

END-CAP OFFICE SPACE

1922 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952



FOR LEASE | \$21.00/SF Gross

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Turnkey office space available in Camri Center, conveniently situated along SE Port St. Lucie Blvd. near US-1.
- This fully built-out office features three private offices, a conference/waiting room, an administrative workspace, a kitchenette, and a private bathroom.
- Building and window signage options are available for added visibility.



LEASE RATE	\$21.00/SF Gross (plus sales tax)
SPACE AVAILABLE	972 SF
BUILDING SIZE	4,635 SF
BUILDING TYPE	Professional Services
ACREAGE	0.52 AC
FRONTAGE	150'
TRAFFIC COUNT	36,500 AADT
YEAR BUILT	1989
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	25
ZONING	Professional
LAND USE	ROI

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ZONING INFORMATION

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.

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TRADE AREA MAP



SUBJECT PROPERTY

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