

# OFFICE SPACE FOR LEASE *Professional or Medical*

11530 SW Village Parkway, Port St. Lucie, FL



BRAY REALTY ADVISORS

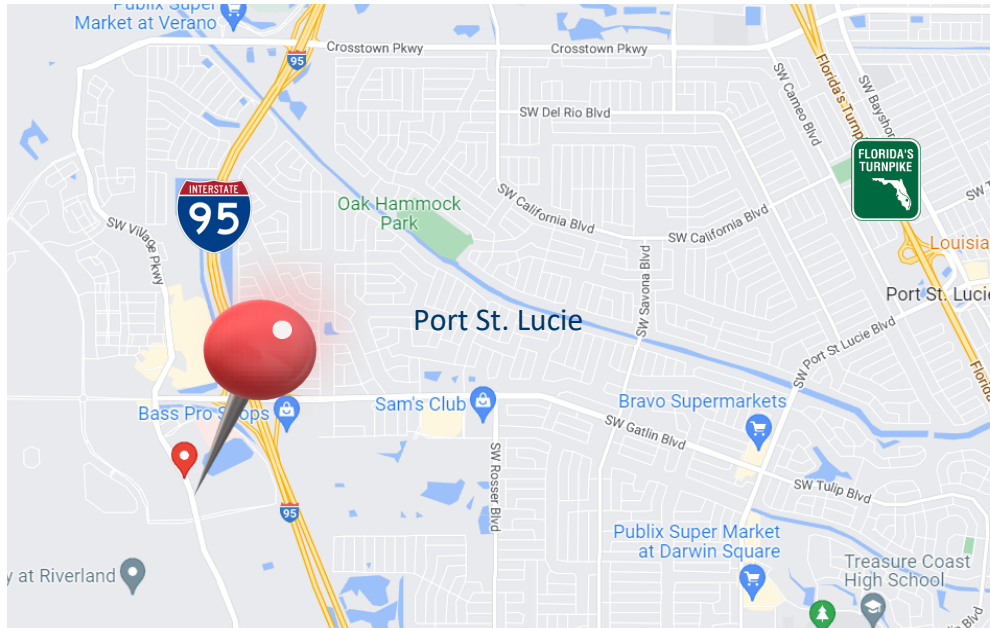
## Phase Two Coming in 4th Qtr. 2024

**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.

**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 +/- sf medical building.

### 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



CALL US

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(Proposed—Subject to Change)

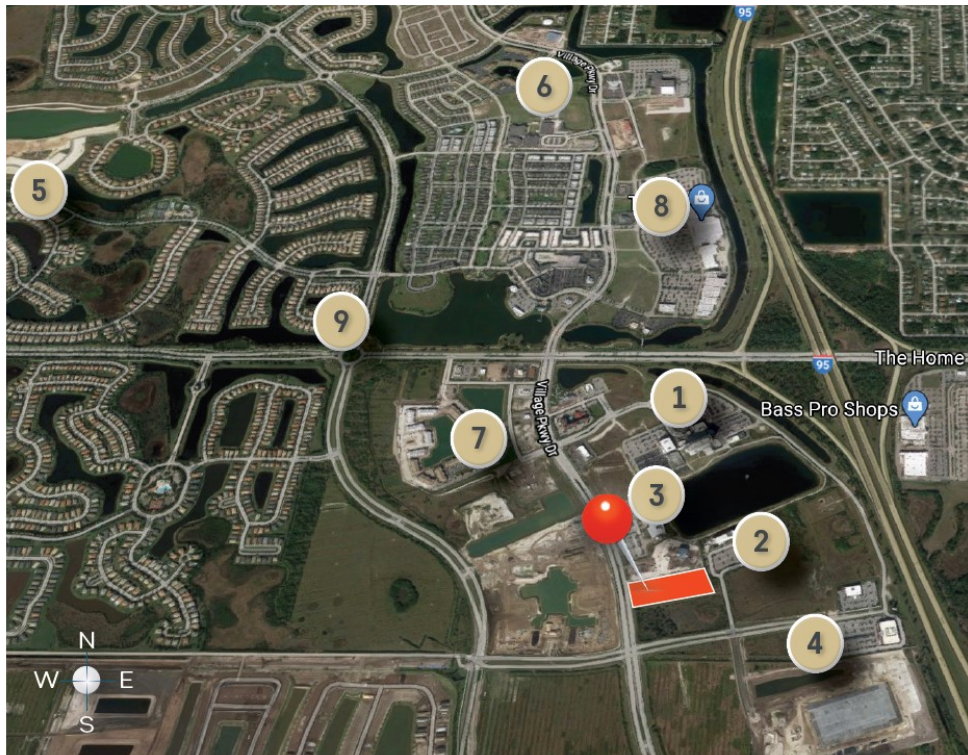
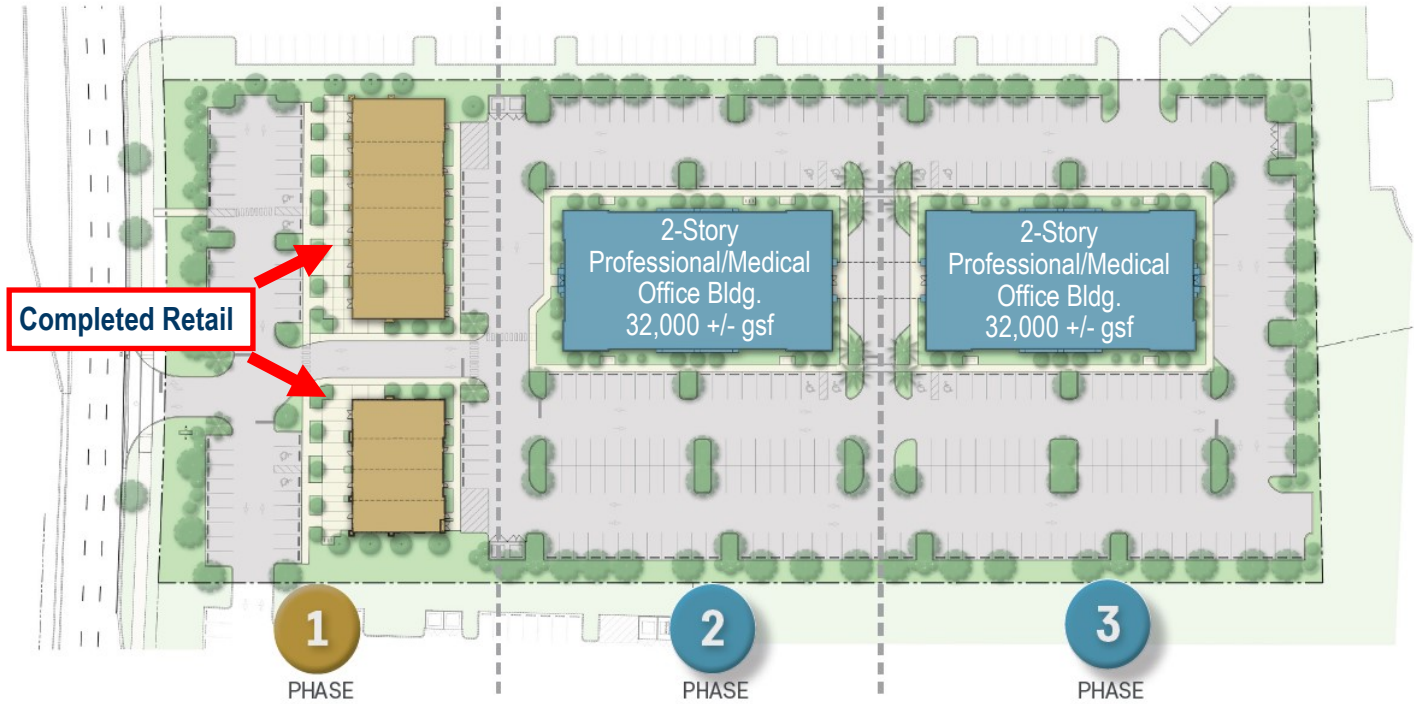


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## BUSINESS SURROUNDINGS

*Innovation Square*

1. Cleveland Clinic Tradition Hospital
2. Cleveland Clinic Research Institute
3. Torrey Pines Institute for Molecular Studies/ Florida Int'l University
4. Keiser University
5. Brennity 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
- Taylor Morrison
- Kennedy Homes
- Anasca
- Minto

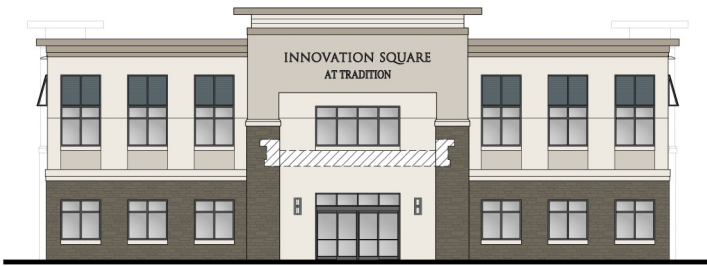
**FACT:** Port St. Lucie was named one of the SAFEST CITIES in the U.S.—24/7 Wall Street

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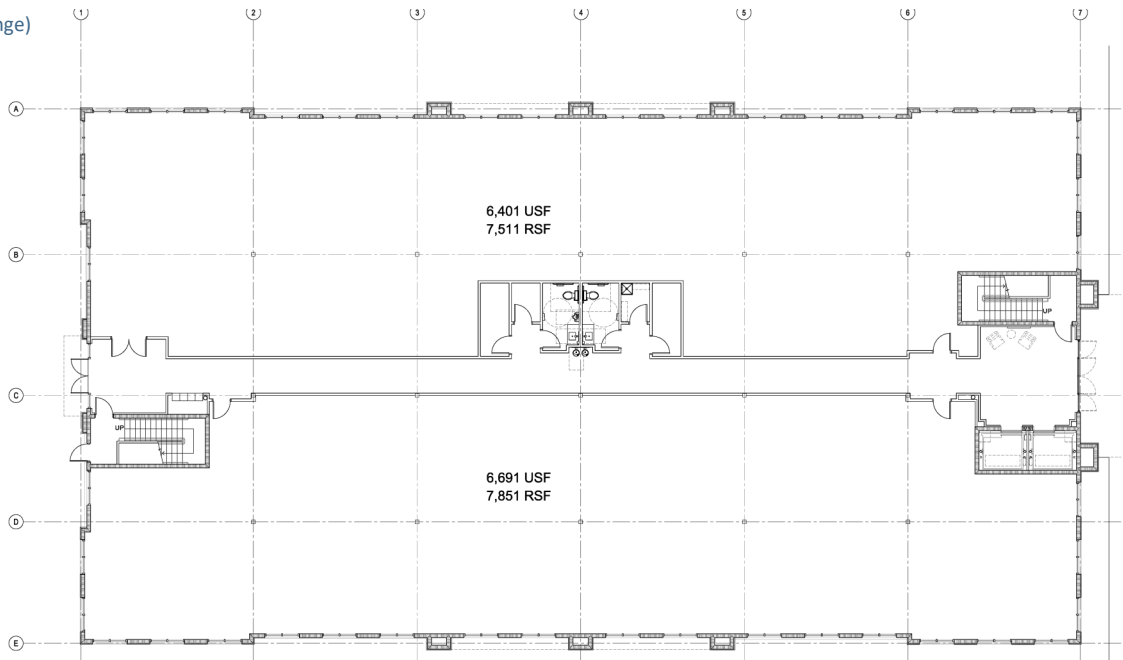


(Proposed—Subject to Change)

COMBINED FLOORS	
GROSS BUILDING AREA (GBA)	31,959 SF
MAJOR VERTICAL PENETRATIONS (MVP)	500 SF
USABLE AREA (U)	25,163 SF
COMMON AREA (C)	4,941 SF
RENTABLE AREA (U + C)	30,124 SF
<small>RENTABLE AREA DOES NOT INCLUDE PENETRATIONS OR VERTICAL PENETRATIONS</small>	
LOAD FACTOR = RENTABLE/USABLE	
LOAD FACTOR = 30,124 SF / 26,183 SF = 1.1734	

FIRST FLOOR	
GROSS BUILDING AREA (GBA)	15,981 SF
MAJOR VERTICAL PENETRATIONS (MVP)	0 SF
COMMON AREA (C) (includes MVP)	2,546 SF
USABLE AREA (U)	13,091 SF
RENTABLE AREA (U + C) (13,091 SF X 1.1734)	15,361 SF
<small>RENTABLE AREA DOES NOT INCLUDE PENETRATIONS OR VERTICAL PENETRATIONS</small>	

SECOND FLOOR	
GROSS BUILDING AREA (GBA)	15,977 SF
MAJOR VERTICAL PENETRATIONS (MVP)	500 SF
COMMON AREA (C)	1,995 SF
USABLE AREA (U)	13,002 SF
RENTABLE AREA (U + C) (13,002 SF X 1.1734)	15,362 SF
<small>RENTABLE AREA DOES NOT INCLUDE PENETRATIONS OR VERTICAL PENETRATIONS</small>	



**NATE BRAY**  
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**FACT:** Port St. Lucie is one of the BEST PLACES TO RETIRE in the U.S.—24/7 Wall Street