

**FOR LEASE**

\$18.00/sf + CAM

**Medical / Professional Office**

374 SW Prima Vista Blvd, Port St Lucie FL 34983



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

# Medical / Professional Office

374 SW Prima Vista Blvd, Port St Lucie FL 34983

<b>LEASE RATE</b>	\$18.00/sf + CAM
<b>PARCEL ID</b>	3420-630-1386-000-0
<b>LEASE SPACE SIZE</b>	2,509 sf
<b>BUILDING TYPE</b>	Office/Medical
<b>ACREAGE</b>	1.12 AC
<b>FRONTAGE</b>	195'
<b>TRAFFIC COUNT</b>	27,500 AADT
<b>YEAR BUILT</b>	2005
<b>CONSTRUCTION TYPE</b>	Hardi Plank
<b>PARKING SPACE</b>	57
<b>ZONING</b>	Professional
<b>LAND USE</b>	Office, Institutional, Residential
<b>UTILITIES</b>	St Lucie West Utilities

- Great opportunity to lease a 2,509 sf turn-key dental/medical space in this attractive Key West style office building located on SW Prima Vista Blvd in Port St. Lucie.
- Site is currently built out as a dentistry office with a reception area, lobby, restrooms, kitchen, and multiple offices of various sizes. Additionally the space comes with pre-wired internet access, plumbing, plenty of parking spaces, lots of storage space.
- First month's rent is free with a \$3,000 credit for interior paint.
- Minimum 3 year lease is required. CAM includes: water, sewer, building insurance, RE tax, fire sprinklers, trash, lawn care, exterior lighting, and exterior building maintenance.
- In close proximity to St Lucie West area and just 5 minutes from the I-95 ramp.



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## Demographics

2019 Population Estimate		Average Household Income		Average Age	
1 Mile	10,456	1 Mile	\$53,071	1 Mile	38.40
3 Mile	74,413	3 Mile	\$61,934	3 Mile	43.80
5 Mile	151,019	5 Mile	\$60,284	5 Mile	42.70

2024 Population Projection		Median Household Income		Median Age	
1 Mile	11,438	1 Mile	\$45,989	1 Mile	38.40
3 Mile	82,234	3 Mile	\$46,177	3 Mile	46.00
5 Mile	166,946	5 Mile	\$46,797	5 Mile	44.40

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# Zoning Information

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### Sec. 158.122. - Professional Zoning District (P).

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

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

(1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.

(2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.

(3) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Any building exceeding thirty-five (35) feet in height.

(2) Model home centers.

(3) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

(D) Accessory Uses. As set forth within section 158.217.

(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

(F) Maximum Building Coverage. Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.

(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)

(H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.

(I) Setback Requirements and Landscaping.

(1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Yards. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(3) Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(J) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

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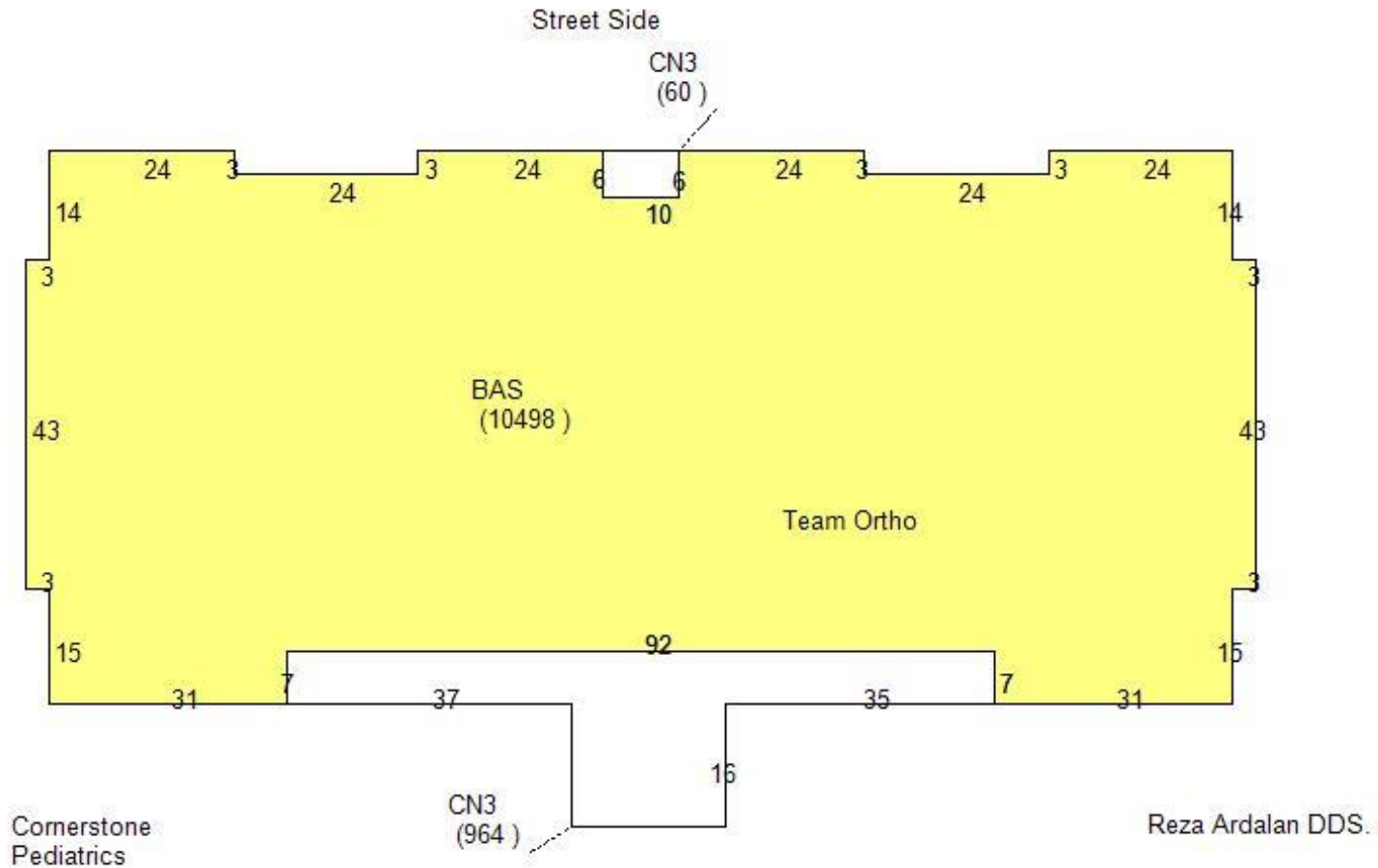
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# Floor Plan

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# Additional Photos

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# Property Aerial

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