

PROPERTY RENDERING



CORPORATE PLACE AT TRADITION

CLASS A MEDICAL OFFICE
DEVELOPMENT PROJECT

Centrally
Located in the
Town of Tradition

Asking Price for 2.77 acres: \$1.935M
(\$698,556.00 per acre)

Asking Price for 11.63 acres: \$8,500,000
(\$730,868 per acre)

Combined Asking Price for 14.4 acres: \$10,200,000
(\$708,333 per acre)

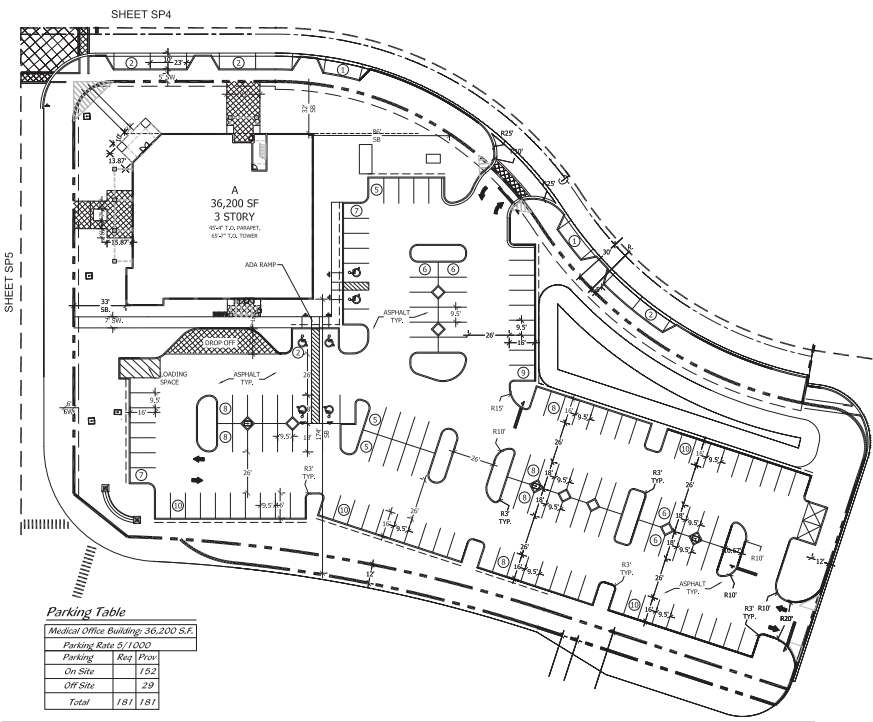
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PROPOSED PLAN FOR ±2.77 AC PARCEL



PROPERTY SPECIFICATIONS

Property Address	SW Gatlin Boulevard, Port St. Lucie, FL
Parcel Numbers	4310-603-0009-000-8 4310-603-0008-000-1
Lot Sizes	±2.77 Acres ±11.63 Acres
Total SF	±627,308
Frontage	SW Village Parkway and Interstate 95
Use Code	1000
Classification	Development of Regional Impact
County	St. Lucie
Utilities Available	Water, sewer, electric, cable, high-speed internet and gas
Closest Retailers	Target, Publix, Michael's, TJ Maxx, Subway, Starbucks

THE LAND

The site consists of two undeveloped parcels, encompassing a combined total land area of ±14.4 acres which can be purchased separately. The subject property offers an excellent opportunity for a Class A Medical Office development project in a premium location with excellent visibility and accessibility from Interstate 95.

THE AREA

Port St. Lucie is located in St. Lucie County, equidistant (±115 miles) to Miami (to the south) and Orlando (to the northwest). The City is accessible by Florida's Turnpike, Interstate 95, US 1 and the Treasure Coast International Airport. Port St. Lucie offers a live, work, play environment that is also becoming a life sciences and medical research hub at the Tradition Center for Innovation.

THE OPPORTUNITY

With continued development and growth in the area, timing is ideal for this medical office project. The site can include up to seven multiple story Class A buildings ranging from 24,000 SF to 54,500 SF. Building specs are suitable for multi-tenant or single users presenting options for medical office professionals, buyers and developers to take advantage of this opportunity.



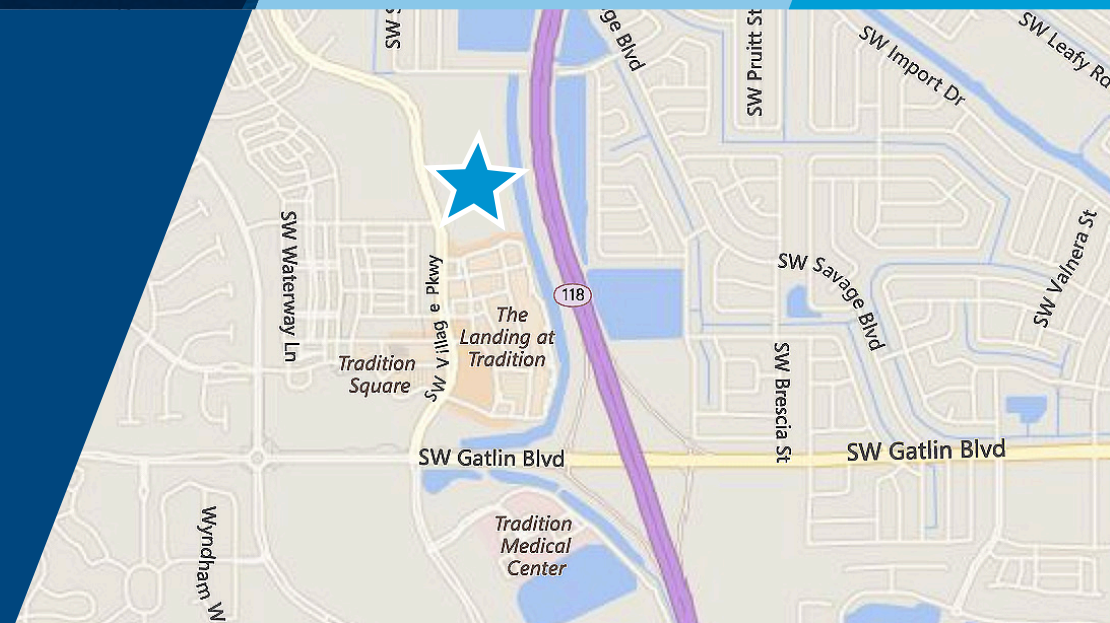
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Minutes from
Tradition Center
for Innovation,
Tradition Medical
Center, major retailers,
and upscale PGA Village
Golf Community

±14.4
AC AVAILABLE

NEARBY RETAILERS



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