

FOR SALE >
WESTVIEW PLAZA II

1860 SW Fountainview Boulevard
PORT ST. LUCIE, FL



www.colliers.com

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INTERSTATE 95 RAMP

FIRST DATA FIELD

ST. LUCIE W BLVD

PROMINENT I-95 SIGNAGE

SW FOUNTAINVIEW BLVD

YOUR NAME HERE

THE OPPORTUNITY

Centrally located within the growing St. Lucie West submarket, Westview Plaza II offers 45,510 SF of office space on approximately three acres. The asset has excellent Interstate 95 visibility and accessibility via St. Lucie West Boulevard and presents convenient proximity to surrounding premium amenities and retail. The property is ideally suited for an owner-user looking to occupy and brand the building while still allowing for additional options to lease remaining space to generate additional income.

±15,170 SF FLOOR PLATES

AMPLE PARKING

INVESTMENT OVERVIEW

Built in 2006, the building features state of the art technology, security, an immaculate entrance lobby and high-quality finishes throughout. The large floor plates could easily accommodate a single user with additional options to lease to individual tenants. Building benefits include:

- › Unparalleled visibility with excellent branding opportunity
- › Easy access to major highways, adjacent to I-95
- › Well-maintained asset ideal for owner-user with 15,170 SF floor plates
- › Traffic count exceeding 60,000 vehicles per day
- › Class A architecture and finishes
- › Secure building with 24/7 Key Card Access
- › Fiber-equipped smart building
- › Hurricane-Impact rated construction
- › Ample on-site parking with overflow parking potential
- › Minutes to restaurants, retail and entertainment (includes First Data Field, home of Mets Spring Training)
- › Positioned in a growing submarket
- › Across from Town Place at St. Lucie West, a 16-acre mixed-use project, slated for completion by 2019
- › Asking Price: \$7,500,000

LOCATION MAP



PROPERTY DETAILS

Legal Address	1860 SW Fountainview Boulevard Port St. Lucie, FL 34986
Parcel Number	33-26-702-0007-000-4
Year Built	2006
Gross Building Area	±45,510 SF
Land Size	±3 Acres (130,680 SF)
Building Type	Three-story Office
Typical Floor Size	±15,170 SF
Type of Construction	Concrete Masonry, Tilt-wall
Parking	180 Surface spaces (Ratio of 4:1,000 SF)
Elevators	Two
County	St. Lucie
Tenancy	Multiple - Commercial Office
Zoning	CG - General Commercial

LOCATION OVERVIEW

Westview Plaza II is adjacent to Interstate 95, in the master-planned community of St. Lucie West in the City of Port St. Lucie on Florida's east coast. The asset is surrounded by a mix of premium retail, residential and commercial development while offering easy connectivity to I-95 and Florida's Turnpike. The property is central to major retail, restaurants and entertainment with easy access to surrounding submarkets that include Vero Beach, Fort Pierce, West Palm Beach and the South Florida MSA.



FUTURE SITE OF
TOWN PLACE
AT
ST. LUCIE WEST

WESTVIEW
PLAZA II

ABOUT PORT ST. LUCIE

The City of Port St. Lucie is proud to be a hometown where people live, learn, work and play. With 171,000 residents, Port St. Lucie is Florida's ninth largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando.

As a new hub for biotech research and life sciences, the city offers diverse economic opportunities, clear guidelines for prosperous and sustainable growth, and state-of-the-art infrastructure ready to support development and investment. Additionally, the city government is committed to delivering outstanding public services that enhance the community and the quality of life for people of all ages.

There are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will begin integrating urban commercial development with outdoor nature trails, waterways and social opportunities.

DEMOGRAPHIC SNAPSHOT

5 MILE RADIUS



2017 Population

114,382



Total Households

42,640



Average Income

\$67,518

WHY PORT ST. LUCIE?



- > Listed as one of the nation's cleanest and safest cities
- > Contains over 11,000 acres of parks and preserves
- > Home to educational institutions that include Indian River State College and Florida Atlantic University
- > Master-planned communities that support the infrastructure and growth of the area
- > Equidistant to both Miami and Orlando markets (±115 miles)
- > Known for its dedication to life sciences, innovation, agriculture, marine sciences, oceanography, logistics and aerospace
- > One of the fastest growing cities on the Treasure Coast
- > Supportive City and County officials who will provide business incentives
- > Ranked Number 14 on a list of cities that will see the most economic growth in 2016 by Bloomberg Business
- > No state income tax
- > Ideal location with live, work, play appeal



NEARBY AMENITIES



FOOD:

- Starbucks
- Carraba's
- Bob Evans
- Chipotle
- Chili's
- TGI Fridays
- Panera Bread
- Subway
- Outback
- Taco Bell
- Arby's
- Burger King
- Wendy's
- Ruby Tuesday
- Park Avenue BBQ
- Duffy's Sports Grill



BANKING:

- Chase Bank
- Bank of America
- TD Bank
- SunTrust
- Wells Fargo
- BB&T
- PNC Bank
- Harbor Community



SHOPPING:

- Walmart
- Ross
- Party City
- Staples
- Dollar Tree
- HomeGoods
- Burlington Coat Factory
- Stein Mart
- Beall's
- Sally Beauty
- Petco
- AC Moore
- Pet Supermarket
- Home Depot
- Lowe's
- Aldi



SERVICES:

- UPS Store
- Walgreens
- Verizon
- AT&T
- CVS
- Gold's Gym
- LA Fitness
- United States Postal Service
- SmartStop Self Storage
- Fed-Ex Ship Center
- Sparkle Car Wash



HOTELS:

- Hilton Garden Inn
- Sheraton PGA Vacation Resort
- Hampton Inn & Suites
- Residence Inn by Marriott
- Sleep Inn at PGA Village
- Springhill Suites
- Holiday Inn Express
- Perfect Drive Vacation Rentals

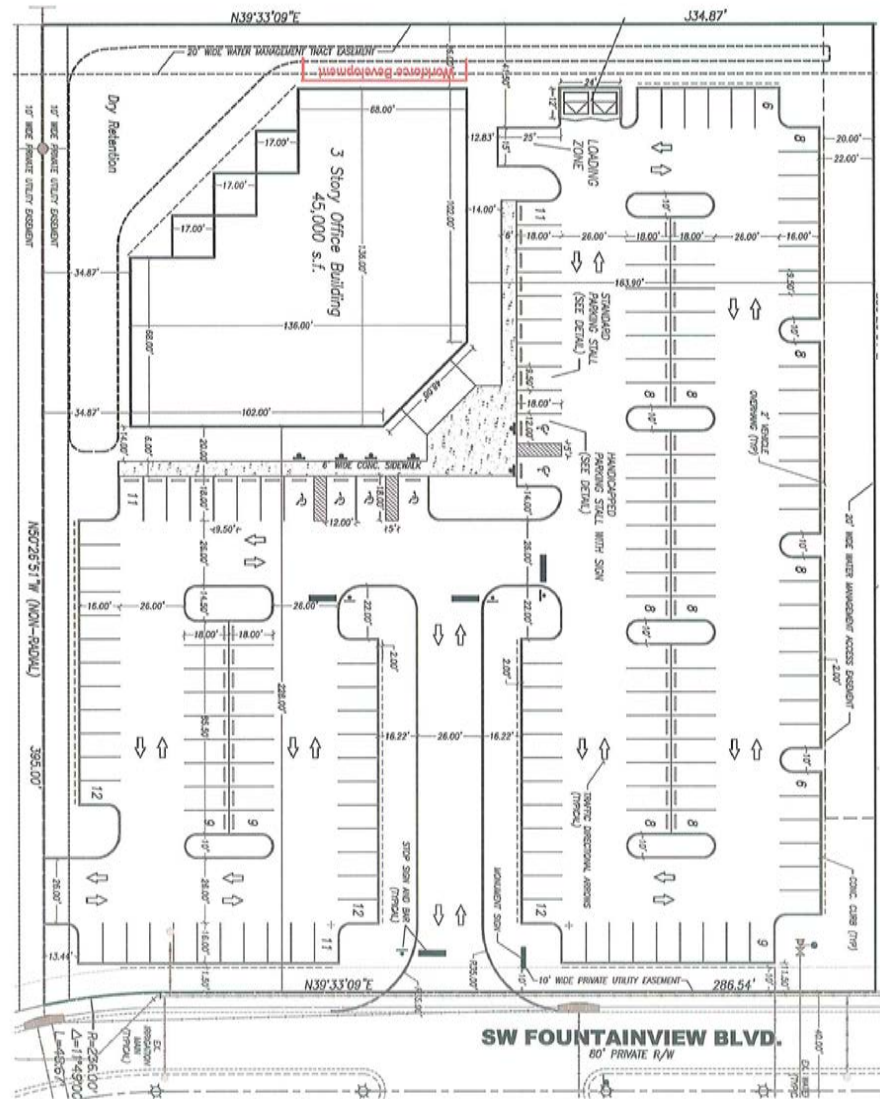


ENTERTAINMENT:

- Superplay USA
- AMC Theater
- Flying Panda PSL Extreme Sports
- First Data Field
- St. Lucie County Sports Complex
- Invincibles Paintball Park
- PGA Golf Club



SITE PLAN

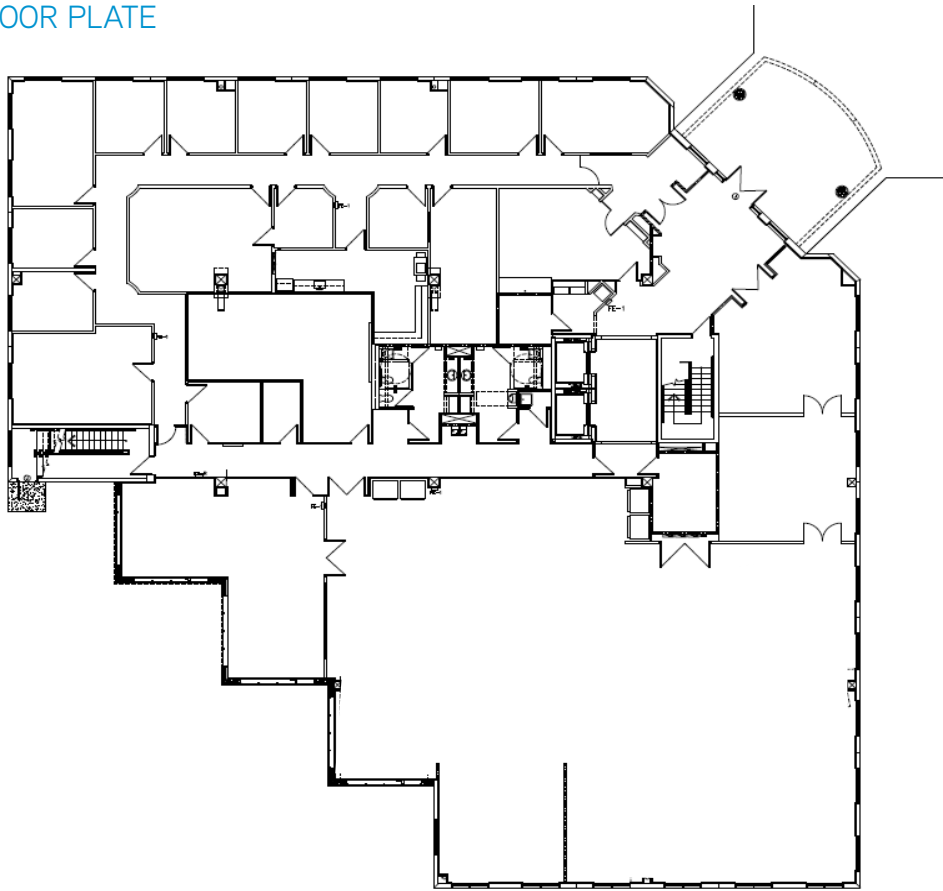


ADDITIONAL FEATURES:

- › Prominent lighted building signage available facing I-95 with approvals for signage on all building facades in addition to pylon signage
- › Approximately 300 feet of frontage on Interstate 95
- › Three acre site with potential for overflow parking
- › Hurricane Impact glass windows and doors
- › Rooftop air compressors
- › Energy efficient lighting
- › Professionally maintained landscaping
- › Easily accessible to both north and southbound traffic on SW Fountainview Boulevard
- › Zoning allows for any business or professional use, including but not limited to, medical office and educational/school use

TYPICAL FLOOR PLAN AND BUILDING IMAGES

FIRST FLOOR PLATE



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PROMINENT
I-95 Signage

SUBSTANTIAL
Floor Plates

OWNER/USER
Opportunity

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