



Century Plaza Professional Offices  
7410 US Highway 1  
Port Saint Lucie, FL 34952  
For Lease: \$16.00/ SF



Alex Rodriguez-Torres, P.A. | Owner-Broker  
P-772.353.0638 E-RTEincorporated@aol.com  
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

<b>LEASE RATE</b>	\$16.00/sf (\$2.00 CAM included)
<b>LEASE SPACES</b>	1,223 sf
<b>BUILDING SIZE</b>	36,000 sf
<b>BUILDING TYPE</b>	Class B Professional Office
<b>ACREAGE</b>	.59 AC
<b>FRONTAGE</b>	319.66'
<b>TRAFFIC COUNT</b>	41,500 AADT
<b>YEAR BUILT</b>	1987 (with recent renovations)
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	147+
<b>ZONING</b>	CG - General Commercial
<b>LAND USE</b>	Office Condo
<b>UTILITIES</b>	Saint Lucie County



- Under new ownership the building has had several updates done, including: new paint, fresh landscaping, updated lobby area and more!
- Now is your chance to lease (before rates increase).
- Stunning views from each Executive office.
- Highly visible from S US Highway 1, North of Prima Vista Blvd.
- Three year leases preferred with 3% annual increases.



Available Units

SPACE  
AVAILABLE

Units	Square Feet
102	1,579 Short Term Lease Only
103	1,579 Short Term Lease Only
307	242
310	242
401	1,223
403	1,300



Location



Alex Rodriguez-Torres, P.A. | Owner-Broker  
P: 772.353.0638 E: RTEincorporated@aol.com  
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952



2019 Demographics

Age

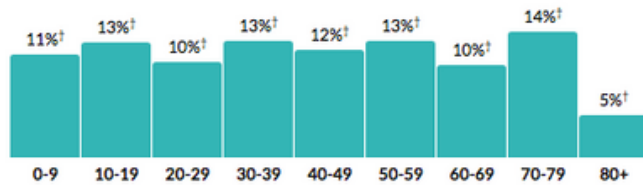
**42.3**

Median age

about 90 percent of the figure in the Port St. Lucie, FL Metro Area: 48.2

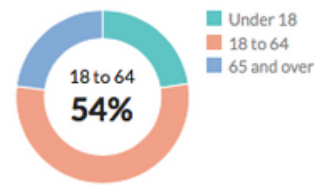
about the same as the figure in Florida: 42.4

Population by age range



Show data / Embed

Population by age category



Show data / Embed

Income

**\$28,924**

Per capita income

about 80 percent of the amount in the Port St. Lucie, FL Metro Area: \$34,456

about 90 percent of the amount in Florida: \$32,887

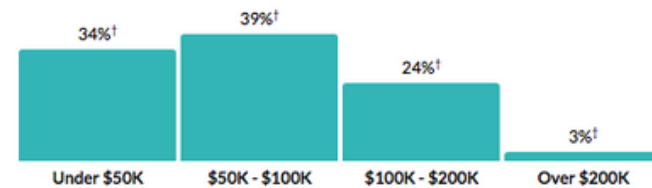
**\$68,041**

Median household income

about 10 percent higher than the amount in the Port St. Lucie, FL Metro Area: \$62,608

about 20 percent higher than the amount in Florida: \$59,227

Household income



Show data / Embed

Households

**68,484**

Number of households

the Port St. Lucie, FL Metro Area: 181,914

Florida: 7,905,832

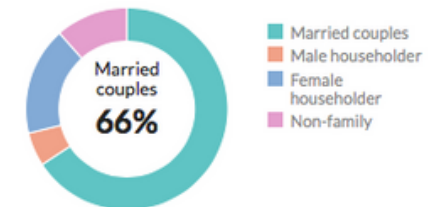
**2.9**

Persons per household

about 10 percent higher than the figure in the Port St. Lucie, FL Metro Area: 2.7

about 10 percent higher than the figure in Florida: 2.7

Population by household type



Show data / Embed







### CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

#### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)

- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)





### 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.

# Century Plaza Professional Offices

7410 US Highway 1  
Port Saint Lucie, FL 34952

**For Lease: \$16.00/ SF**

---

PRESENTED BY:

Alex Rodriguez-Torres, P.A.

P: 772-353-0638

E: RTEIncorporated@aol.com

---

1847 SE Port St. Lucie Blvd

Port Saint Lucie, FL 34952

