

11530 & 11540 SW Village Parkway, Port St. Lucie, FL



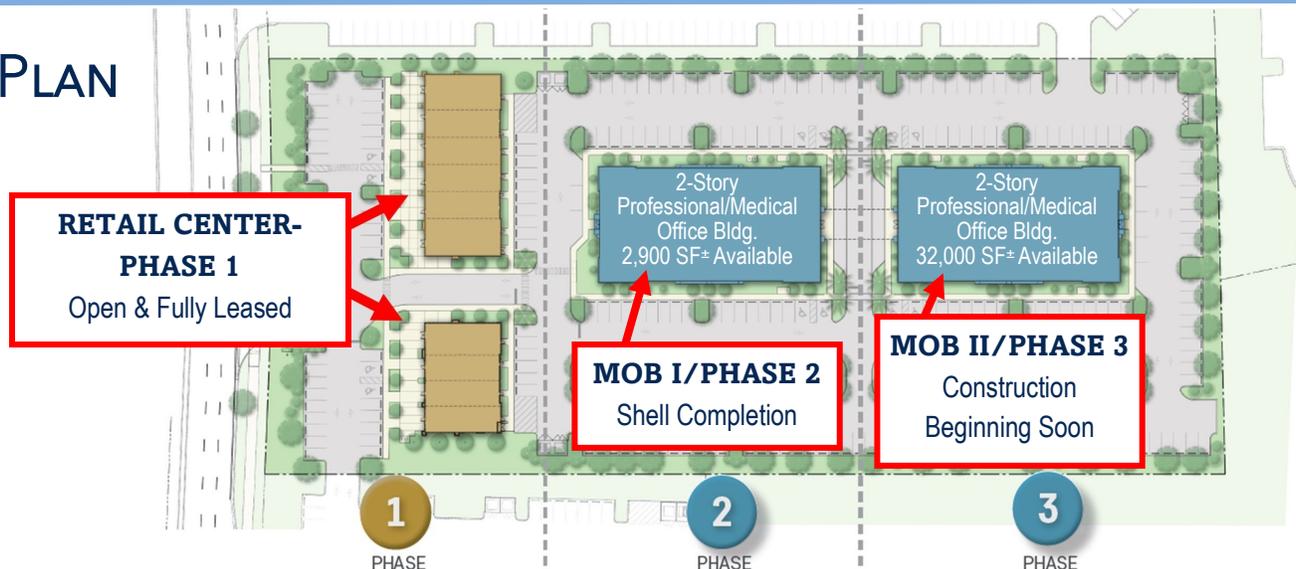
**DESCRIPTION:** Amazing opportunity to lease in one of two new 2-story 32,000± SF each medical buildings in Tradition being constructed and managed by the Bray Companies. This project is currently on schedule to begin construction on the second building and is now leasing. Estimated shell completion is 1st Qtr. 2027. The first medical building (MOB I) is shell completed and almost fully leased.

**LOCATION:** Located in Tradition on Village Parkway in Port St. Lucie within their new Hospital and Research Park. Tradition is a new, dynamic high-growth community with homes, retail and a strong workforce environment.

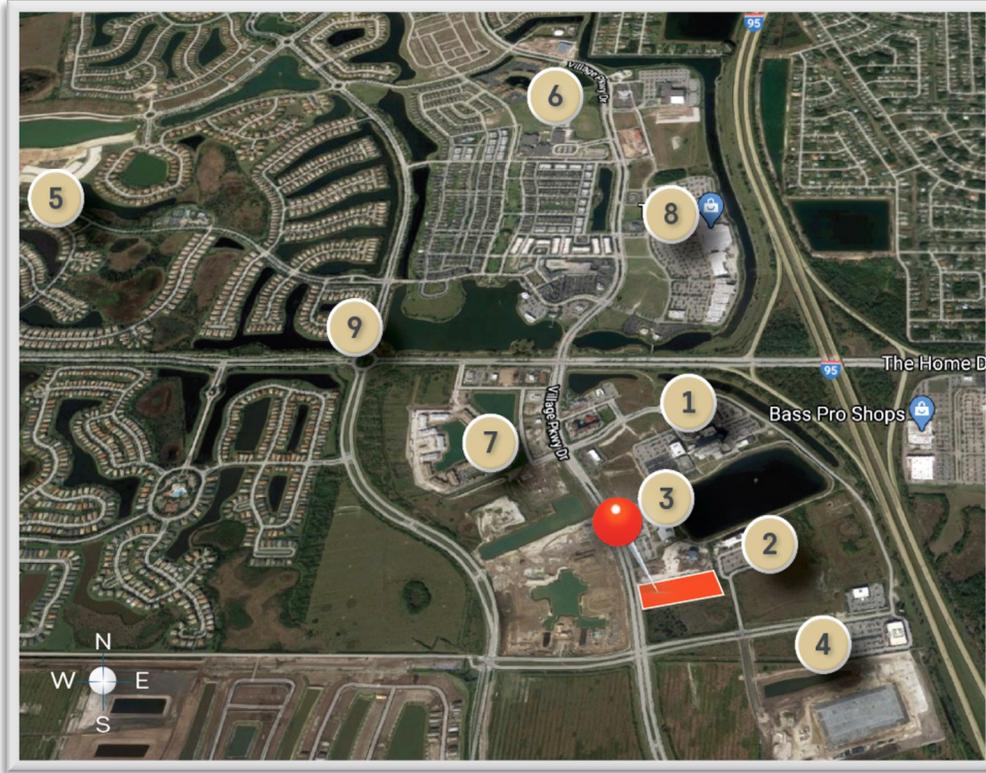
### HIGHLIGHTS

- 16,000 sq. ft. foot print which can be demised as small as 1,500 sq. ft.
- Full floor opportunities
- Impact 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



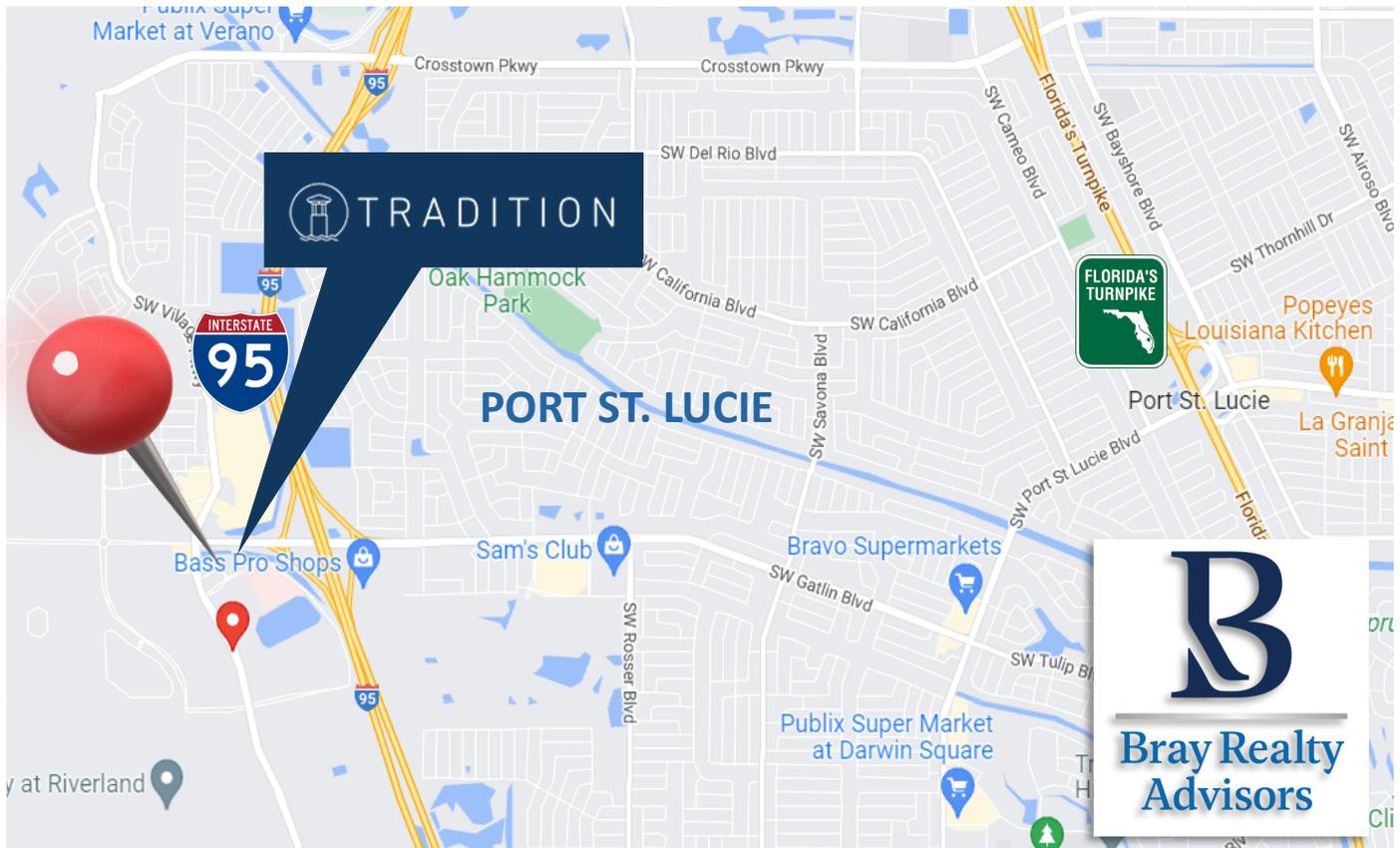
## BUSINESS SURROUNDINGS



## Innovation Square

1. Cleveland Clinic Tradition Hospital
2. Florida Research & Innovation Center
3. FIU Center for Translational Science
4. Keiser University
5. The Brenntly 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



ELEVATIONS



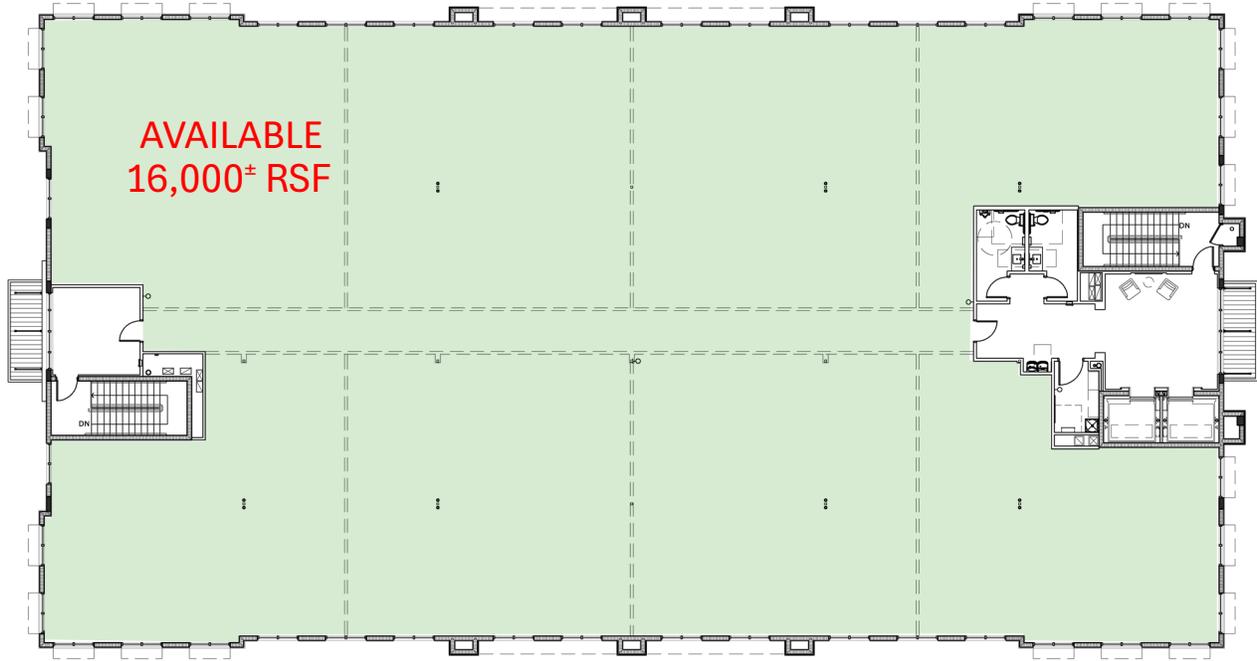
MOB I - FIRST FLOOR PLAN



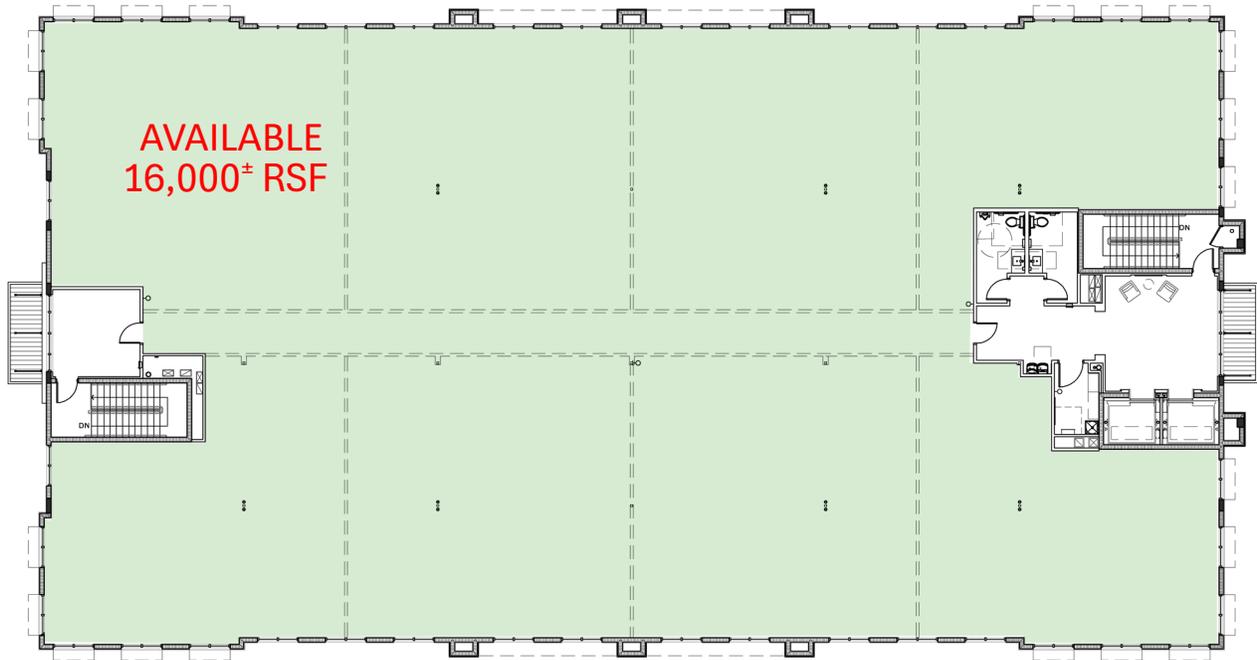
MOB I - SECOND FLOOR PLAN



## MOB II - FIRST FLOOR PLAN



## MOB II - SECOND FLOOR PLAN



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