

11530 SW Village Parkway, Port St. Lucie, FL

Phase Two Coming in 3rd Qtr. 2025



(Proposed—Subject to Change)

**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.

**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

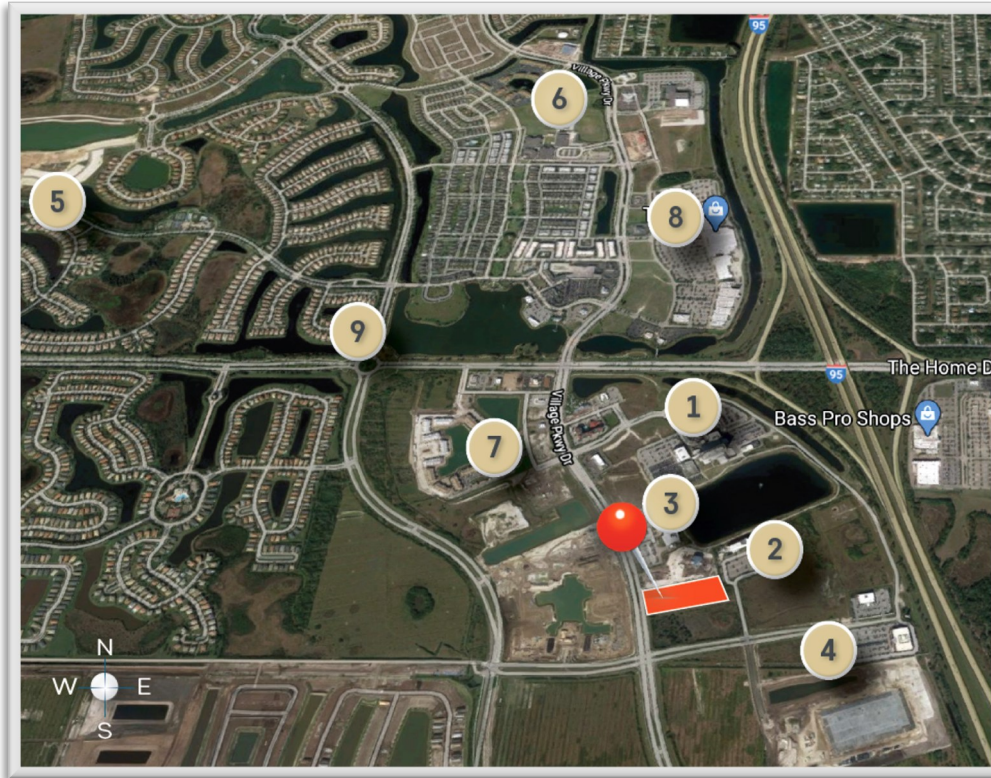
- 16,000 sq. ft. foot print which can be demised as small as 1,500 sq. ft.
- Full floor opportunities
- Hurricane glass windows
- Two elevators
- Two unisex common area bathrooms on each floor
- 24/7 access with a key fob system
- 4/1,000 parking
- Medical office, professional services spaces available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

CONSTRUCTION  
UNDERWAY!





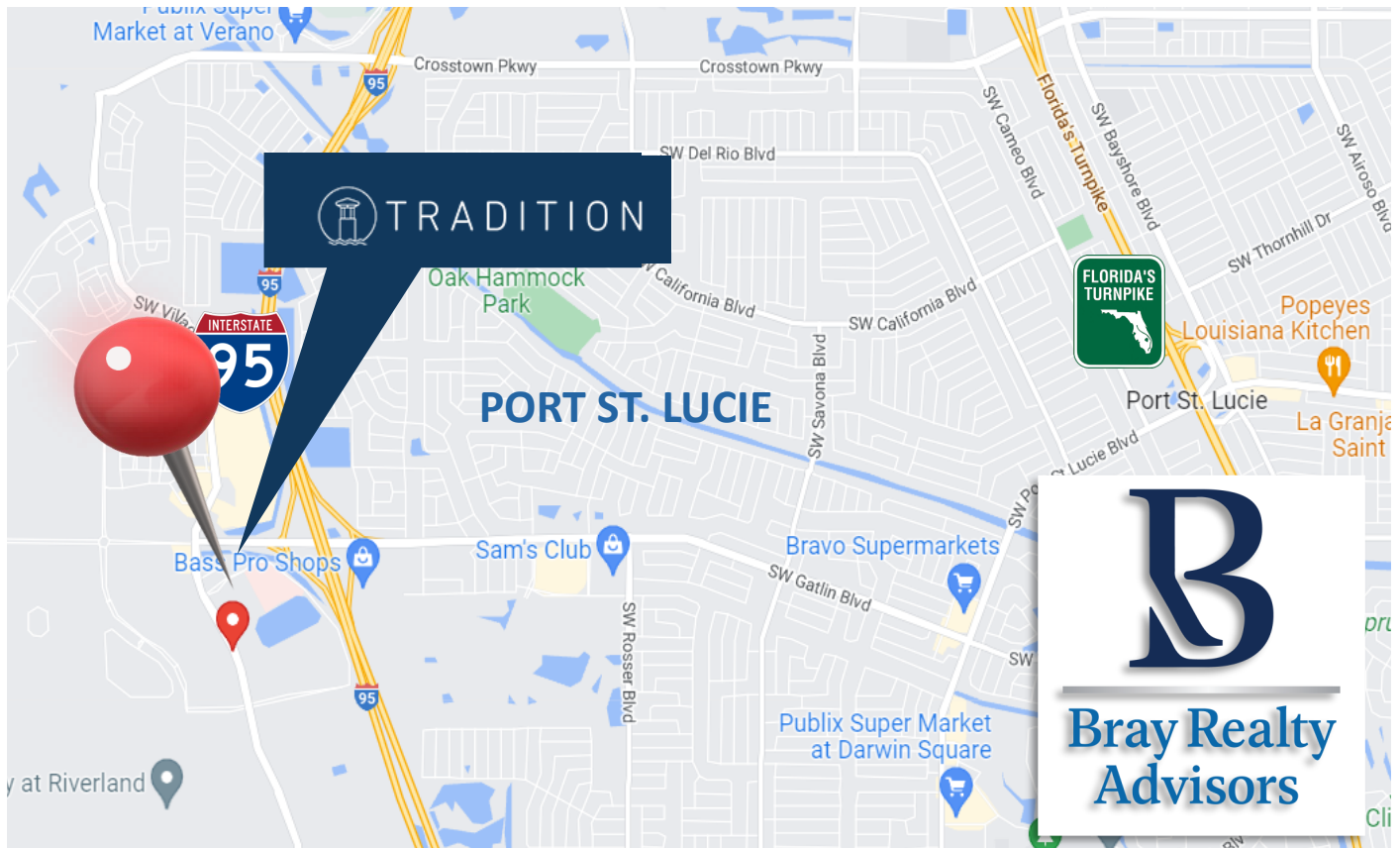
## BUSINESS SURROUNDINGS



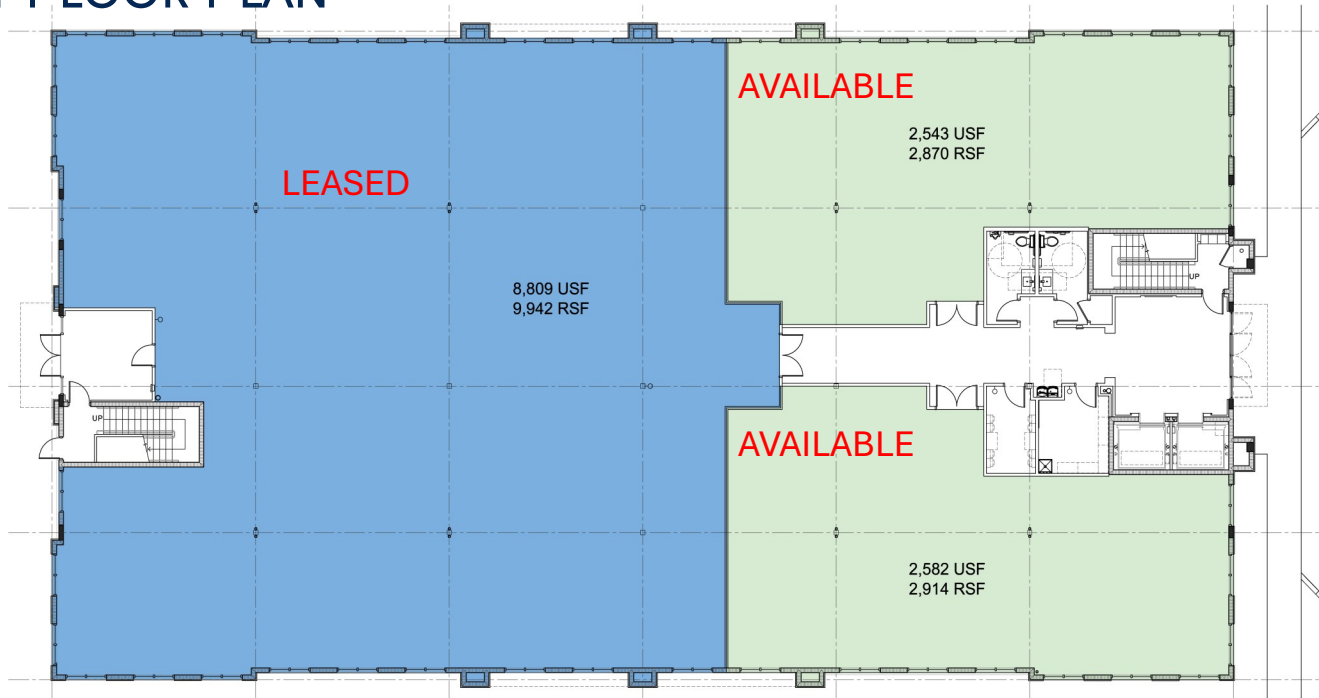
### Innovation Square

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. 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

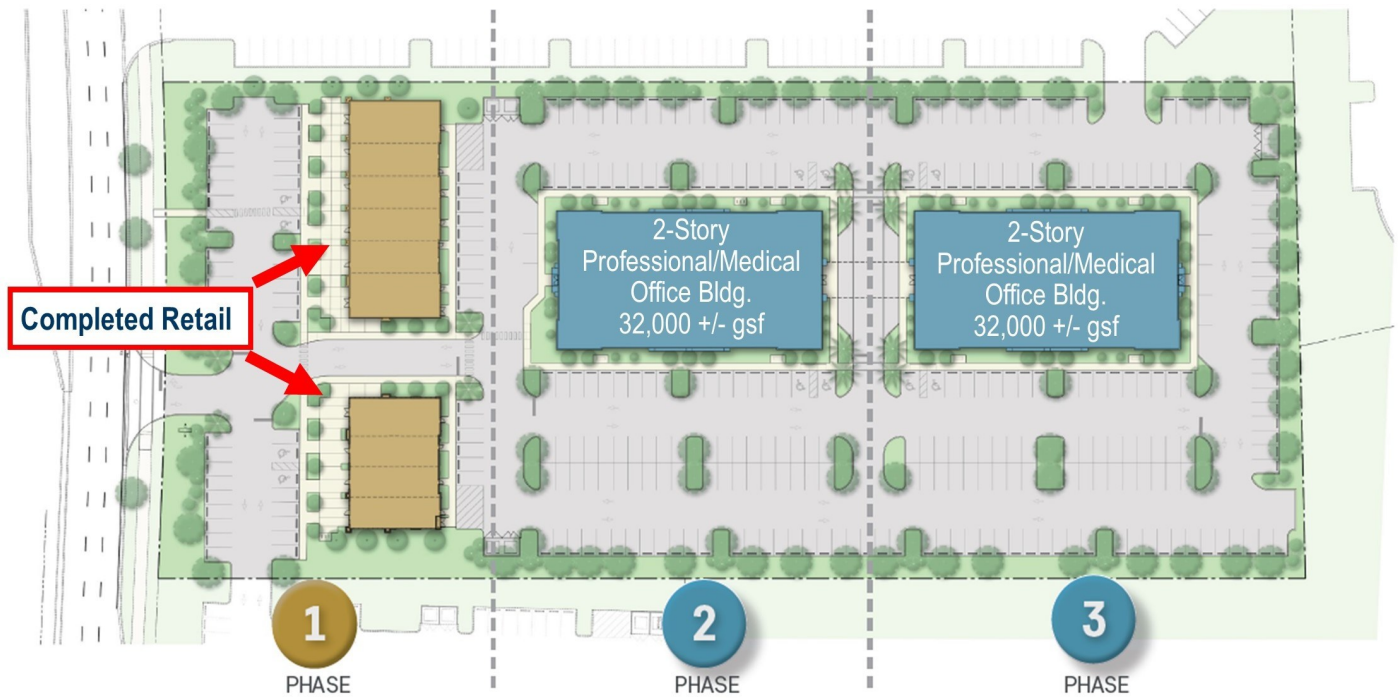
## LOCATION



## 1ST FLOOR PLAN



## SITE PLAN



**B**  
Bray Realty  
Advisors

NATE BRAY  
JOHN DELRUSSO  
(561) 510-2225

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