

**FOR LEASE**

\$11.00/psf\*

# Century Plaza Professional Offices

7410 US Highway 1, Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [Jbaron@commercialrealestatellc.com](mailto:Jbaron@commercialrealestatellc.com)

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

# Property Details

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<b>LEASE RATE</b>	\$11.00/psf/yr.
<b>LEASE SPACES</b>	300* sf - 1,223 sf
<b>BUILDING SIZE</b>	36,000 sf
<b>BUILDING TYPE</b>	Class B Professional Office
<b>ACREAGE</b>	.59 AC
<b>FRONTAGE</b>	319.66'
<b>TRAFFIC COUNT</b>	41,500 AADT
<b>YEAR BUILT</b>	1987 (with recent renovations)
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	147+
<b>ZONING</b>	CG - General Commercial
<b>LAND USE</b>	Office Condo
<b>UTILITIES</b>	Saint Lucie County

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Excellent professional office spaces at the Century Plaza in Port St. Lucie! Under new ownership the building has had several updates done, including: new paint, fresh landscaping, updated lobby area and more! Now is your chance to lease (before rates increase). Stunning views from each Executive office.

Highly visible from S US Highway 1, North of Prima Vista Blvd.



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# Spaces Available

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First Floor	SF	Unit Notes
Unit 100	1,200 SF	Has double doors
Unit 101	1,223 SF	
Unit 104	550 SF LEASED	
<b>Unit 105</b>	464 SF	Brand new A/C
Unit 106	778 SF LEASED	
<b>Third Floor</b>		
<b>Unit 303</b>	+/- 300 SF	
Unit 304	728 SF (new carpet and paint) LEASED	
<b>Unit 305</b>	500 SF	Available 4/1/18; Freshly painted, new carpet & A/C
<b>Fourth Floor</b>		
<b>Unit 400 &amp; 400A</b>	670 SF + 400 SF (1,070 SF)	Must be leased together; share same electric account & A/C
Unit 401	1,223 SF LEASED	
Unit 402	1,074 SF LEASED	
Unit 403	1,300 SF LEASED	
Unit 405	900 SF LEASED	
Unit 406	700 SF LEASED	

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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,309	1 Mile	\$44,993	1 Mile	48.50
3 Mile	49,905	3 Mile	\$54,114	3 Mile	44.50
5 Mile	121,289	5 Mile	\$57,062	5 Mile	43.50

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## CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)

- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

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# Site Photos

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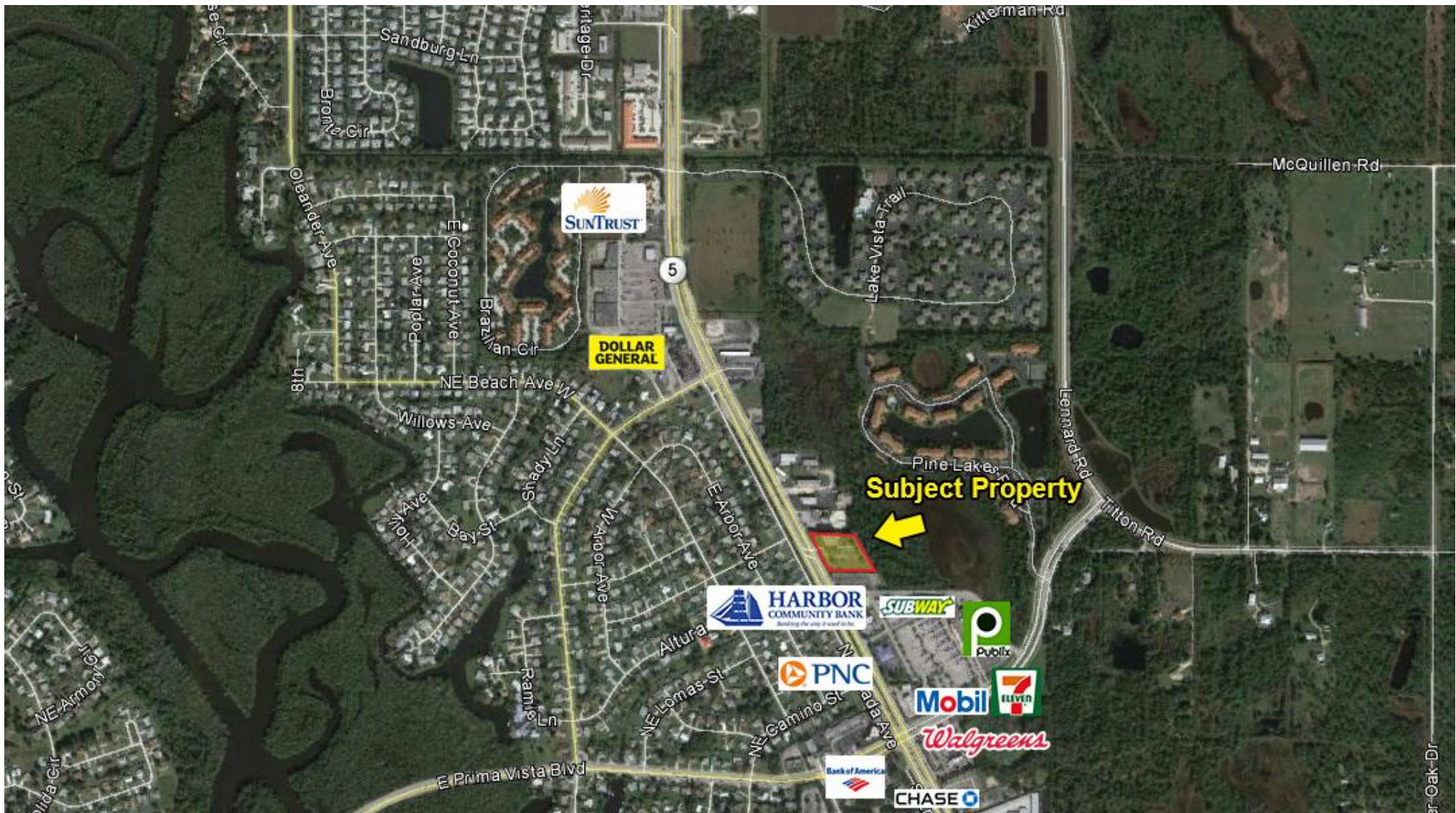
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# Property Aerial

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