

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Executive Center

756-762 SE Port St. Lucie Blvd. Port St. Lucie FL 34984



For Lease
\$15.00/psf

Listing Agent:
Chris Belland
772-418-4506
cbelland@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	756-762 SE Port St. Lucie Blvd. Port St. Lucie FL 34984
Lease Rate:	\$15.00/psf
Lease Space:	650 SF to 2,100 SF (contiguous)
Building Size:	3,404 SF
Building Type:	Office
Acreage:	.49 AC
Frontage:	125.68'
Traffic Count:	72,900 average daily traffic
Year Built:	1995
Construction Type:	Unknown
Parking Spaces:	22
Zoning:	P - Professional
Land Use:	Office Building
Utilities:	Undisclosed

Excellent office lease opportunity! The MRI Executive Center has 650 SF to 2,100 SF of contiguous office space available. Office features conference room, reception area, waiting area, bathrooms, and multiple office spaces. Located on busy SE Port Saint Lucie Blvd. just over the Saint Lucie River bridge.



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Property Demographics

2016 Demographics

Total Population

1 mile	6,876
3 mile	61,887
5 mile	157,683

Average Household Income

1 mile	\$51,459
3 mile	\$54,872
5 mile	\$58,232

Average Age

1 mile	41.70
3 mile	41.40
5 mile	41.50

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Zoning & Future Land Use Map

Professional Zoning District

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

(1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.

(2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.

(3) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) One dwelling unit contained within the development which is incidental

to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Any building exceeding thirty-five (35) feet in height.

(2) Model home centers.

(3) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

(D) Accessory Uses. As set forth within section 158.217.

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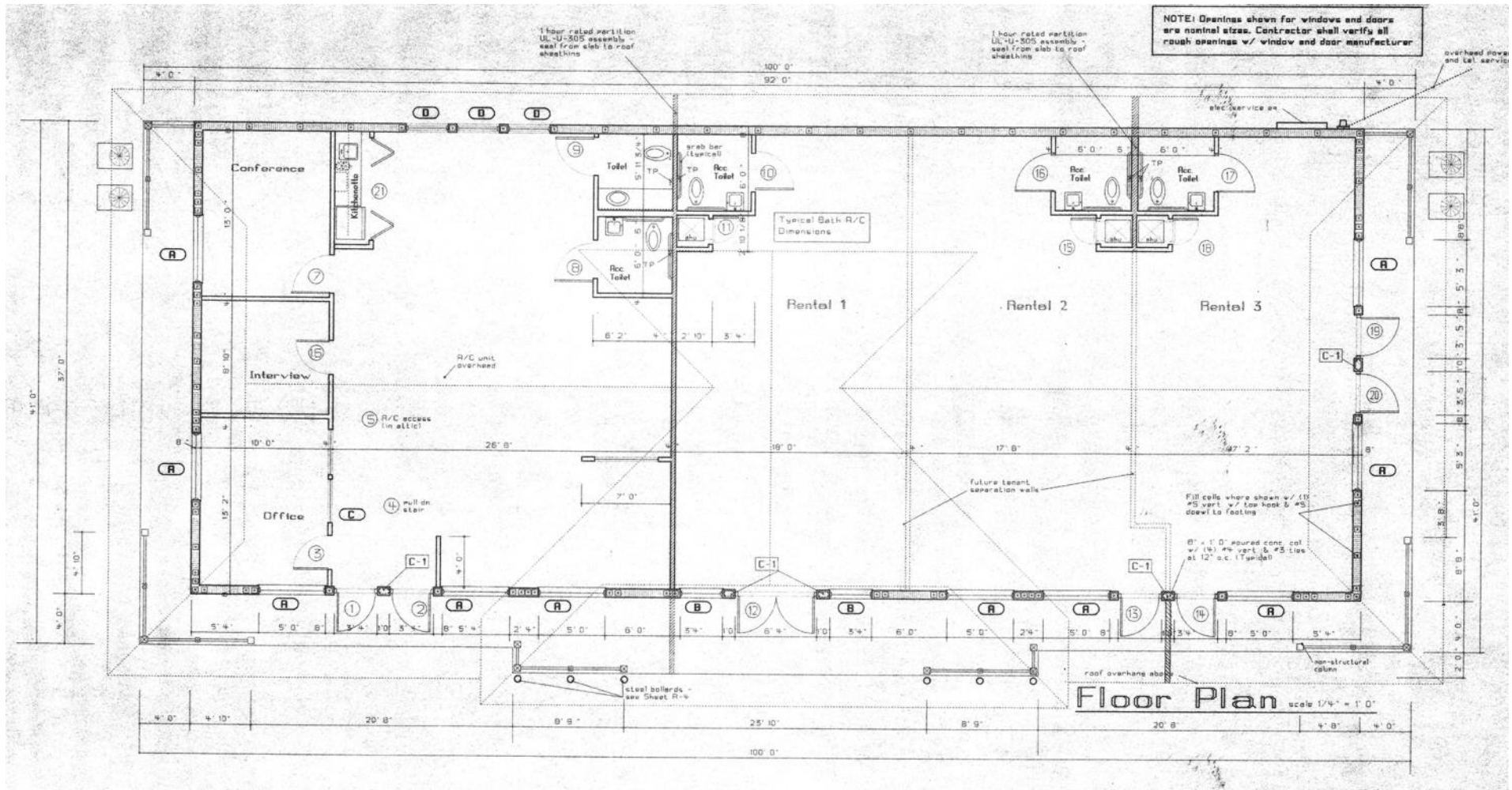
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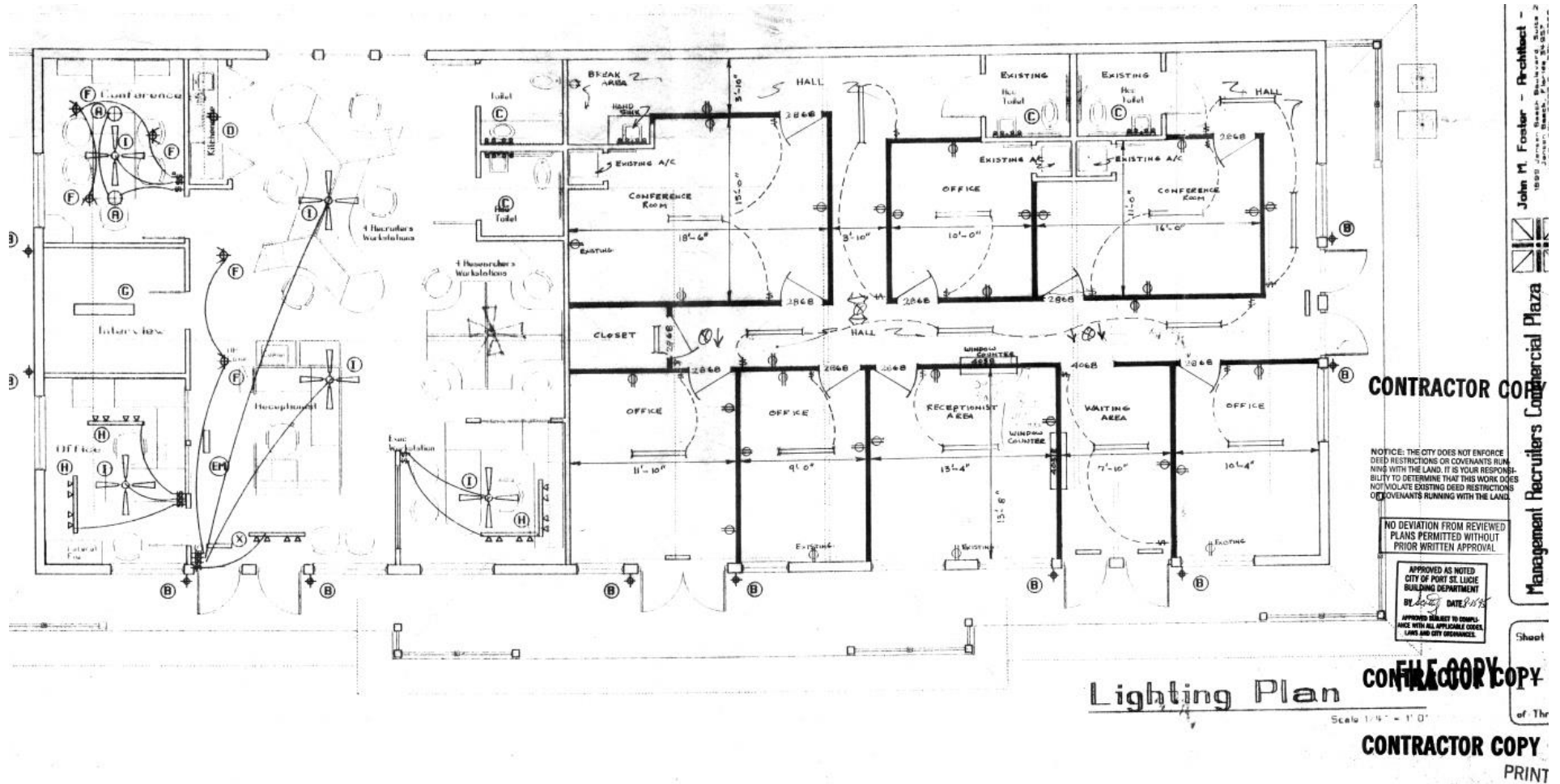
Floor Plan



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Detailed Floor Plan



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