

2501 Virginia Avenue, Fort Pierce, FL 34981



FOR LEASE | Prime Medical/Professional Office Space

Position your practice or professional office in one of the Treasure Coast's most visible and accessible locations. Strategically located near Interstate 95 and Florida's Turnpike, this freestanding commercial office building offers outstanding exposure along one of the area's busiest commercial corridors.

The property is surrounded by major medical, educational, and government institutions, making it an ideal location for healthcare providers, professional service firms, and complementary medical users. Nearby destinations include Indian River State College, St. Lucie County Administration, Lawnwood Regional Hospital, the Bud Adams Federal Courthouse, the St. Lucie County Government Center, Treasure Coast Research Park, and the Port of Fort Pierce.

The building already features a strong medical tenant mix with **Suite 1** as a dental practice and **Suite 3** as an urgent care center, creating excellent synergy for additional healthcare or professional office users.

Property Highlights

- NEW CONSTRUCTION!
- Suite 2 available – Approximately 1,200 SF
- Lease Rate: **\$44.00 PSF NNN**
- Freestanding building totaling approximately 4,600 SF
- Impact Windows
- Excellent visibility and easy access from I-95 and Florida's Turnpike
- 10/1000 Parking
- Ideal for medical, dental, therapy, wellness, or professional office users
- Tenant improvement allowance available to qualified users

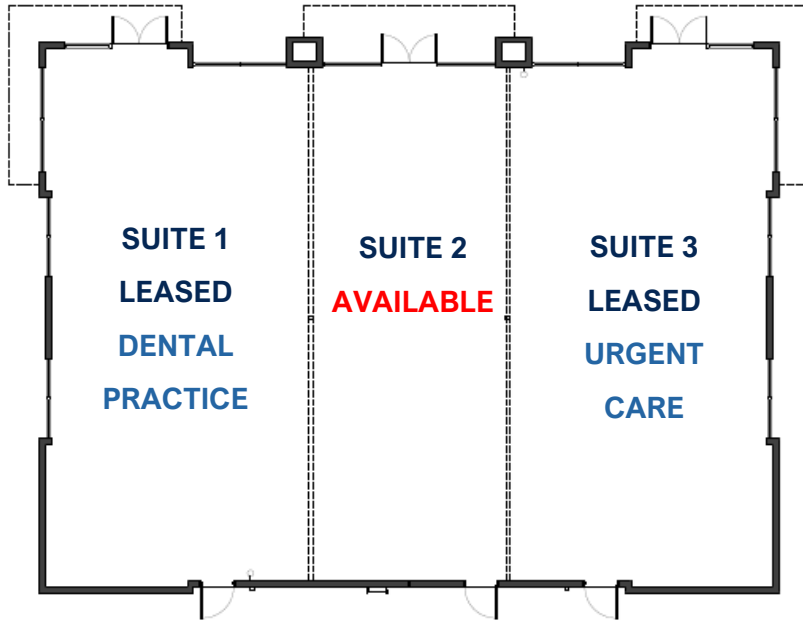
CALL US

NATE BRAY

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FLOOR PLAN



AERIAL VIEW

