

NAI Southcoast

FOR LEASE

1,155 and 2,770
RSF Office Space



Tradition Square

10801 SW Tradition Square
Port St. Lucie, Florida 34987

For more information:

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- 2nd FLOOR SPACE LOCATED ABOVE THE STREET RETAIL IN TRADITION, PORT ST. LUCIE, FL.
- CLOSE TO MARTIN MEMORIAL TRADITION HOSPITAL, TORREY PINES, VGTI, SCRIPPS, QVC AND MANN INSTITUTE OF TECHNOLOGY.
- PRICING NEGOTIABLE
- SPACE IS 2ND GENERATION AND OFFERS INCREDIBLE COST SAVINGS FOR TENANT WHO WANTS A FIRST CLASS BUILD OUT AND HIGH END FINISHES.
- FUNCTIONAL LAYOUT OF SPACE AND LOTS OF PARKING

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Tradition Square Property Features

- 1,155 and 2,770 Rentable Sq. Ft.
- Pricing Negotiable
- 5 Year Term up to 10 Years
- Immediate Occupancy
- Tenant to pay utilities
- Elevator and Two Stairwells to 2nd Floor space.
- ADA compliant bathrooms
- Ample Parking and walkway from parking garage on the 2nd Floor
- Prime site adaptable for many uses
- Great Location off of I-95 in the heart of Tradition
- Close to shops and restaurants



Executive Summary

The Town of Tradition in Port St. Lucie, Florida encompasses everything good about Master Planned Communities. Tradition is located in the heart of one of America's fastest growing regions known as the Treasure Coast.

The unique master-planned community of Tradition captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Following the guidelines of New Urbanism, Tradition's varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don't need to start the car and drive miles for every errand. The town center known as Tradition Square, is also the heart of community life. It hosts a year-round calendar of entertainment – concerts, seasonal festivals like Italian Festival, WestFest and the annual Holiday Lights, and many other events and activities.

Tradition is home to Palm Pointe Educational Research School at Tradition, an innovative K-8 lab/charter school operated in partnership with Florida Atlantic University and the School Board of St. Lucie County, a 600,000 SF power center called the "Landings at Tradition" anchored by Target, a neighborhood mixed use center anchored by a 112,421 SF Publix Supermarket, restaurants, shops and offices and a new 300-bed Tradition Hospital.

Tradition Square, owned by Kite Realty, not only serves as the Tradition town center, but also serves the rapidly growing neighboring areas of Port St. Lucie and PGA Village. The site is highly visible from Interstate-95 and Tradition Parkway which is at the entrance to Tradition. Tradition Square is anchored by a Publix Supermarket and includes shops, restaurants, retail, meeting space, parks, a performance pavilion, an interactive water feature and Class 'A' Offices.

Tradition Square Office Building is called "Tradition Station" and offers the Class 'A' Office worker many options for lunch and dinner. Tradition a Master Planned, mixed-use community, has a diverse range of housing opportunities from large single family homes to townhomes and apartments close to Tradition Square for the individual or family used to the Downtown living.

Tradition Square Building Description



Parking is plentiful and the surroundings are friendly at Tradition Square.

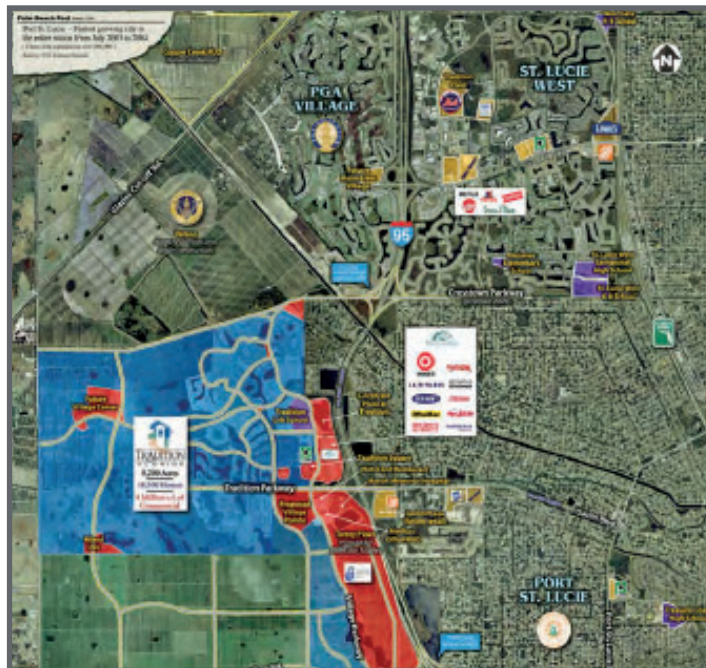
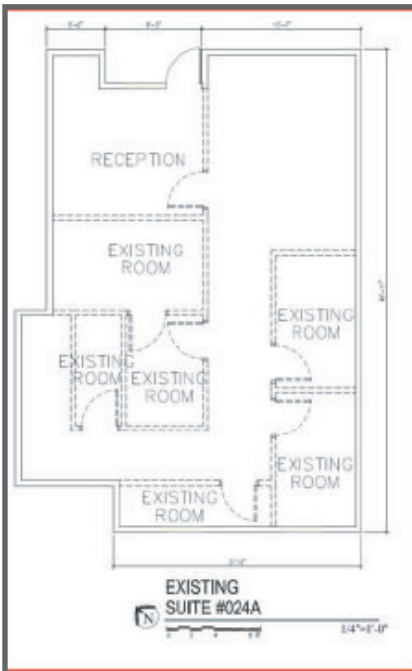
Reception area from stairs and elevator is nicely appointed.

Tradition Square Location Maps

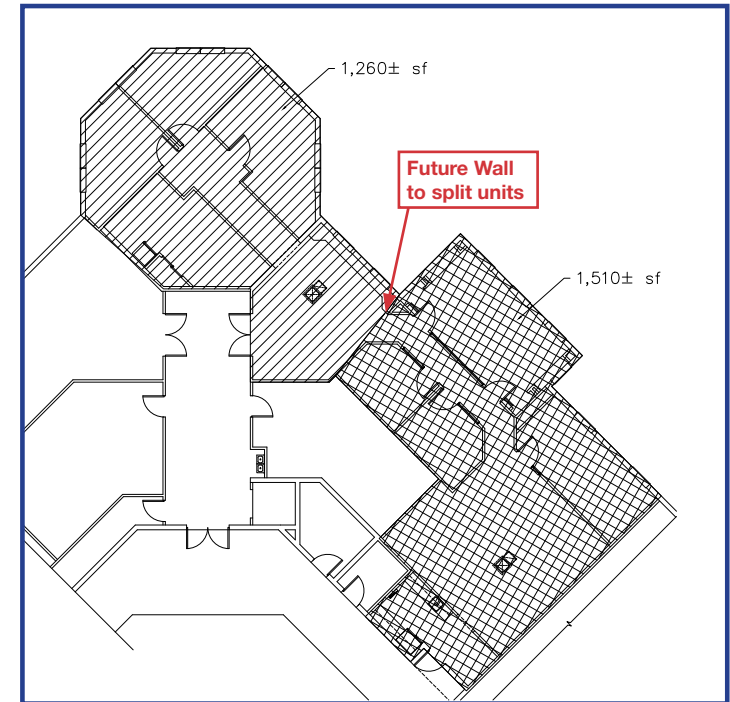
- Fastest growing City in US.
- Florida's 9th largest City by population.
- 167,000 + population.
- Highest home ownership in US @ 75%.
- Award winning golf courses, including PGA Village.
- Spring training home of the New York Mets at Tradition Field.

Proposed layout of 1,155 RSF

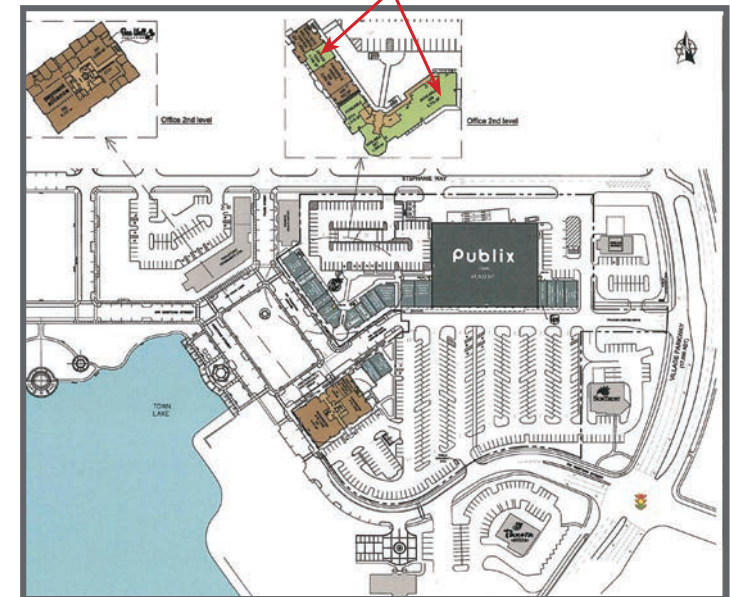
**Can be modified*



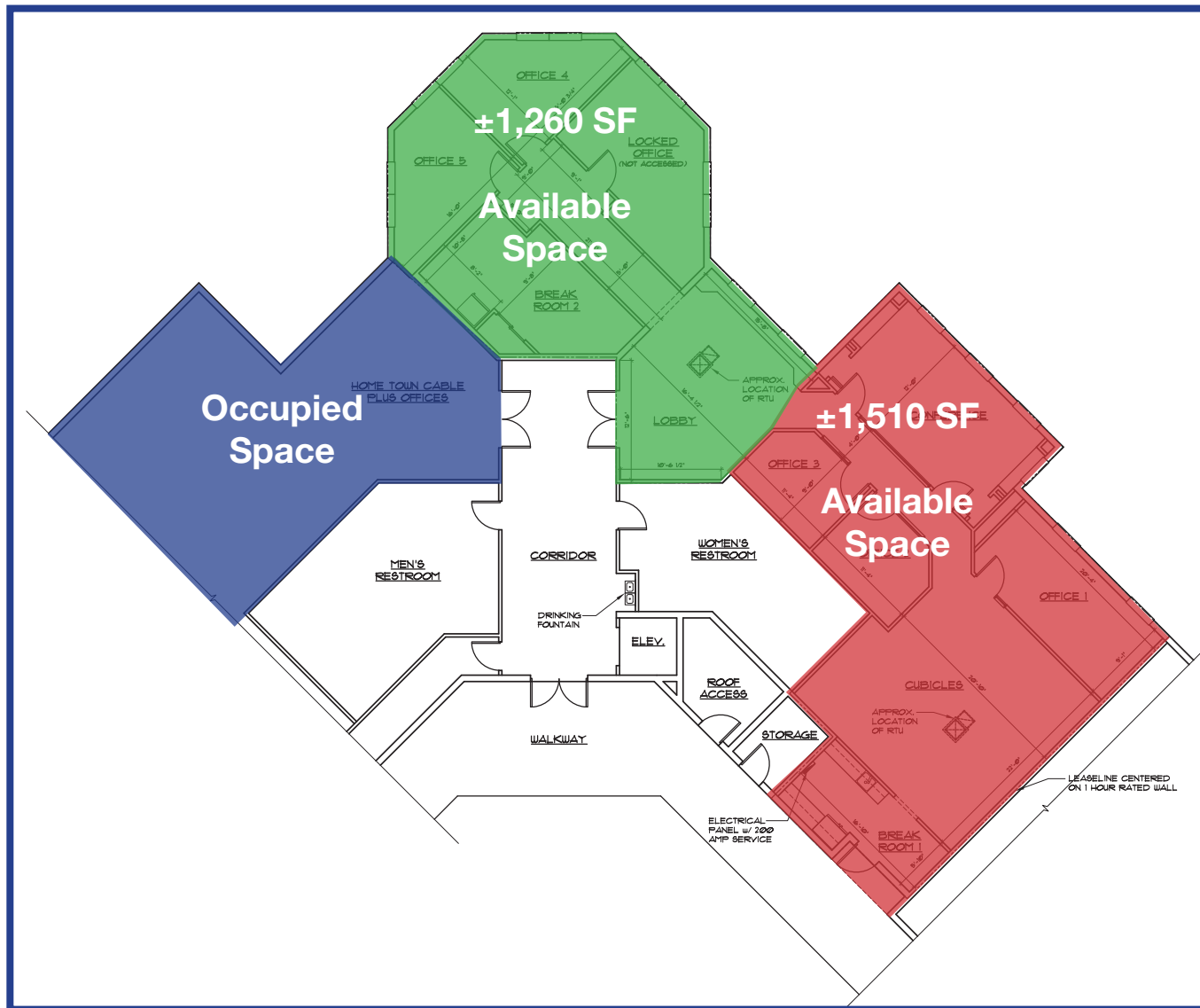
Existing conditions of +/- 2,770 Space (1,260 SF + 1,510 SF)



Available offices

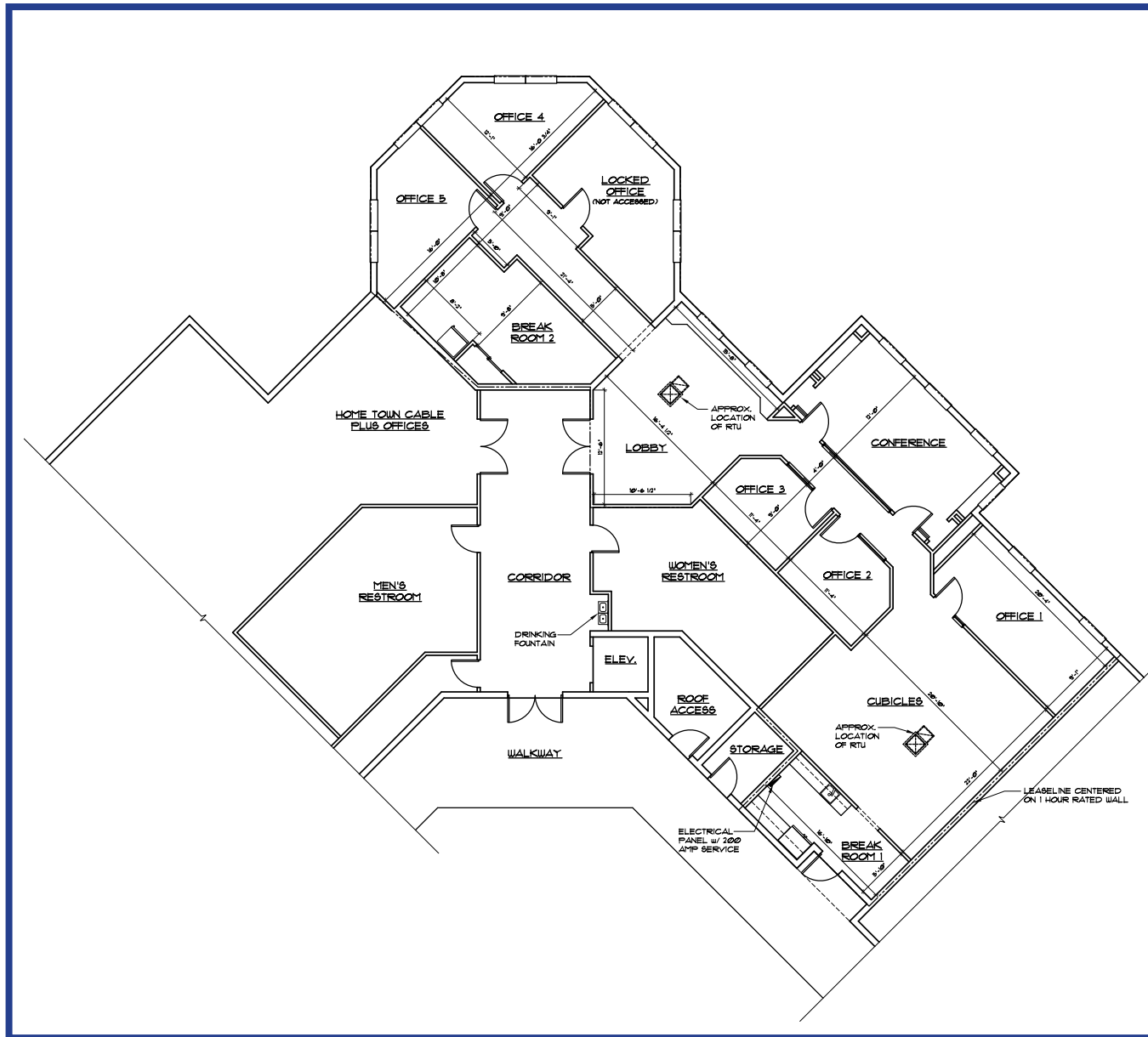


Tradition Square
Floor Plans



Tradition Square Floor Plans

Space with dimensions



Tradition Square Area Information

Business Climate

- Martin Memorial Hospital (now Cleveland Clinic) is finished with 300 rooms. This \$100M project created approximately 400+ jobs with an average salary of \$53,000.
- More than 15,000 business are located in Port St. Lucie.
- More medical practices are opening up in the area.
- Business migration from east side of Port St. Lucie to west side (Tradition) to keep pace with the development.

Labor Force

- Easy to recruit labor with skills. The property prices are reasonable and conducive to moving labor forces along with the warm climate.



Local Amenities

- Mets Stadium (Tradition Field) home to the New York Mets.
- Top class golf facilities at world renowned PGA Village
- Retailers such as Target, Publix, Office Max, Bed Bath & Beyond, Home Depot and Bass Pro Shops and Lots of National Restaurants, Panera Bread, Olive Garden, Long Horn Steakhouse and Hurricane Grill and Wings.
- LA Fitness, Children's Soccer, Baseball, Football teams.

Infrastructure

- I-95 and Florida Turnpike serve as major highways.
- Tradition is located right on the Gatlin Boulevard exit to I-95 and a 7 minute drive on Port St Lucie Boulevard to the Florida Turnpike Interchange.
- Located 35 minutes from Palm Beach International Airport.

Security

- Key card and fob entry to second floor space through elevator and stairwell.
- Camera system and motion sensors in place already along with alarm system.

Tradition Square

1,155 and 6,641 RSF Available



Covered walkway leads to entrance.



Open ceiling hallways lead to offices.



Beautiful village green in front of building.

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