

**FOR LEASE**

**\$12.00/psf**

**Professional Office Space(s)**

**844 SE Ocean Blvd. Stuart FL, 34994**



**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Listing Contact:**

**Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)**

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



# Property Details

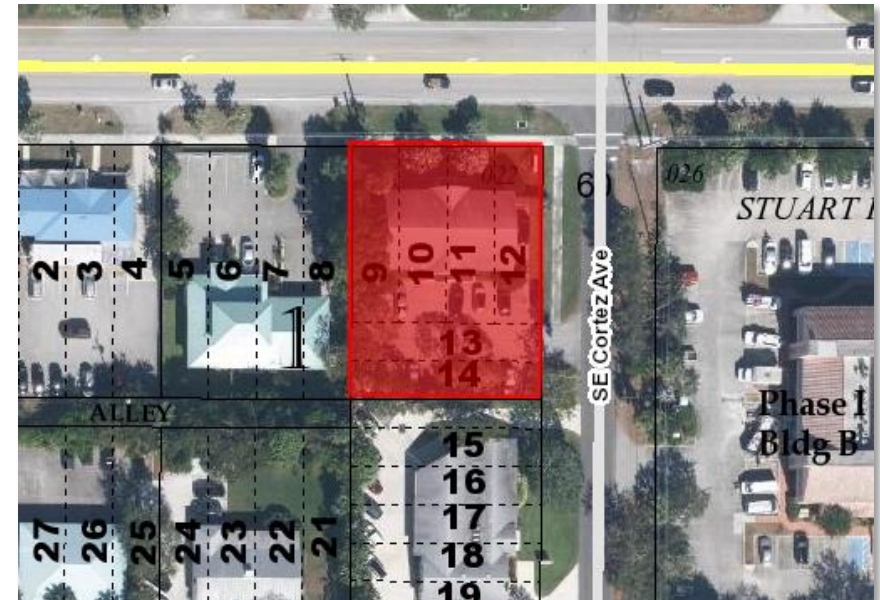
## Professional Office Space(s)

844 SE Ocean Blvd. Stuart FL, 34994

LEASE RATE	\$12.00/psf
LEASE SPACE	(2nd Floor) 900 SF - 2,400 SF
BUILDING SIZE	4,888 SF
BUILDING TYPE	Office Condo
ACREAGE	0.31 AC
FRONTAGE	100'
TRAFFIC COUNT	13,569 AADT
YEAR BUILT	1978
CONSTRUCTION TYPE	Masonry
PARKING SPACE	22+
ZONING	R-3
LAND USE	Office
UTILITIES	City of Stuart

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Move-in ready professional office space located in the business district of Stuart! Entire second floor has a total of 2,400 SF that can be divided down to 900 SF if necessary. There are a total of (6) offices, (1) kitchen, lobby area, and (2) bathrooms. Ideal for a title company, insurance firm, or other professional business. Signage available on property. In close proximity to Downtown Stuart, Martin County Courthouse, Martin Memorial Hospital, and a short distance away from US-1.



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

# Property Demographics

## Professional Office Space(s) 844 SE Ocean Blvd. Stuart FL, 34994

### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,653	1 Mile	\$57,822	1 Mile	42.60
3 Mile	46,474	3 Mile	\$67,299	3 Mile	45.80
5 Mile	98,801	5 Mile	\$75,761	5 Mile	46.80

**Jeremiah Baron**  
& CO.  
Commercial Real Estate, LLC

#### Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

# Zoning Information

# Professional Office Space(s)

844 SE Ocean Blvd. Stuart FL, 34994

## R-3 Multifamily / Office

Residential and PUD Districts Uses	R-1A	R-1	R-2	R-3
Accessory dwelling units, detached (refer to Section 6.09.02)	P	P	P	P
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in Section 2.06.03)	P	P	P	P
Assisted living facilities of 5 or more persons (refer to supplemental standards in Section 2.06.03)				CU
Adult day care centers (less than 5 acres)				CU
Bed & breakfast inns				P
Child care center (less than 5 acres) (refer to supplemental standards in Section 2.06.05)				CU
Community centers			P	P
Community garden (refer to supplemental standards in Section 2.06.08)	P	P	P	P
Community residential home of 7- 14 residents				CU
Duplex dwelling units			P	P
Family day care home in a residence	P	P	P	P
Golf course				
Governmental buildings			P	P
Group home of six or fewer residents	P	P	P	P
Home occupations (refer to supplemental standards in Section 2.06.10)	P	P	P	P
Libraries			P	P
Massage therapy establishments				P
Multi-family dwelling units				P
Nursing homes				P
Office, business or professional				P
Office, low intensity medical				P
Office, medical				P
Pain management clinics (refer to supplemental standards in Section 2.06.16)				CU
Public facilities and services	P	P	P	P
Public parks	P	P	P	P
Public utilities *	P	P	P	P
Religious institution (less than 5 acres)			CU	P
Religious institution (more than 5 acres)				CU
Residential units combined with non-residential uses				P

Residential and PUD Districts Uses	R-1A	R-1	R-2	R-3	R-M	RPUD	CPUD	MXPUD
Rooming and boardinghouses				P		A	A	A
Schools – private, parochial, , or technical (less than 5 acres)	CU	CU	CU	CU		A	A	A
Single-family dwelling unit	P	P	P	P		A		A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in Section 2.06.12)				P		A	A	A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental standards in Section 2.06.12).				CU		A	A	A
Studio (art, dance, music, exercise)				P		A	A	A

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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



## Site Photos

## Professional Office Space(s)

844 SE Ocean Blvd. Stuart FL, 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

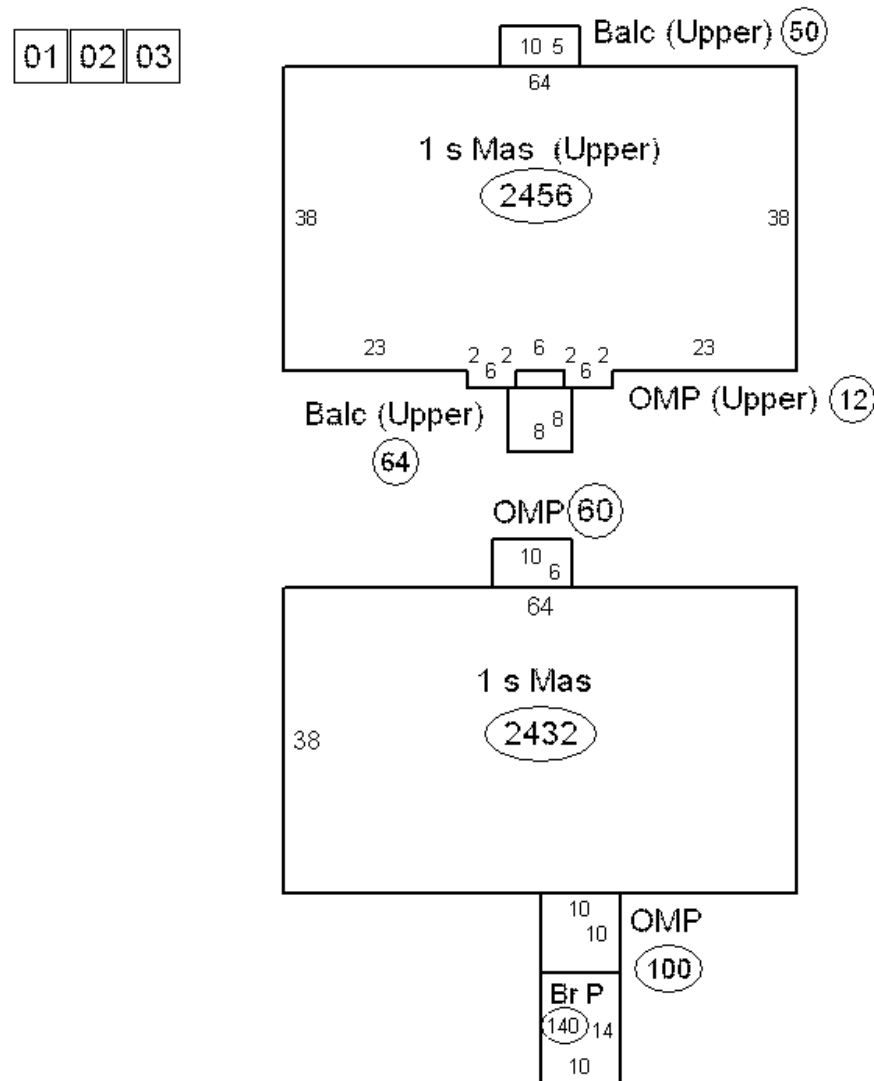
Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Floor Plan

## Professional Office Space(s)

**844 SE Ocean Blvd. Stuart FL, 34994**



**Jeremiah Baron**  
**& CO.**

## Commercial Real Estate, LLC

## Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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



# Property Aerial

## Professional Office Space(s)

844 SE Ocean Blvd. Stuart FL, 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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