

EXECUTIVE OFFICE SPACE

Across from Cleveland Clinic Martin North Hospital

500 SE Osceola Street, 1st Floor, Stuart, FL 34994

FOR LEASE

\$30.00/SF NNN



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PROPERTY OVERVIEW

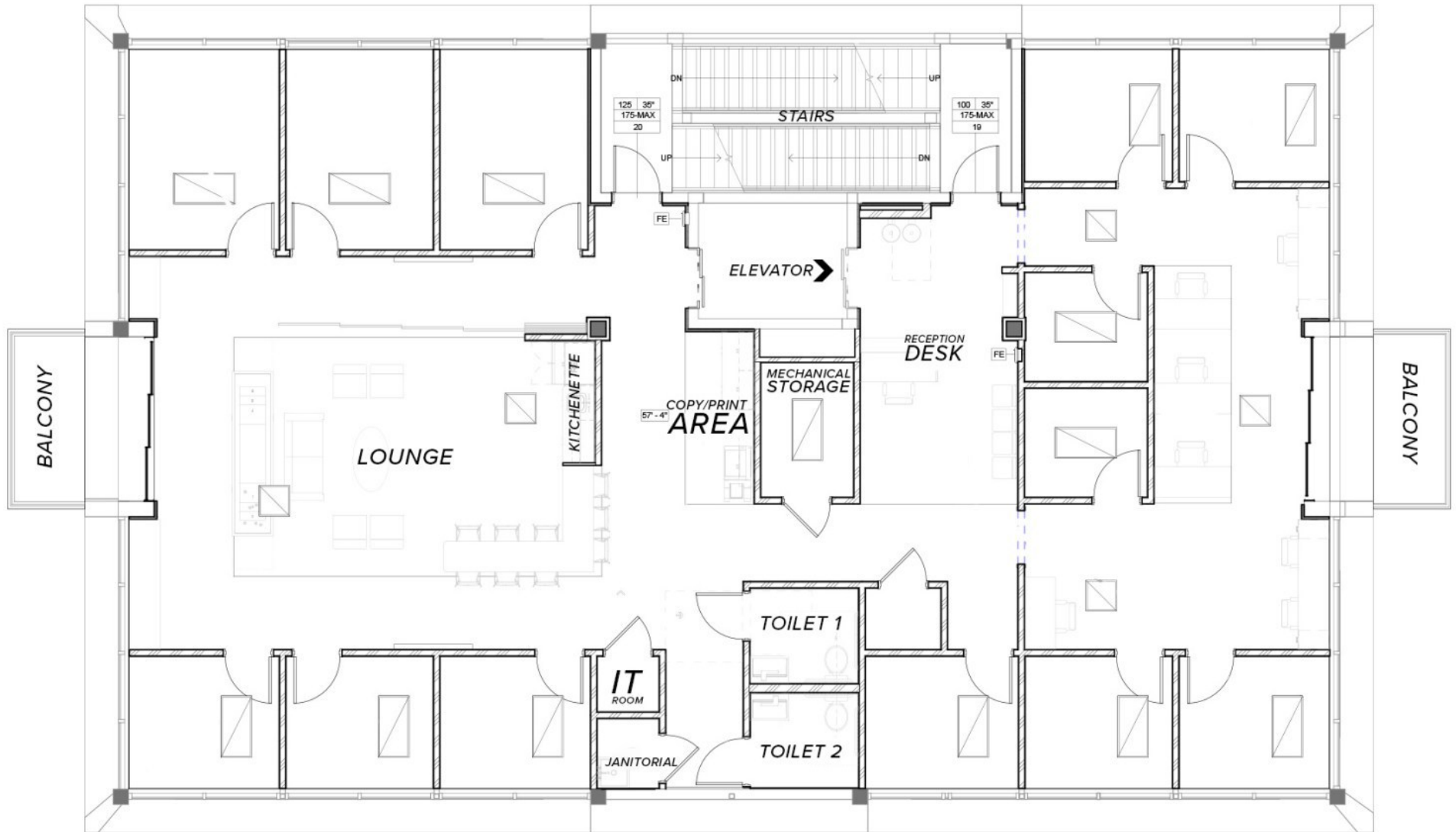
- ▶ Place your business in a highly accessible and professional setting along SE Osceola Street, just minutes from Downtown Stuart and directly across from Cleveland Clinic Martin North Hospital.
- ▶ The 1st floor office suite features a layout that includes 13 private offices, with 11 offices ranging from approximately 56–84 SF and two larger offices measuring 124–126 SF. Most offices feature windows, providing natural light throughout the suite.
- ▶ The 2nd floor suite offers private offices of varying sizes, a large glass enclosed conference room, an expansive executive office with its own bathroom, among other amenities.
- ▶ Each floor also includes a reception area with built-in desks, kitchenettes, copy/print station, storage, and two restrooms.
- ▶ Ideal for medical-related professionals, therapists, attorneys, consultants, or other executive users seeking a well-located, turnkey office environment.



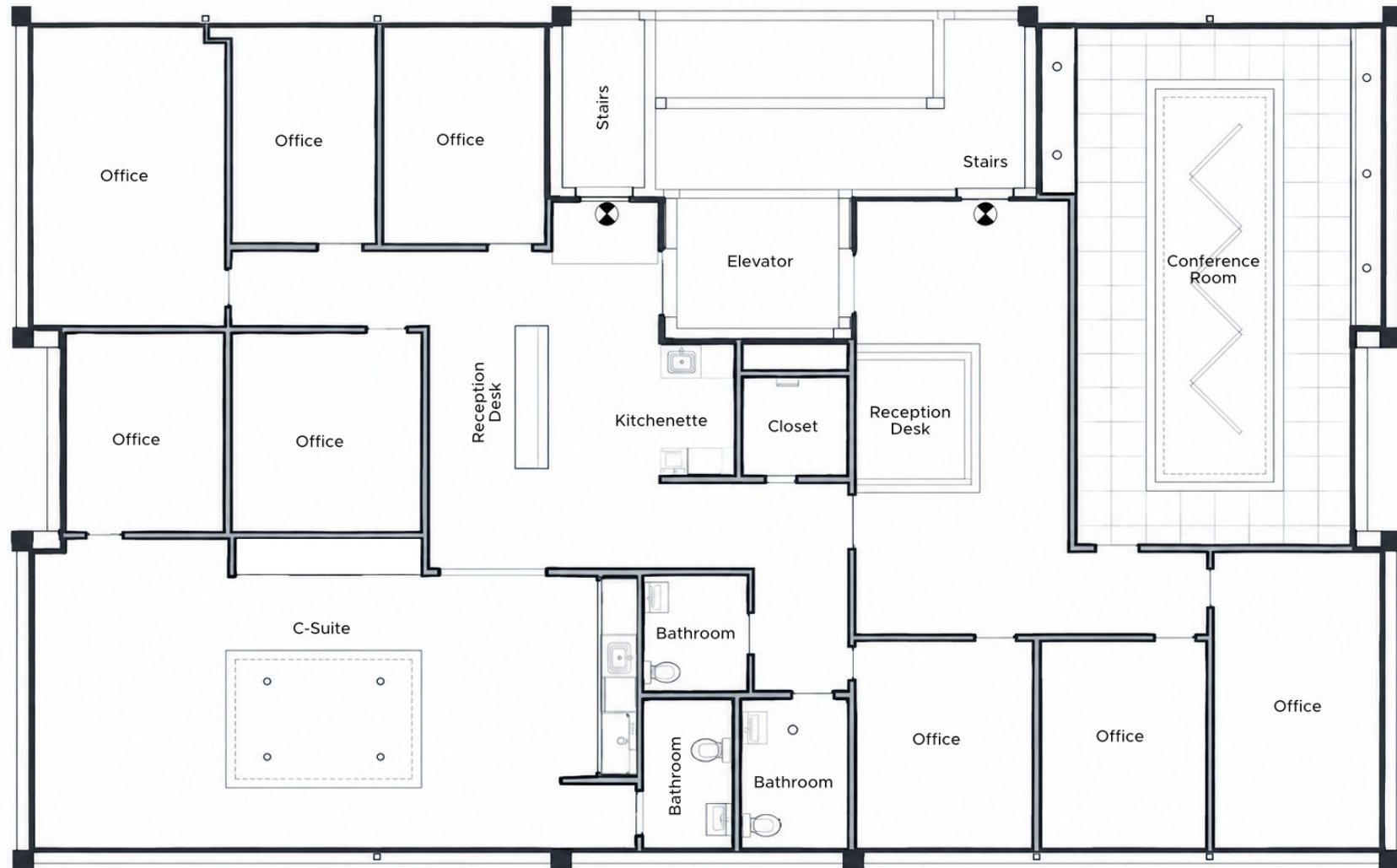
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Lease Rate	\$30.00/SF NNN
1 st & 2 nd Floor Size	4,046 SF
Building Size	8,093 SF
Building Type	Office
Office Suites	13
Access	Elevator / Stairs
Frontage	100'
Traffic Count	3,700 AADT (Osceola St) 13,100 AADT (Ocean Blvd)
Year Built	1984
Year Renovated	2025
Zoning	R-3: Residential-Multifamily/Office
Land Use	Office-Residential

FLOOR PLAN (1st Floor)



FLOOR PLAN (2nd Floor)



INTERIOR PHOTOS



DEMOGRAPHICS

1-Mile Radius

2024 Population	4,919
2024 Households	2,108
2029 Pop. Projection	5,204
Avg HH Income	\$75,982
Median HH Income	\$49,038

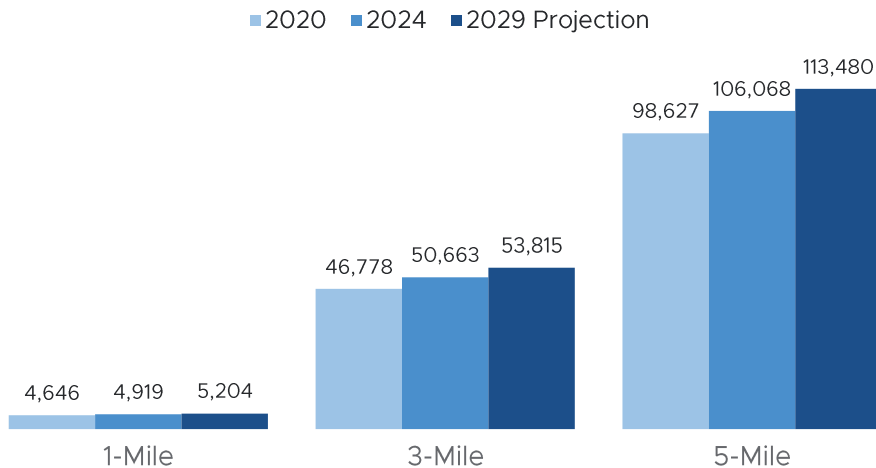
3-Mile Radius

2024 Population	50,663
2024 Households	23,114
2029 Pop. Projection	53,815
Avg HH Income	\$80,899
Median HH Income	\$56,674

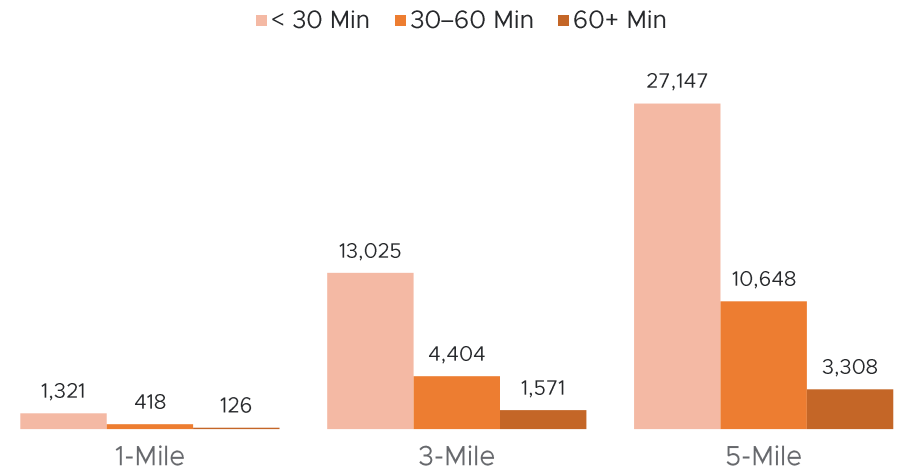
5-Mile Radius

2024 Population	106,068
2024 Households	47,060
2029 Pop. Projection	113,480
Avg HH Income	\$93,662
Median HH Income	\$66,653

Population Growth



Worker Travel Time to Job



ZONING INFORMATION

R-3: Residential-Multifamily/Office. Land use designation Office-Residential. All uses below are listed as Permitted (P) in the R-3 district.

Office, business or professional	P	Office, medical	P	Office, low intensity medical	P
Office, veterinary	P	Banks / financial institutions	P	Massage therapy establishment	P
Barbershop, beauty & specialty salons	P	Restaurants, convenience & general	P	Retail, intensive sales	P
Bars	P	Catering shops	P	Craft distillery	P
Hotels / motels	P	Multi-family dwelling units	P	Residential combined with non-residential	P
Family day care home in a residence	P	Adult day care center (< 5 acres)	P	Adult day care center (> 5 acres)	P
Child care center (< 5 acres)	P	Child care center (> 5 acres) ¹	P	Schools: private, parochial, technical (< 5 acres)	P
Schools: private, parochial, technical (> 5 acres)	P	Outdoor storage ²	P		

¹ Refer to supplemental standards in section 2.06.04. ² Refer to standards in section 6.10.00. Office and professional uses highlighted in blue. Tenant to verify intended use with the City.

TRADE AREA MAP

