

MIXED-USE SPACES AT TOWN PLACE ST. LUCIE WEST

1961 SW Park Place, Port St. Lucie FL 34986



Starting at \$18.50/sf plus CAM

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

PROPERTY OVERVIEW

1961 Park Place is the 1st Office Building of a mixed use development to include medical, office, retail, restaurant, service, day care, and multifamily. This highly visible location is on the southeast quadrant of I-95 and St. Lucie West Blvd surrounded by hotels, office buildings, restaurants, schools, condos, and can be seen from the freeway.

Only 5 minutes to the Florida's Turnpike. We customize each space to suit the needs of your business - A hot spot location with plenty of options.

Highly coveted space with a sophisticated and welcoming design for your business, open layout or segmented plan walking distance to restaurants, fitness center and retail stores.

- Class A space
- On site management and leasing
- Full Floor Spaces Available
- Building Signage Available
- Suites Designed & Built to Meet your Needs
- Choose the service that's right for you with multiple broadband and telecommunication provider options
- Covered parking by special arrangement
- Sophisticated security systems
- Disaster protection
- Generator hook-ups to power critical systems in the event of a long term power outage
- Hurricane Resistant Impact Glass
- Eco-conscious Construction



LEASE RATE	Starting at \$18.50/sf plus CAM
BUILDING SIZE	122,500 SF
BUILDING TYPE	Office/Medical/Retail/Restaurant
ACREAGE	8.57 AC
FRONTAGE	Fountainview Blvd
TRAFFIC COUNT	43,000 ADT (St Lucie West Blvd)
YEAR BUILT	Building C completed 2020 Additional buildings projected for 2021
PARKING SPACE	Ample
ZONING	PUD
LAND USE	CH / CG / RH / I

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.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

SPACE AVAILABILITY

1961 SW PARK PLACE BUILDING (BRAND NEW SPACE)

1ST FLOOR	1,500 - 7,000 SF
2ND FLOOR	1,500 - 7,000 SF
3RD FLOOR	1,500 - 7,000 SF

1901 SW PARK PLACE BUILDING (PROJECTED FOR NOV. 2021)

1ST FLOOR	11,250 SF
1ST FLOOR	14,000 SF
2ND FLOOR	11,250 SF
2ND FLOOR	14,000 SF
3RD FLOOR	11,250 SF
3RD FLOOR	14,000 SF
4TH FLOOR	11,250 SF
4TH FLOOR	14,000 SF



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

SITE PLAN



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

21,500 SF THREE STORY FLOOR PLAN

1st Floor - Suggested Layout



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis

772.332.0858 Office

772.985.6622 Mobile

jennylewis@baronrealestateco.com

21,500 SF THREE STORY FLOOR PLAN

2nd Floor - Suggested Layout



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,763	1 Mile	\$	1 Mile	48.20
3 Mile	55,120	3 Mile	\$	3 Mile	44.00
5 Mile	134,164	5 Mile	\$	5 Mile	41.30
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	6,445	1 Mile	\$	1 Mile	52.90
3 Mile	61,345	3 Mile	\$	3 Mile	46.40
5 Mile	148,399	5 Mile	\$	5 Mile	42.60

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

ZONING INFORMATION

Planned Unit Development (PUD). Land planned under unified control and developed in a coordinated manner in one (1) or more development phases for uses and structures well suited to the development itself and the surrounding area of which it is a part, according to an approved conceptual plan of development, and with programs for full maintenance and operation of any facilities and services, not to be dedicated to, and accepted by, a public agency for public ownership, operation and maintenance. PUD's may be for commercial, office, industrial, institutional or residential development or for a mixture of various land uses.

Sec. 158.173. - Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)

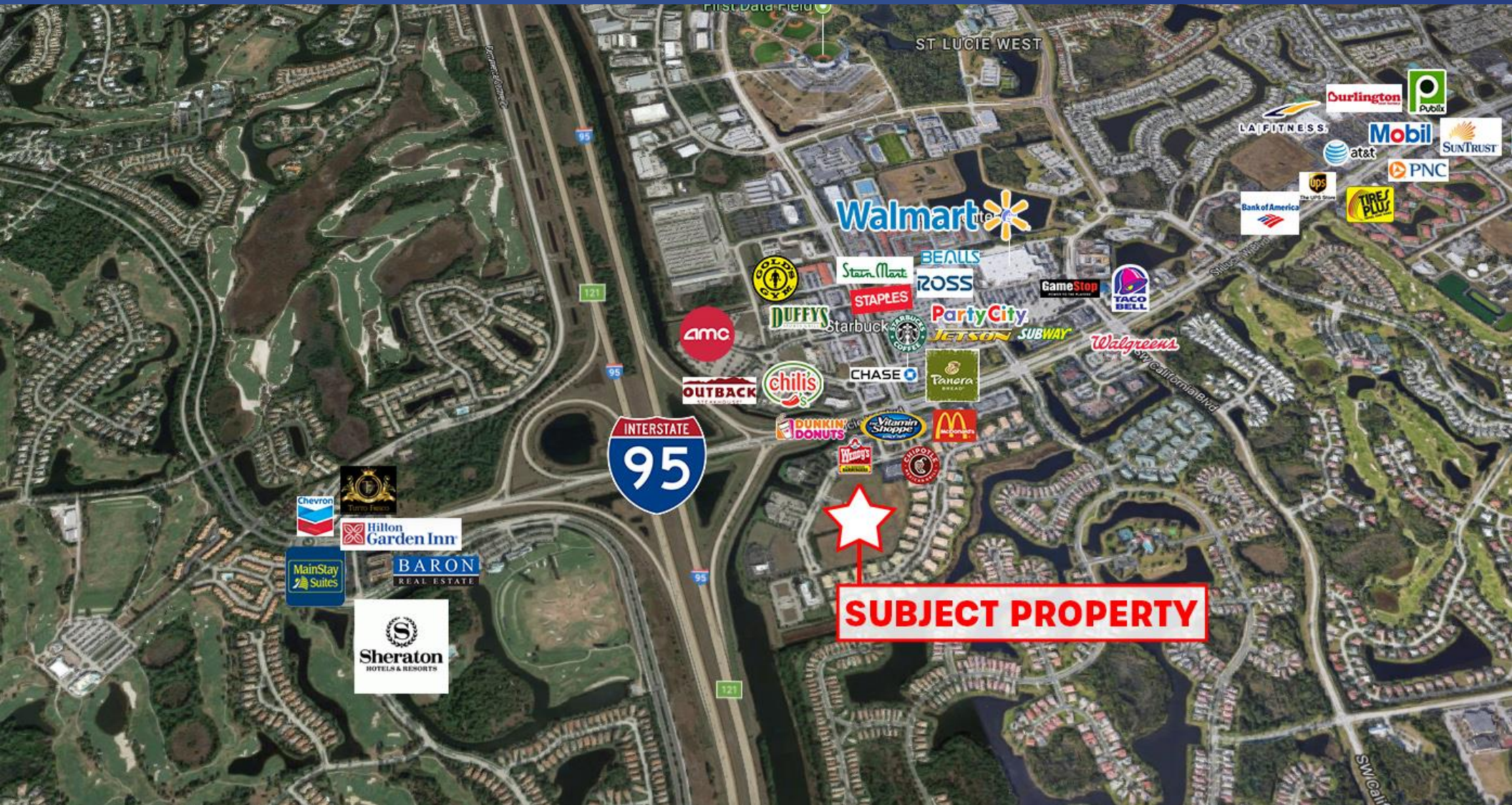
**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com

TRADE AREA MAP



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jenny Lewis
772.332.0858 Office
772.985.6622 Mobile
jennylewis@baronrealestateco.com