

## Office Spaces at Riverside Plaza 701 NW Federal Hwy Stuart, FL 34994

## **LEASE RATE \$16 SF**

# Alex Rodriguez-Torres

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LEASE RATE	\$16.00/sf Gross
	1,000 SF (Suite 401)
SPACE AVAILABLE	1,000 SF (Suite 402)
BUILDING TYPE	Office
ACREAGE	4.0 AC
FRONTAGE	19.32
TRAFFIC COUNT	59,031 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Plenty
ZONING	UG URBAN GENERAL
LAND USE	Downtown Redevelopment
UTILITIES	City of Stuart

A L E S T A T E . L L C

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- Excellent opportunity to lease two 1,000 sf office units in the Riverside Plaza building, located along the Roosevelt Bridge in Stuart FL.
- Interior features include: tile flooring throughout, private offices, ample parking, and signage.
- Property neighbors the exquisite Harborage Yacht Club and Marina, and is located in close proximity to Stuart's Historic Downtown, the Treasure Coast Mall, and Jensen Beach High School.
- This location offers easy access to Federal Hwy, the Roosevelt Bridge and other major highways such as I-95 and Florida's Turnpike.
- Allowed uses includes professional, medical offices, outreach centers and more.

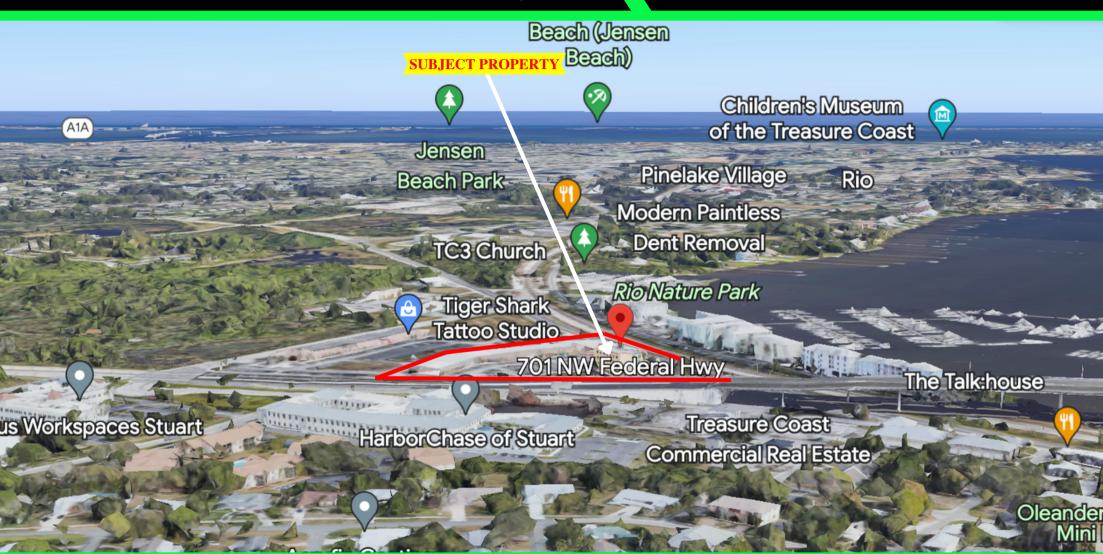


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# **Riverside** Plaza

**PRESENTED BY:** 

## **Alex Rodriguez- Torres**

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### **Disclaimer Statement**

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any

representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS"

and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller

reserves the right to request a best and final offer from those parties.



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