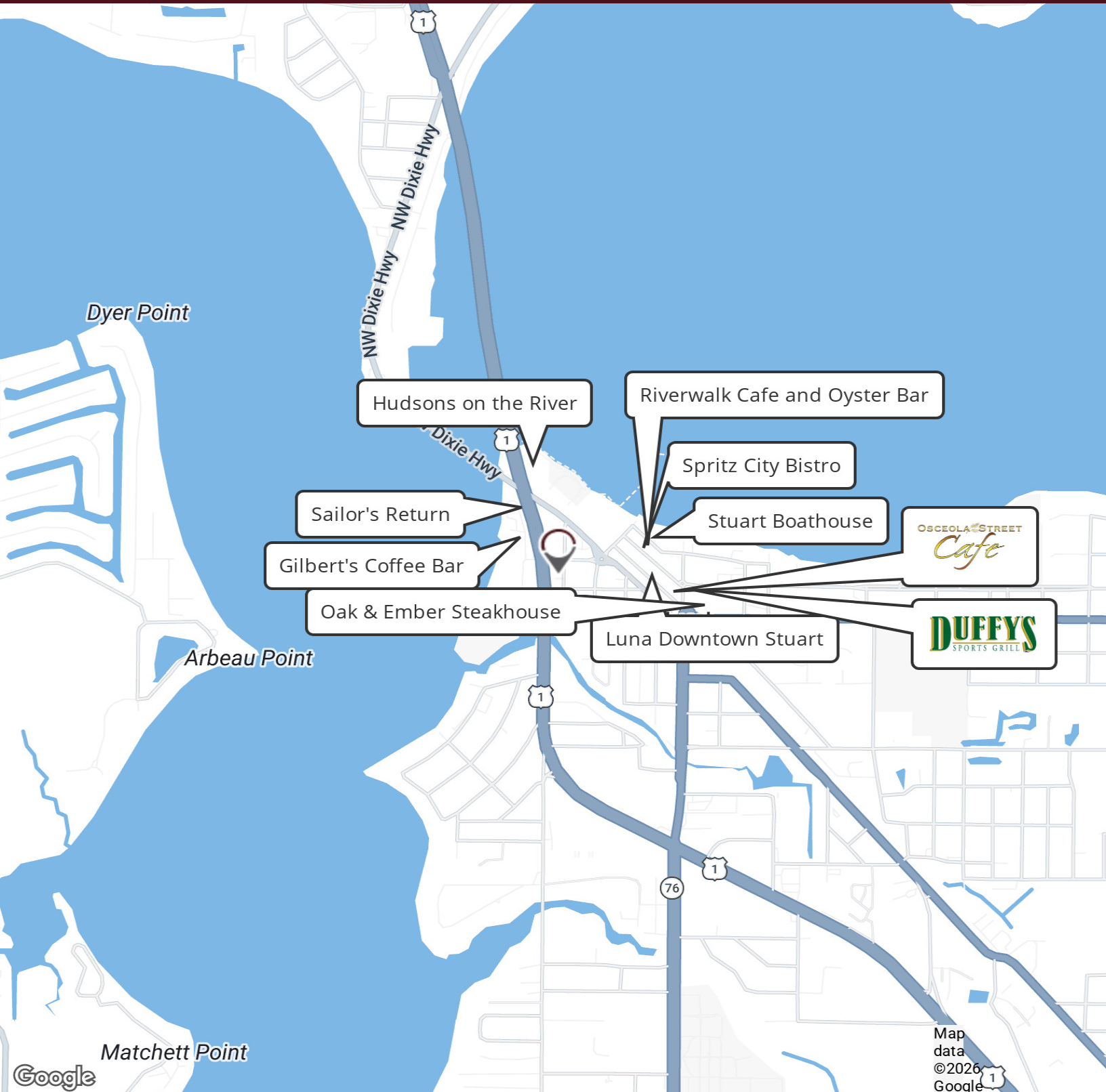
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NEIGHBORING DINING ESTABLISHMENTS



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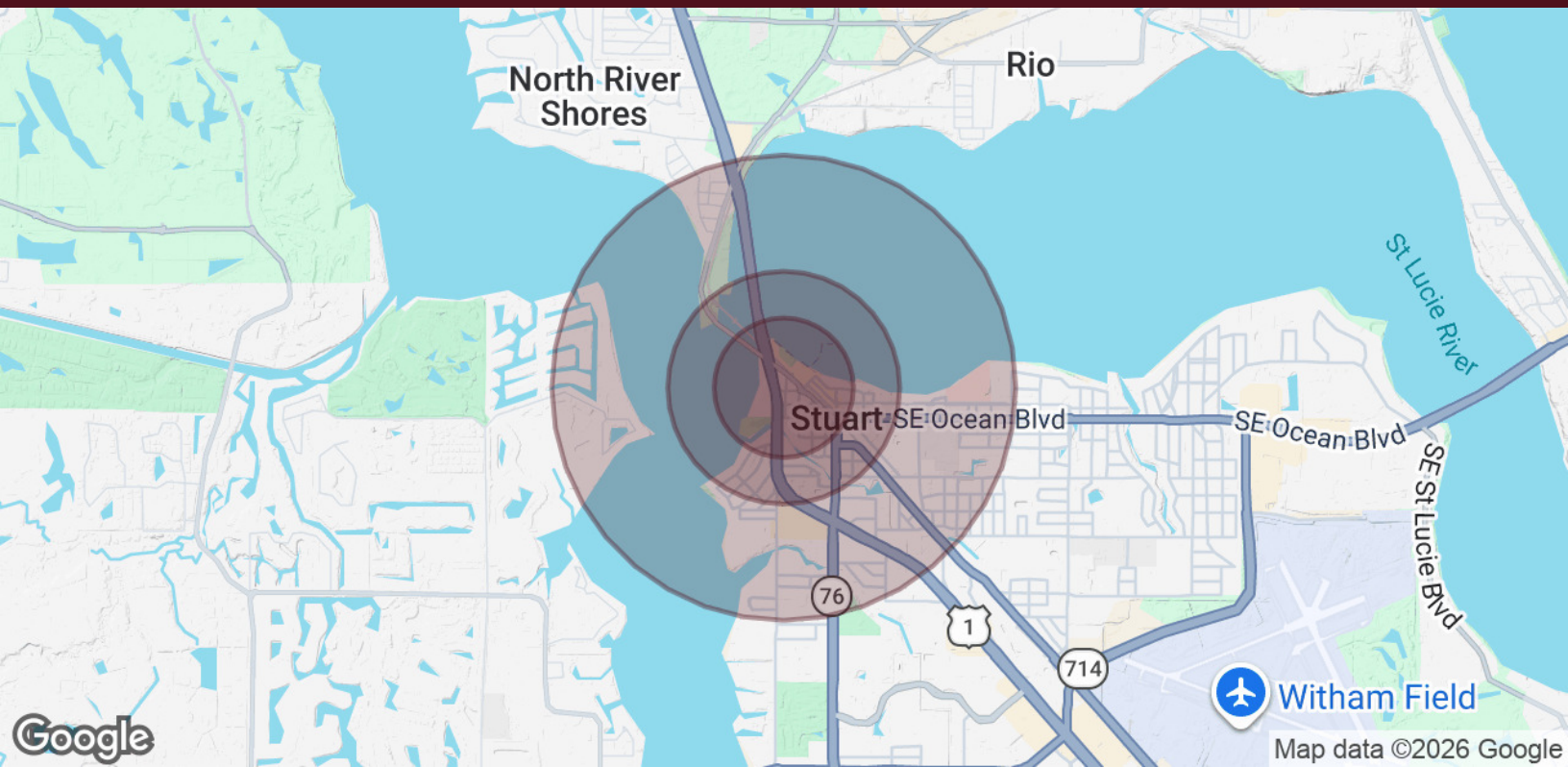
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	341	654	4,100
Average Age	54	53	52
Average Age (Male)	52	51	50
Average Age (Female)	55	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	360	1,941
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$116,926	\$113,647	\$96,635
Average House Value	\$415,686	\$407,426	\$447,833

2020 American Community Survey (ACS)

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