

SUBLET OFFICE SPACE

1800 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952



FOR LEASE | \$1,750.00/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- **Available September 1st**
- This office sublet space at Morningside Professional Plaza offers an ideal setting for small businesses, freelancers, and professionals.
- The unit features four private offices with secure hallway access. Tenants will also have access to a shared kitchen and bathroom, providing essential amenities without the additional costs.
- Inclusive with the rent is both electricity and high-speed Wi-Fi, making it a hassle-free option for your business.
- Flexible, short-term lease options are available to accommodate various needs along with window sign space for enhanced visibility.



LEASE RATE	\$1,750.00/mo.
SPACE AVAILABLE	+/- 450 SF
BUILDING TYPE	Office Building
ACREAGE	3.27 AC
FRONTAGE	931'
TRAFFIC COUNT	36,500 AADT
YEAR BUILT	1995 (2002 renovation)
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	110
ZONING	Limited Mix
LAND USE	ROI

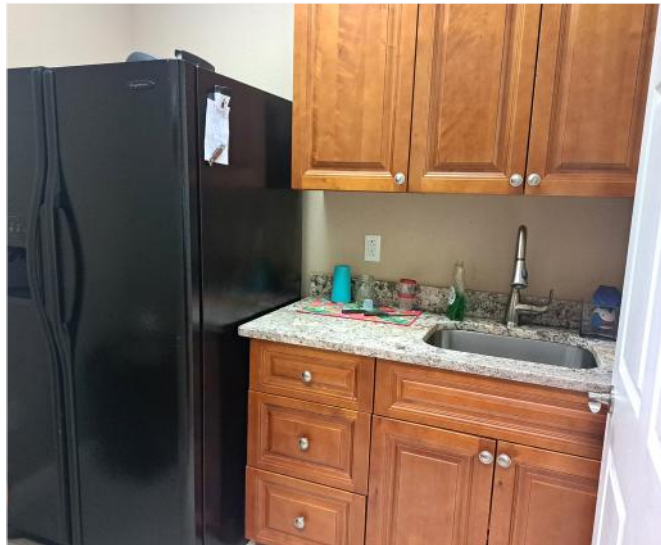
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UNIT PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,458	1 Mile	\$74,270	1 Mile	43.0
3 Mile	56,399	3 Mile	\$76,531	3 Mile	44.3
5 Mile	141,560	5 Mile	\$82,394	5 Mile	44.4

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	8,747	1 Mile	\$63,480	1 Mile	43.7
3 Mile	65,875	3 Mile	\$63,079	3 Mile	45.6
5 Mile	164,807	5 Mile	\$64,645	5 Mile	45.8

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ZONING INFORMATION

Sec. 158.155. Limited Mixed Use Zoning District (LMD).

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, enclosed assembly areas, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to ensure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

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

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (3) Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including

convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(4) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

(1) Any special exception use listed in the professional zoning district (P).

(2) Any special exception use listed in the multiple-family residential zoning district (RM-11).

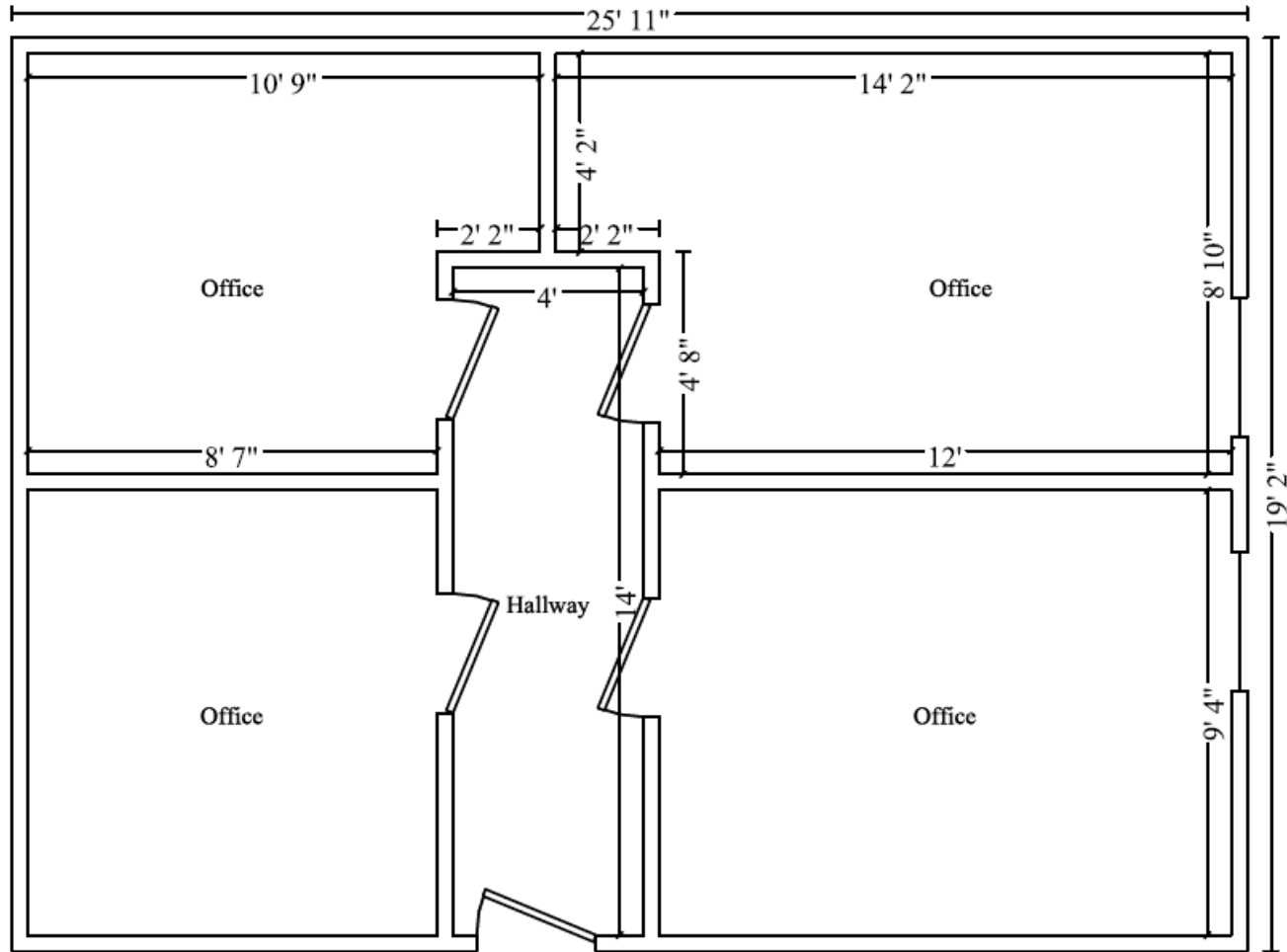
(3) Retail plant nursery.

(4) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Any use exceeding five thousand (5,000) square feet.

FLOOR PLAN

For Reference Only - Dimensions May Not Be Exact



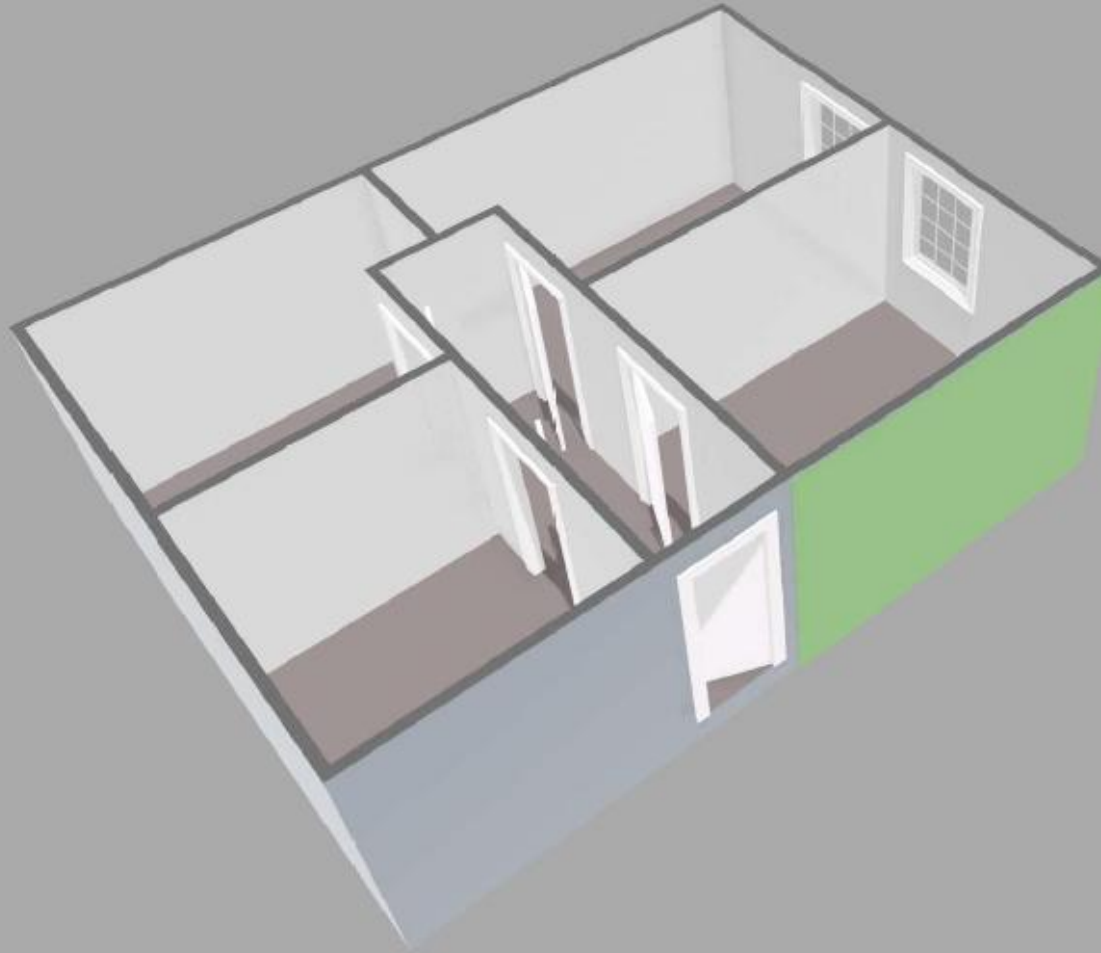
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3D SKETCH



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TRADE AREA MAP



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