

Professional or Medical Office Space For Lease

11530 SW Village Parkway, Port St. Lucie, FL

Phase Two Coming in 3rd Qtr. 2025



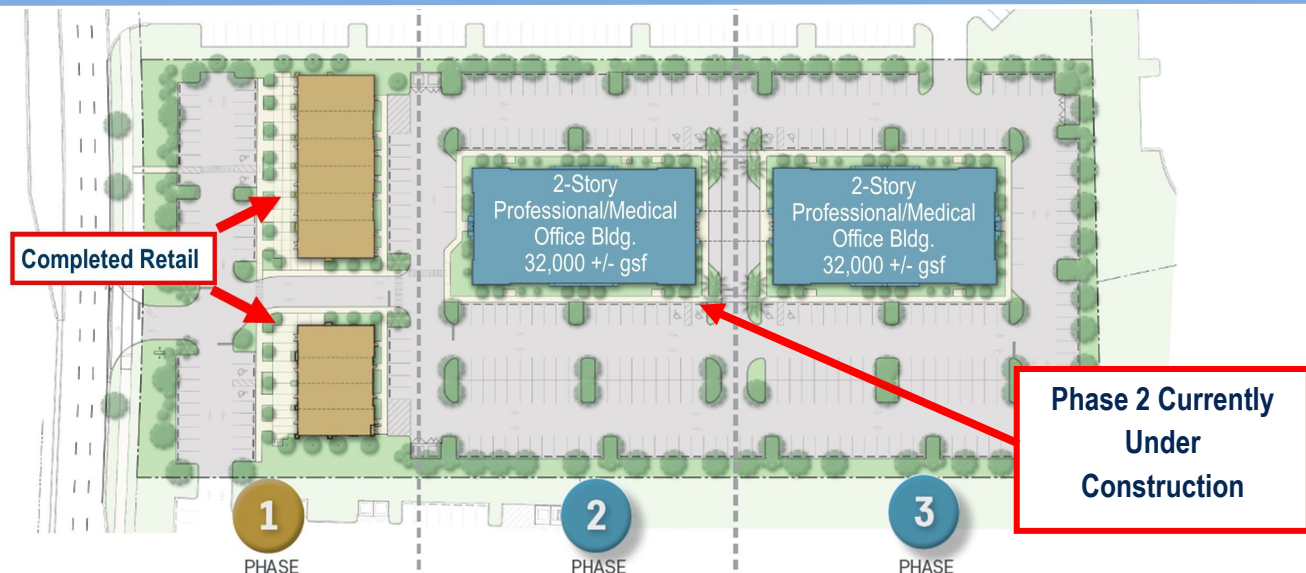
DESCRIPTION: This new 5.6+/- acre property being constructed and managed by the Bray Companies is on schedule. Phase 2 will be a two-story 32,000 +/- sq ft medical building.

LOCATION: Located in Tradition on Village Parkway in Port St. Lucie. Tradition is a new, dynamic high-growth community with homes, retail and a strong workforce environment. The Innovation Square resides within Tradition's new Hospital and Research Park. Don't miss out on being part of this new Treasure Coast Jewel.

HIGHLIGHTS

- 16,000 sq. ft. foot print which can be demised as small as 1,500 sq. ft.
- Full floor opportunities
- Hurricane glass windows
- Two elevators
- Two unisex common area bathrooms on each floor
- 24/7 access with a key fob system
- 4/1,000 parking
- Medical office, professional services spaces available
- No Medical use restrictions

SITE PLAN



11530 SW Village Parkway, Port St. Lucie, FL

PHASE 2 CONSTRUCTION PROGRESS

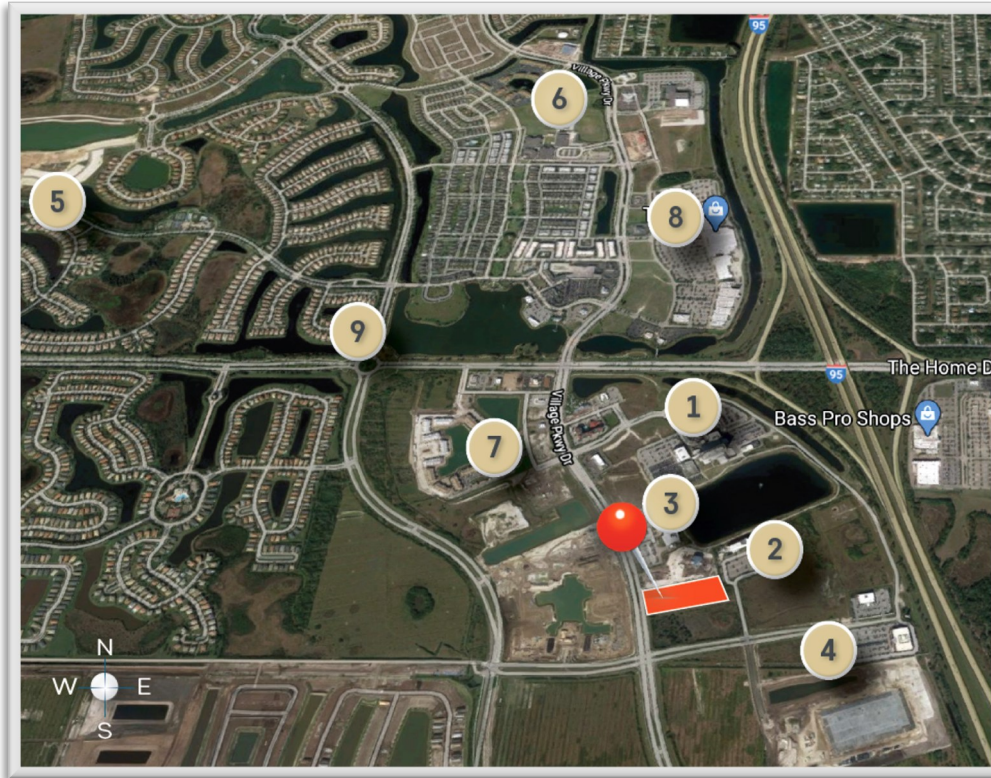


*On schedule for 3rd
Qtr. 2025 occupancy!*



**Bray Realty
Advisors**

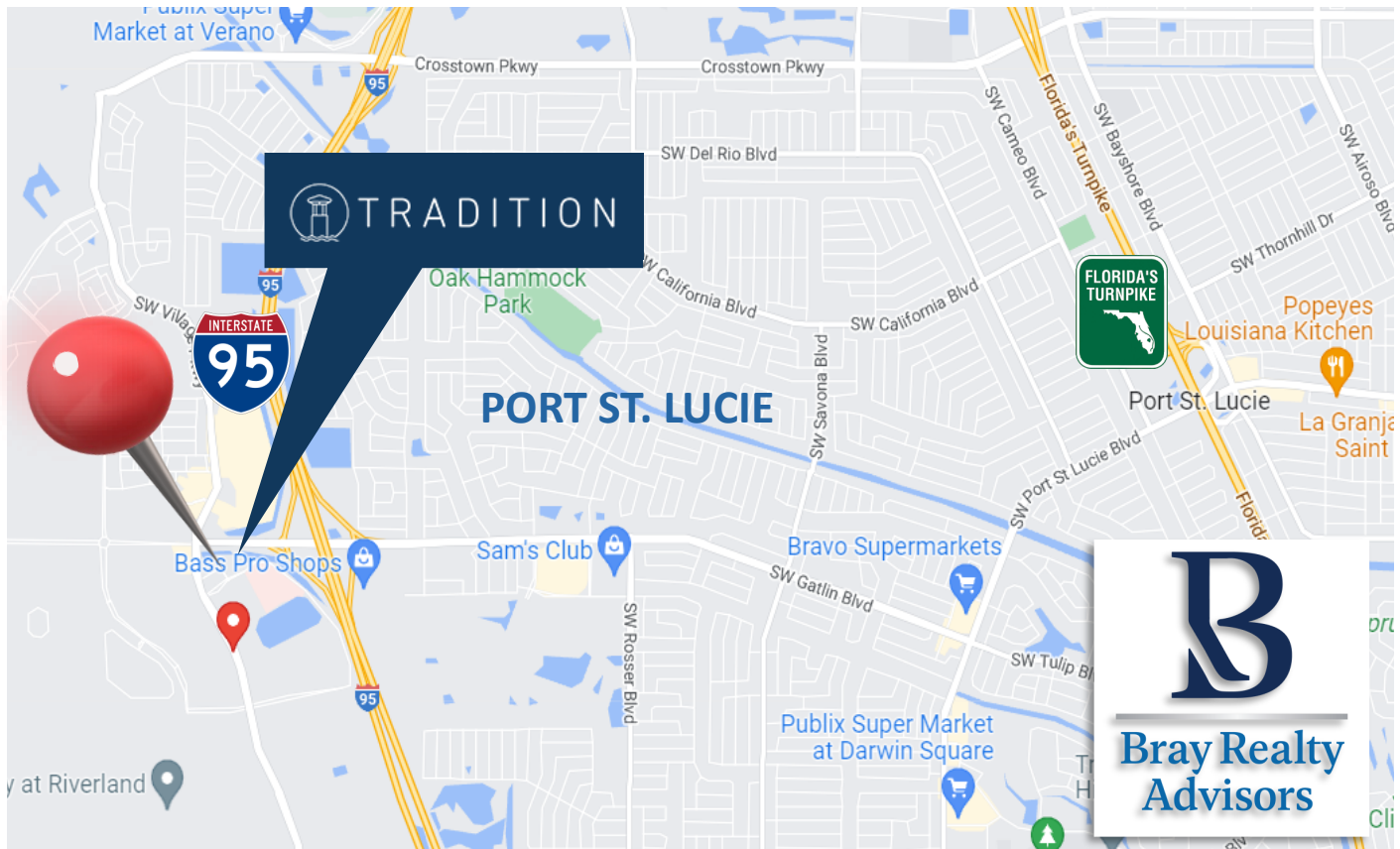
BUSINESS SURROUNDINGS



Innovation Square

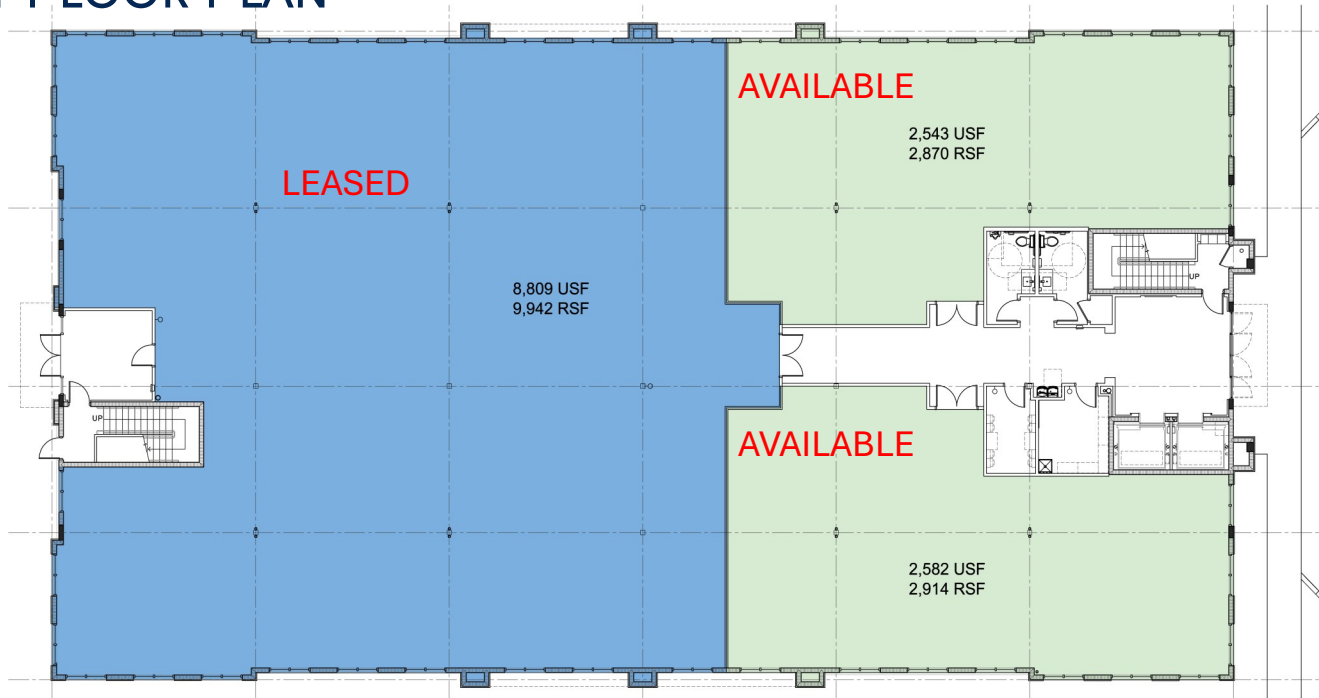
1. Cleveland Clinic Tradition Hospital
2. Florida Research & Innovation Center
3. FIU Center for Translational Science
4. Keiser University
5. The Brenntity at Tradition Senior Living
6. FAU / Palm Pointe Educational Research School
7. Tradition Village Square | Retail
8. Landings at Tradition | Retail
9. Home Builders in Tradition
 - Mattamy
 - GL Homes
 - Del Webb
 - DR Horton
 - Lennar

LOCATION

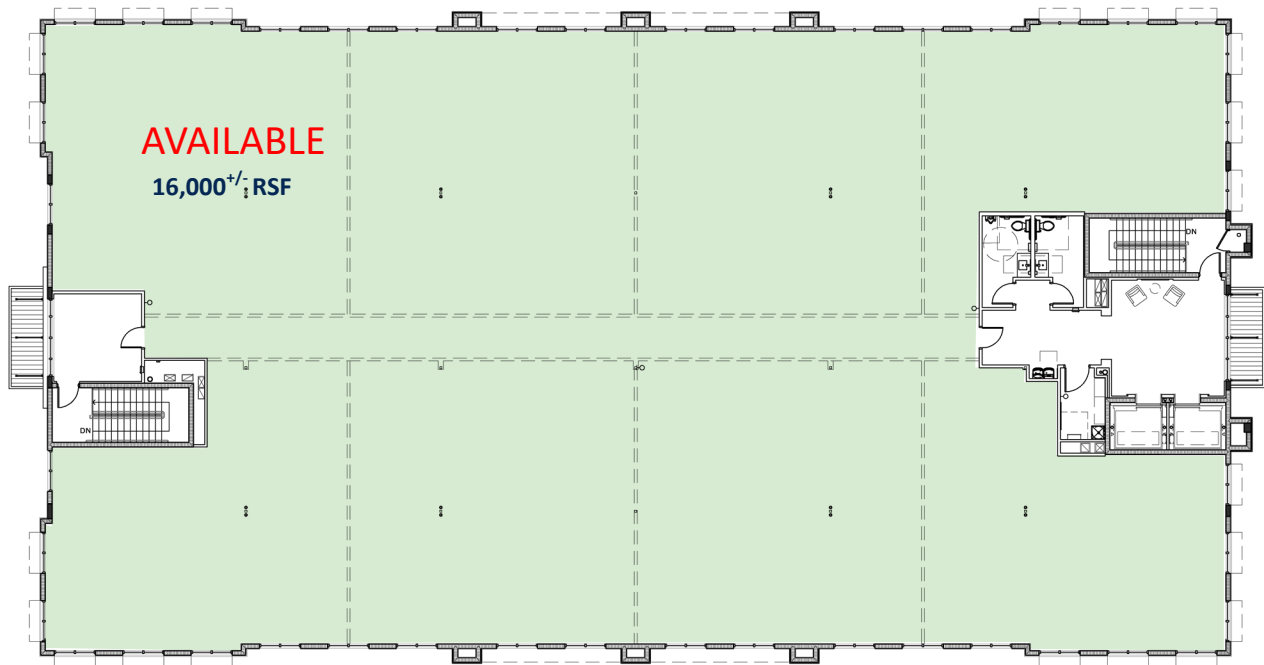


Bray Realty
Advisors

1ST FLOOR PLAN



2ND FLOOR PLAN



Bray Realty
Advisors

NATE BRAY
JOHN DELRUSSO
(561) 510-2225

CALL US

