

**459-461 NW Prima Vista Blvd
Port St. Lucie, FL 34983**

**PROFESSIONAL OFFICE IN
PRIMA VISTA COMMONS**

FOR SALE OR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

2,400 SF

EXECUTIVE SUMMARY

459-461 NW PRIMA VISTA BLVD, PORT ST. LUCIE, FL 34983 | PROFESSIONAL OFFICE IN PRIMA VISTA COMMONS

SPECS

Unit Size: 2,400 SF
Year Built: 2006
Zoning: LMD - Limited Mixed Use
Sale Price: \$520,000
Lease Price: \$19.50/SF/YR (\$3,900 Per Month) GROSS
Term: 3-5 Year Term

PROPERTY OVERVIEW

This professional office space offers a functional layout designed to accommodate a variety of business uses. The suite features a secure waiting area with a sliding reception window and dedicated reception/admin area, seven private offices, two restrooms, a data room, large breakroom, spacious conference room, and two separate entrances. Front glass windows provide abundant natural light throughout the space. Located within Prima Vista Commons, the property is surrounded by established medical and professional users, with convenient access to nearby retail, dining, and everyday services.



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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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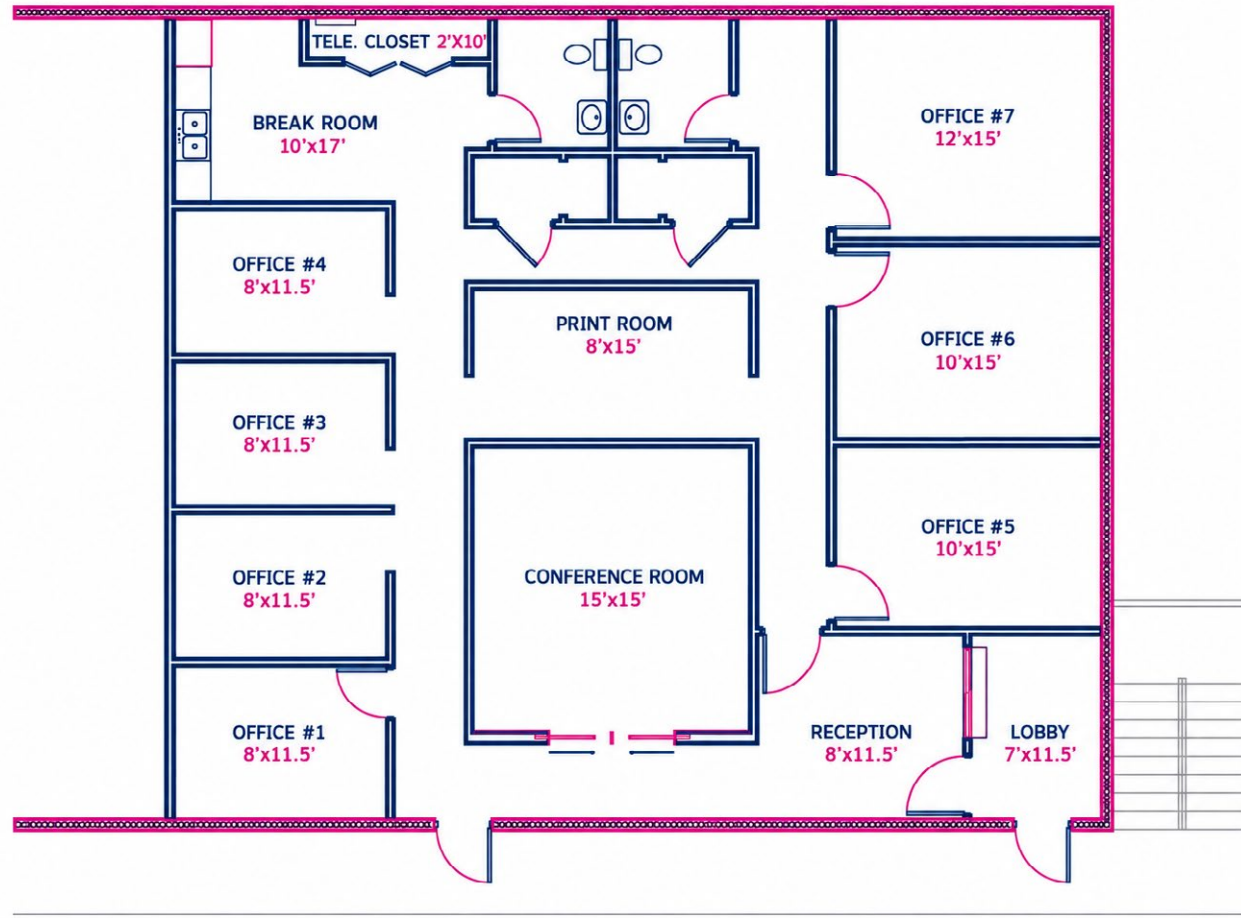
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FLOOR PLAN

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MAPS & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	17.3K	89.5K	179K
Median Age	51	43	45



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Homeowners	6.1K	27.1K	53.6K
# of persons per HH	5.1	6.1	6.1
Average HH Income	\$53.1K	\$73.9K	\$67.3K

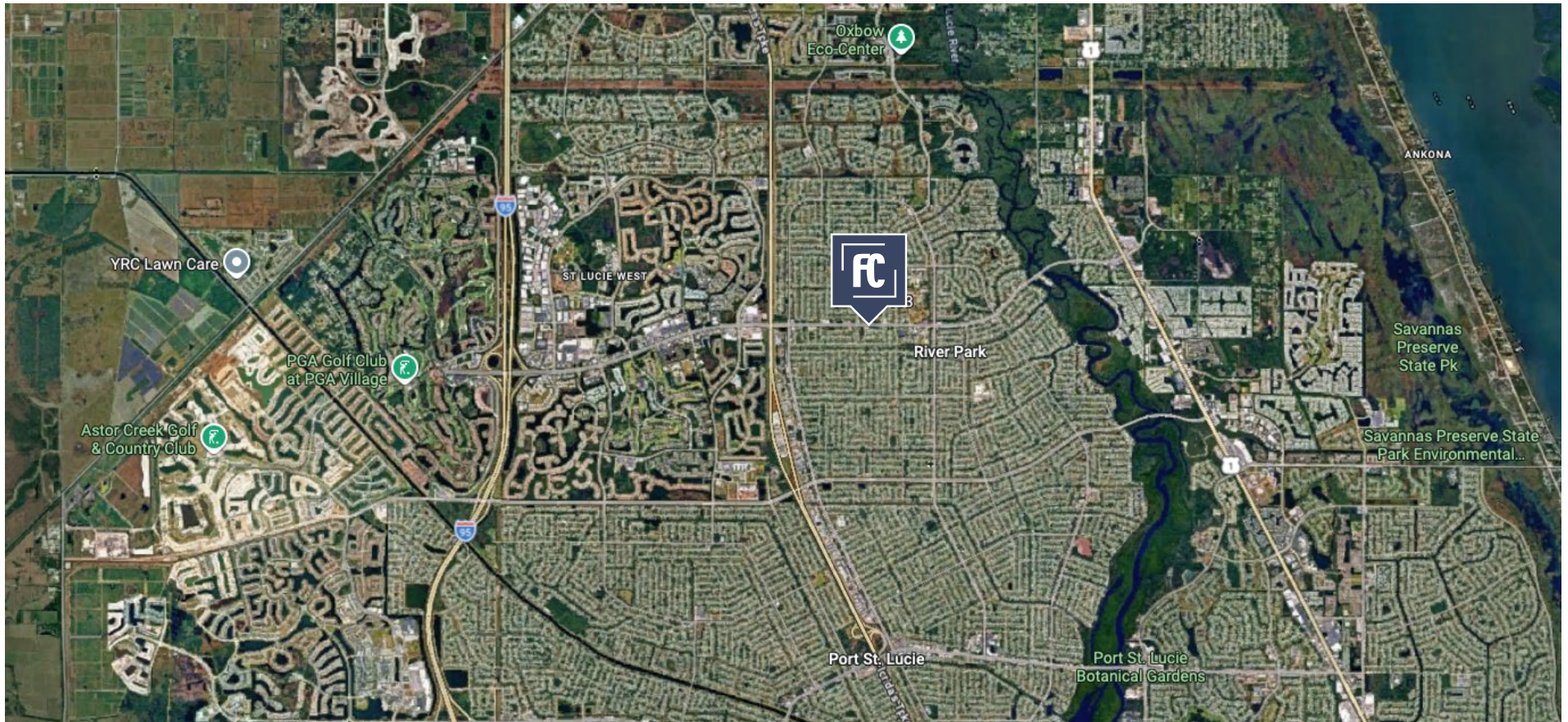


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LOCATION

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