

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:

Alex Rodriguez-Torres | 772-353-0638 | rteincorporated@aol.com

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

Property Details

Century Plaza Professional Offices

7410 US Highway 1, Port St Lucie FL 34952

LEASE RATE	\$11.00/psf/yr.
LEASE SPACES	1,223 sf / 700 sf
BUILDING SIZE	36,000 sf
BUILDING TYPE	Class B Professional Office
ACREAGE	.59 AC
FRONTAGE	319.66'
TRAFFIC COUNT	41,500 AADT
YEAR BUILT	1987 (with recent renovations)
CONSTRUCTION TYPE	CBS
PARKING SPACE	147+
ZONING	CG - General Commercial
LAND USE	Office Condo
UTILITIES	Saint Lucie County

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LIMITED SPACES AVAILABLE! 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	
Unit 105	464 SF	Brand new A/C
Unit 106	778 SF LEASED	
Third Floor		
Unit 303	+/- 300 SF	
Unit 304	728 SF (new carpet and paint) LEASED	
Unit 305	500 SF	Available 4/1/18; Freshly painted, new carpet & A/C
Fourth Floor		
Unit 400 & 400A	670 SF + 400 SF (1,070 SF)	Must be leased together; share same electric account & A/C
Unit 401	1,223 SF	
Unit 402	1,074 SF LEASED	
Unit 403	1,300 SF LEASED	
Unit 405	900 SF LEASED	
Unit 406	700 SF	

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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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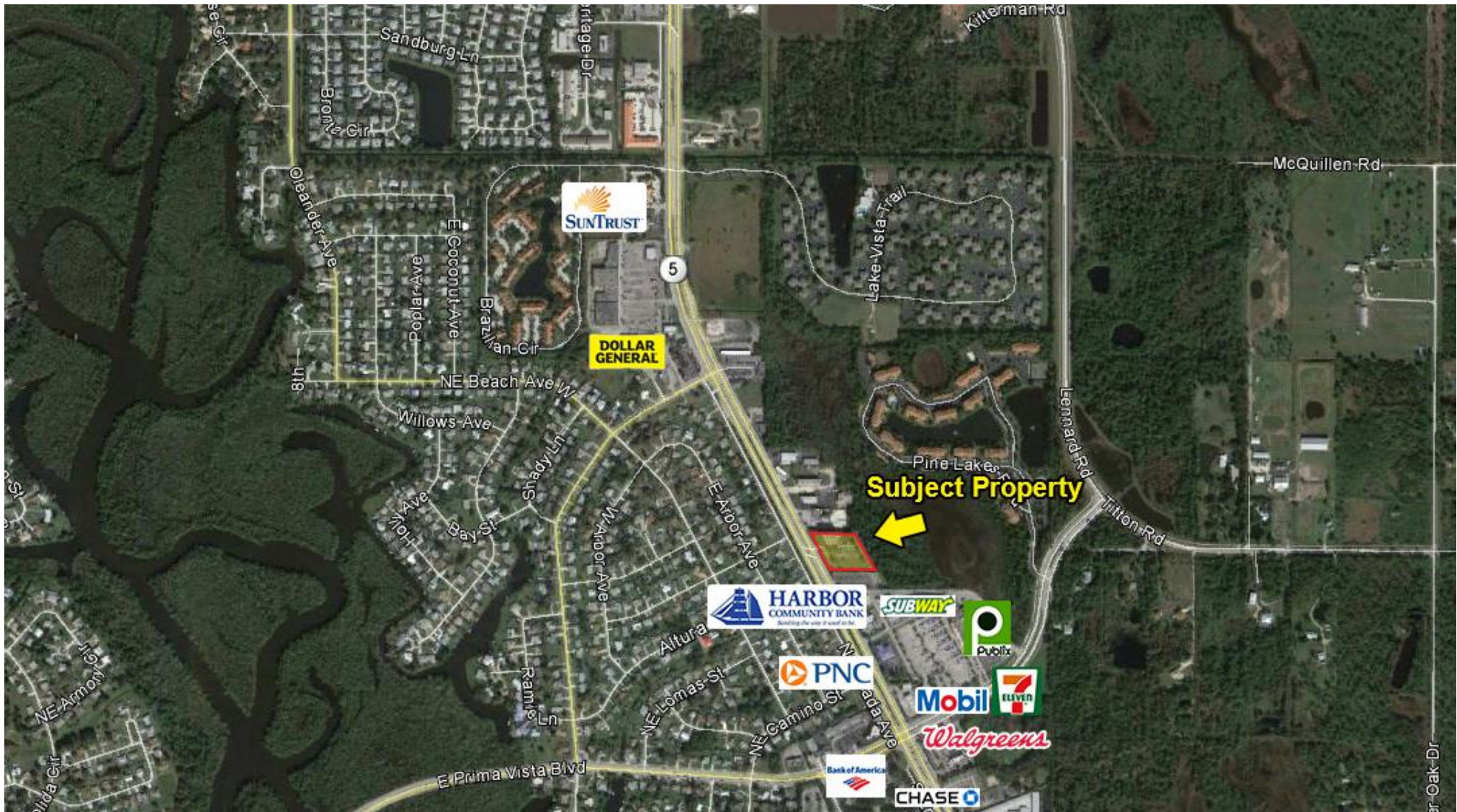
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Property Aerial

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