

FOR LEASE

\$16.00/sf*

Century Plaza Professional Offices

7410 US Highway 1, Port St Lucie FL 34952

**ONE
SPACE LEFT!**



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	\$16.00/sf (\$2.00 CAM included)
LEASE SPACES	1,223 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

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.

- **ONE SPACE AVAILABLE!** Excellent professional office space located 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.
- Three year leases preferred with 3% annual increases.



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

Spaces Available

Century Plaza Professional Offices

7410 US Highway 1, Port St Lucie FL 34952

First Floor	SF	Unit Notes
Unit 103A	520 SF	Available July 1st
Fourth Floor		
Unit 401	1,223 SF	New HVAC installed 2017
Unit 402	1,074 SF	New HVAC installed 2017

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

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,399	1 Mile	\$47,780	1 Mile	49.80
3 Mile	48,242	3 Mile	\$53,391	3 Mile	44.70
5 Mile	131,630	5 Mile	\$58,366	5 Mile	43.70

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,813	1 Mile	\$38,013	1 Mile	55.00
3 Mile	52,879	3 Mile	\$44,062	3 Mile	47.30
5 Mile	145,284	5 Mile	\$44,771	5 Mile	45.80

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

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)

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

Site Photos

Century Plaza Professional Offices

7410 US Highway 1, Port St Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

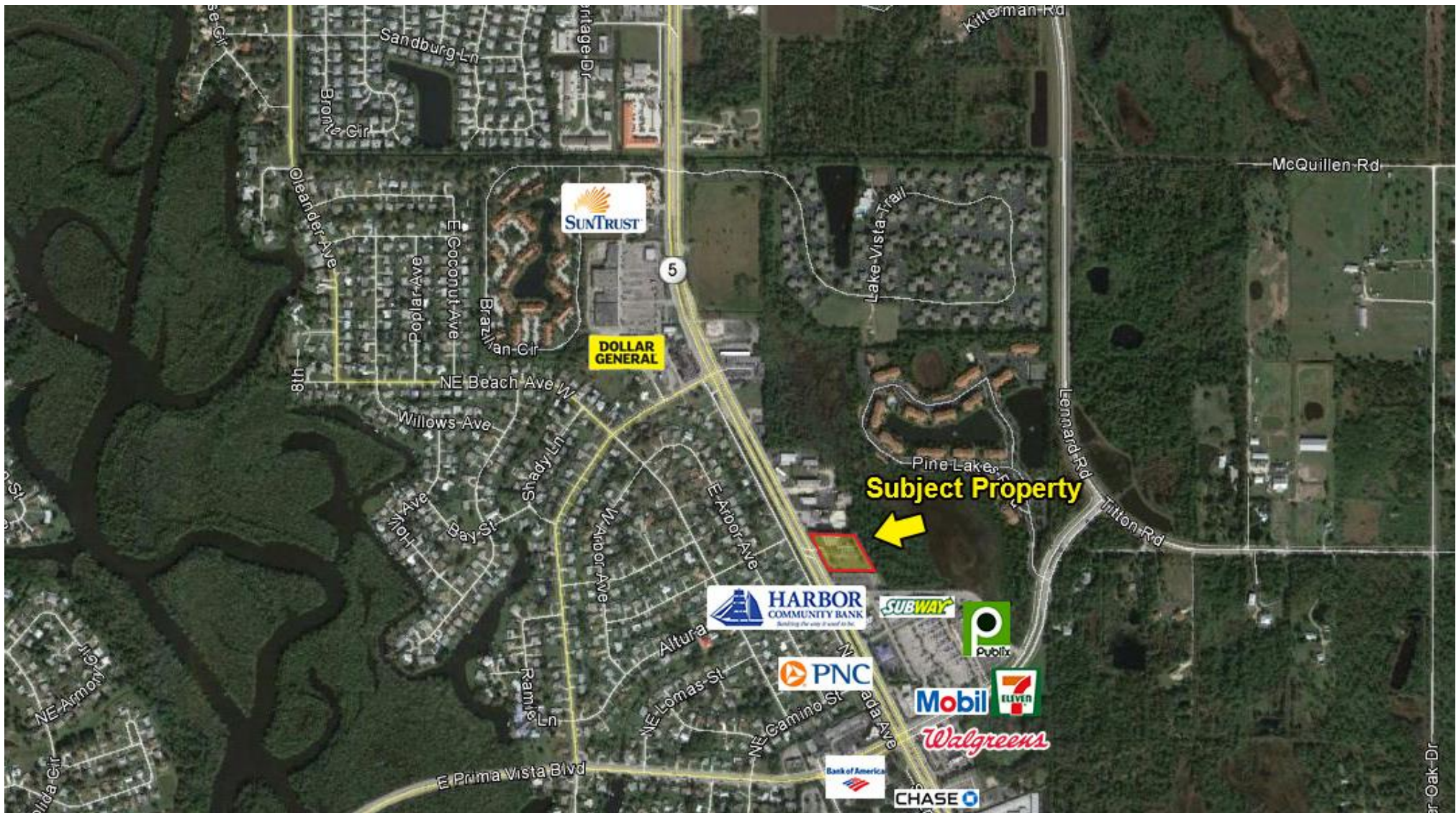
Alex Rodriguez-Torres | 772-353-0638 | rteincorporated@aol.com

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

Property Aerial

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