

NEW CONSTRUCTION OFFICE BUILDING

SW Commerce Centre Dr. Port St. Lucie FL 34986



FOR LEASE | \$35.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin

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PROPERTY OVERVIEW

- Introducing the future home of a state-of-the-art two-story office building strategically positioned along the bustling SW Commerce Centre Drive and Crosstown Parkway in beautiful Port St. Lucie, Florida.
- Proximity to major thoroughfares such as the I-95 access ramp allowing convenience for both clients and employees.
- Flexible floor plans accommodate various office configurations to meet the unique needs of tenants.
- Well-designed parking areas prioritize ease of use and contribute to the overall accessibility of the site.



LEASE RATE	\$35.00/SF NNN
SPACES AVAILABLE	4,650–18,600 SF
BUILDING SIZE	18,600 SF
BUILDING TYPE	Office
ACREAGE	4.06 AC
FRONTAGE	+/- 400'
TRAFFIC COUNT	5,300 ADT
PARKING SPACE	1 per 200 SF (93 parking spaces)
ZONING	PUD (PSL)
LAND USE	CG
PARCEL ID	3328-703-0005-000-9

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BUILDING ELEVATIONS

- REQUIRED ARCHITECTURAL ELEMENTS:
1. VERTICAL, RECTANGULAR WINDOWS
 2. RAISED CORNICE OVER DOORS/WINDOWS
 3. CANOPY/awning AT MAIN ENTRANCE
 4. BRACKETS UNDER ROOF EAVES AT TOWER
 5. STONE/CONCRETE FINISH
 6. SL. STACKED STONE ON FRONT BUILDING FACADE



5 PARTIAL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



6 PARTIAL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

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CONCEPTUAL DESIGN



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,192	1 Mile	\$85,057	1 Mile	44.3
3 Mile	136,881	3 Mile	\$80,931	3 Mile	42
5 Mile	277,155	5 Mile	\$78,239	5 Mile	42.8

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,878	1 Mile	\$69,628	1 Mile	46.8
3 Mile	147,529	3 Mile	\$68,092	3 Mile	43
5 Mile	295,453	5 Mile	\$64,610	5 Mile	44

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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)

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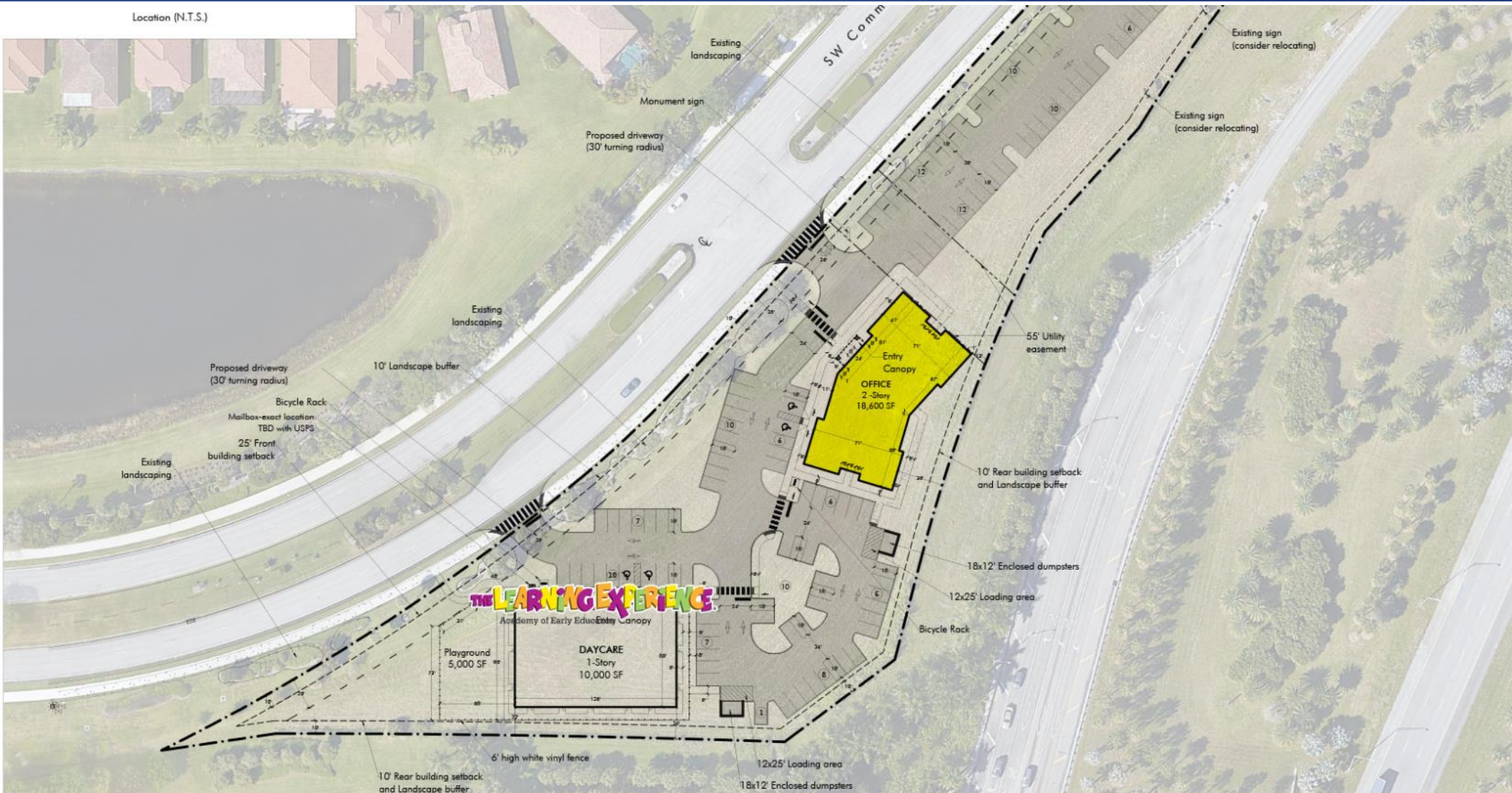
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SITE PLAN

Location (N.T.S.)



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TRADE AREA MAP



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