

FOR LEASE

Office/Retail Spaces

1605-1629 SE Port St Lucie Blvd Port Saint Lucie, FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Janine Landolina | 772-285-2599 | ileaseit@gmail.com

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

Property Details

Office/Retail Spaces

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LEASE RATE	\$15.00/sf NNN
LEASE SPACES AVAILABLE	
UNIT 1613	1,875 sf
UNIT 1637	1,750 sf
UNIT 1649	875 sf
BUILDING TYPE	Office/Retail
ACREAGE	1.63 AC
FRONTAGE	80'
YEAR BUILT	2006
PARKING SPACE	65
ZONING	LMD - PSL
UTILITIES	City of Port Saint Lucie

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- Join Adams Place Business Center! Spaces available for lease ranging from 875 sf to 1,875 sf.
- The 1,875 sf space **can be divided**.
- The 875 sf space was a former yoga studio, and the 1,750 sf space was a former dance studio; ideal for comparable use or other allowed business type.
- Ideal uses include: retail, professional services, vet/medical/dental practice, dance studio, physical therapy, spa/personal services and more.
- Property features well-maintained modern interior and excellent parking, and a monument sign. Great frontage to Port St. Lucie Blvd., just west of Morningside Blvd, near the St. Lucie Medical Center.



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Zoning Information

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LMD Limited Mixed Use Zoning - PSL

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

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

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
- (2) Any special exception use listed in institutional zoning district (I).
- (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail plant nursery.
- (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (6) Any use exceeding five thousand (5,000) square feet.

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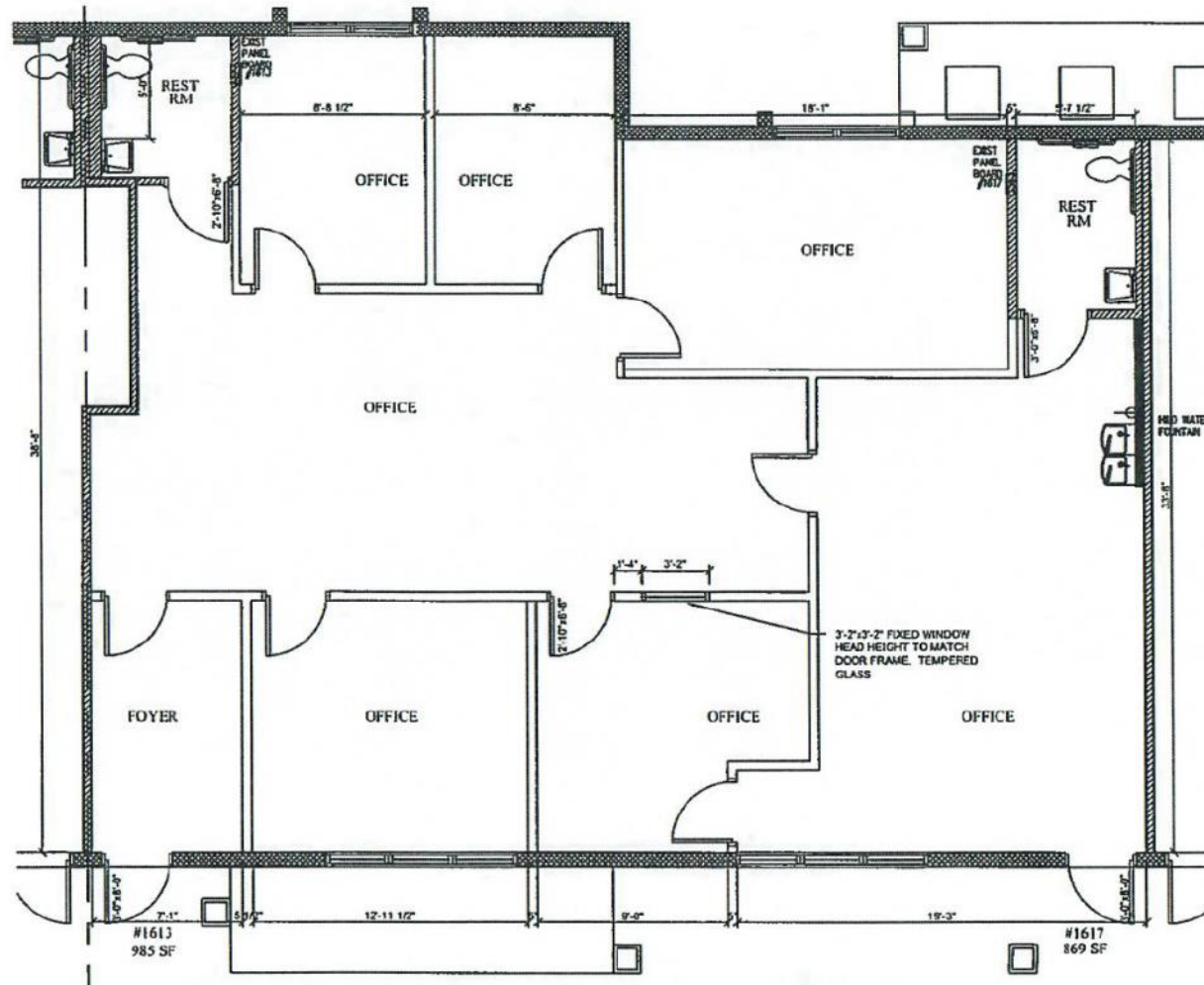
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Unit 1613 Floor Plan

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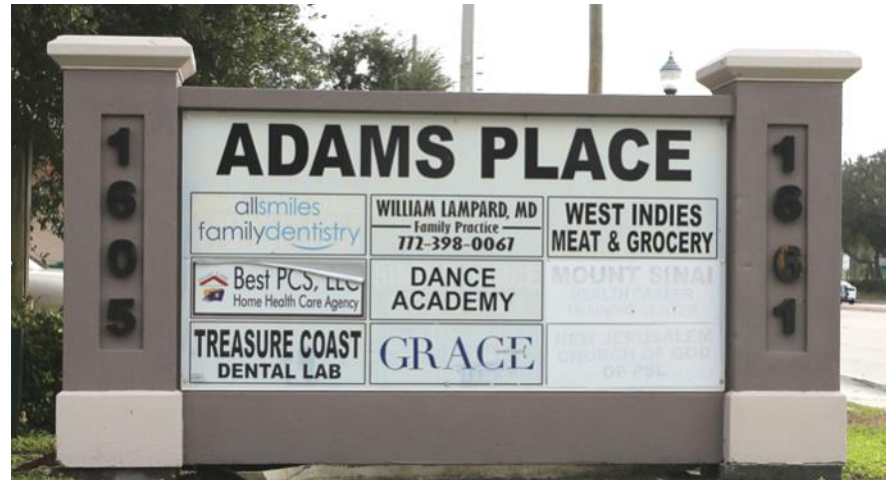
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Additional Photos

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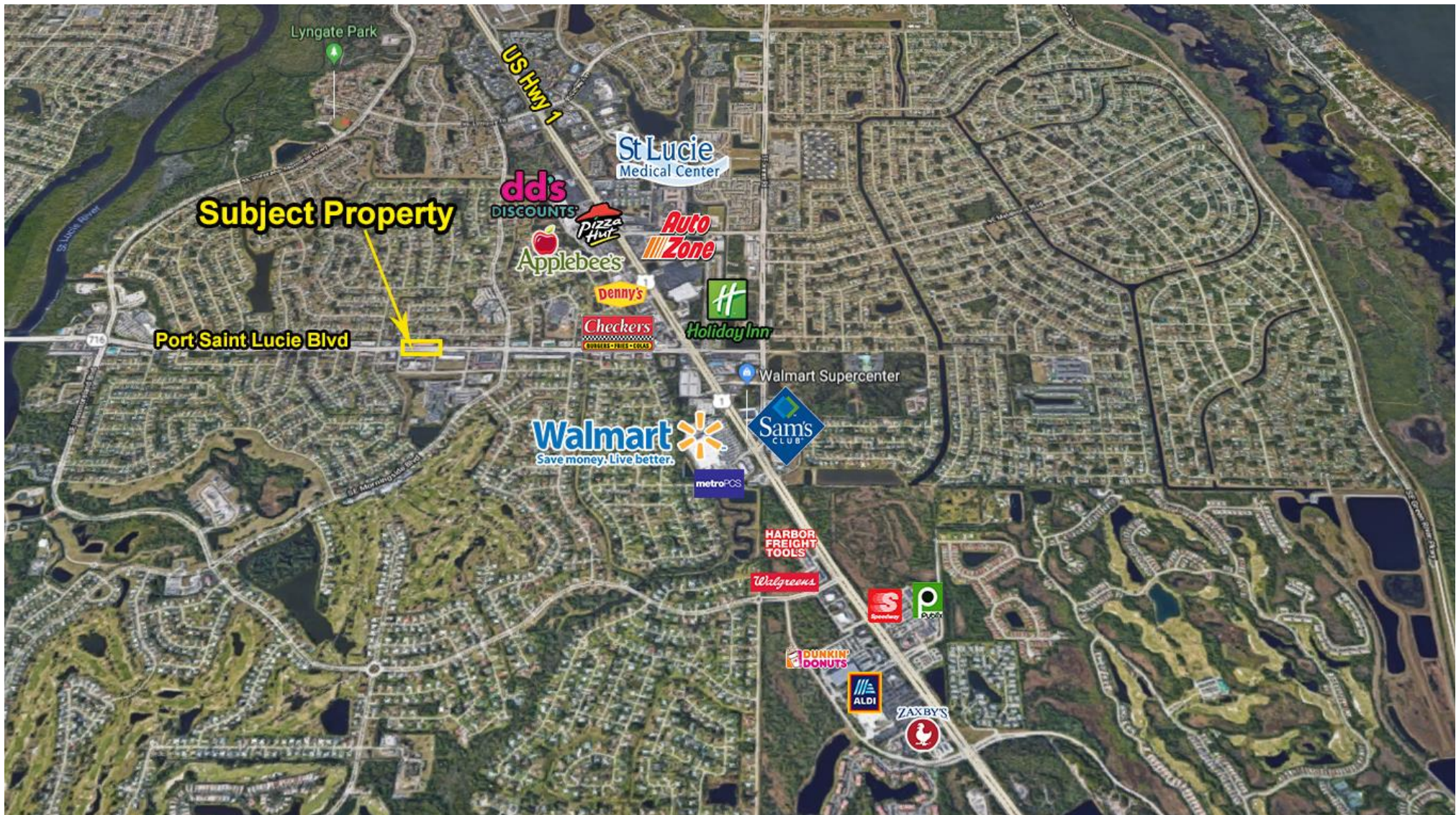
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Property Aerial

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