

OFFICE SPACE FOR LEASE *Professional or Medical*

11530 SW Village Parkway, Port St. Lucie, FL

Phase Two Coming in 3rd Qtr. 2025



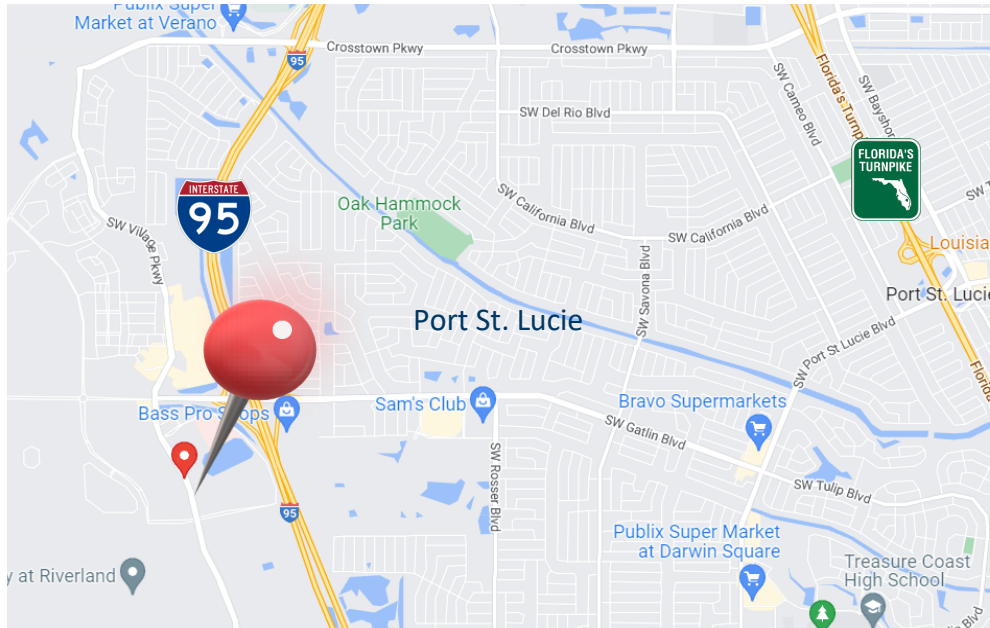
BRAY REALTY ADVISORS

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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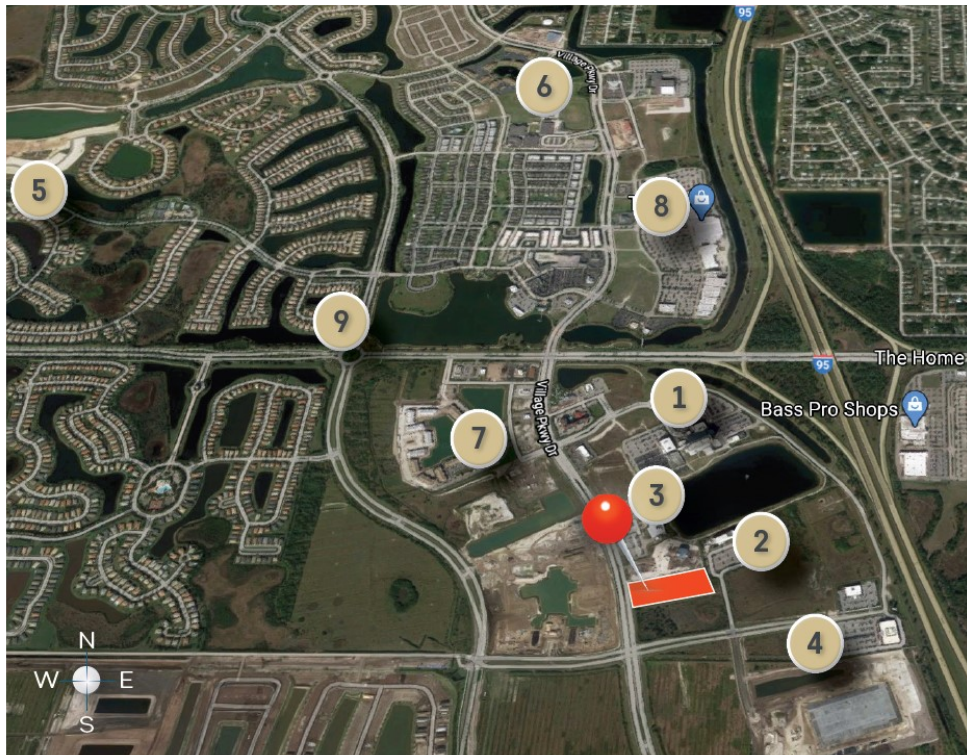
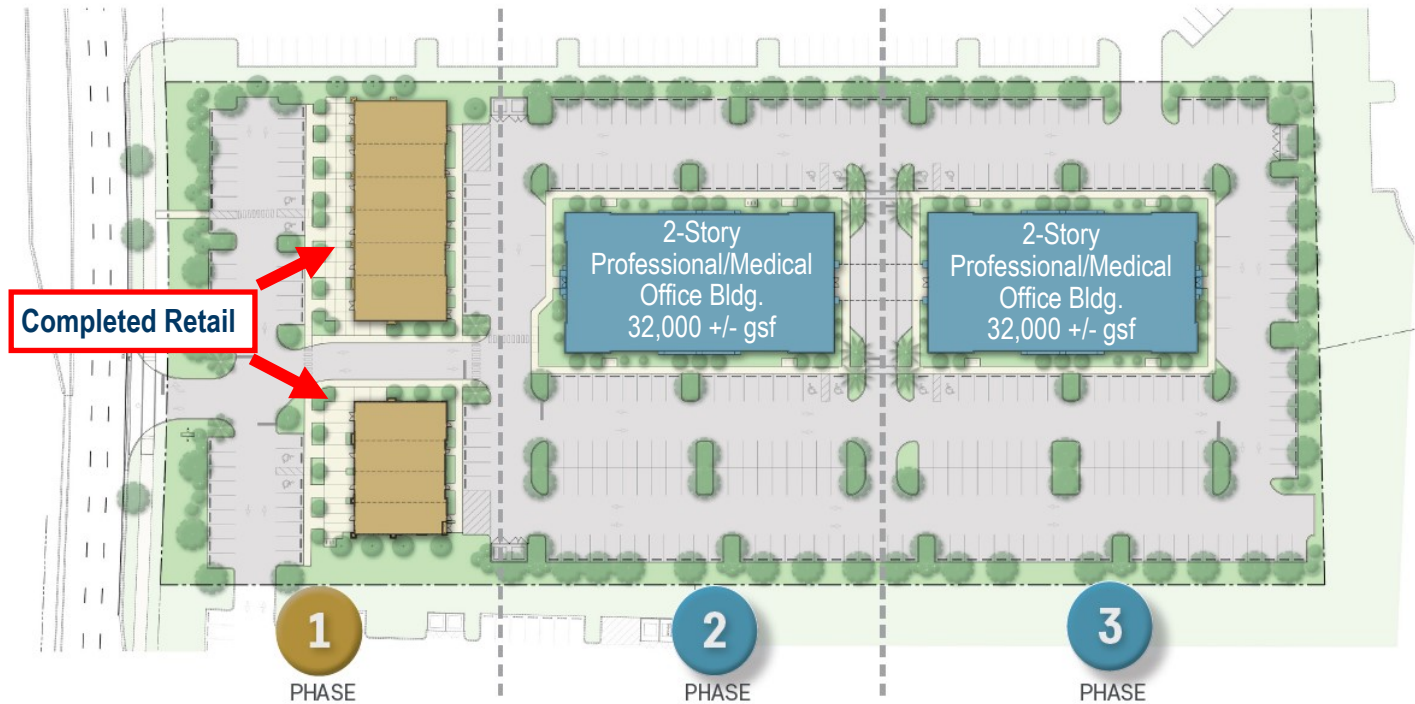
(Proposed—Subject to Change)

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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. 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
 - Taylor Morrison
 - Kennedy Homes
 - Anasca
 - Minto

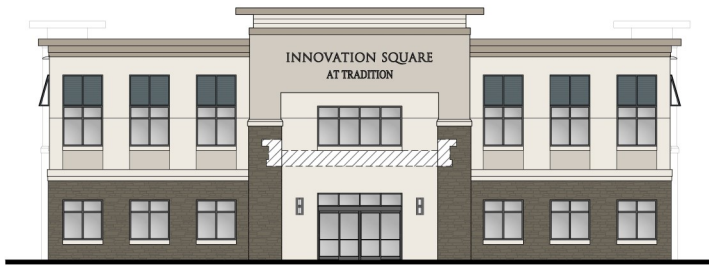
FACT: Port St. Lucie was named one of the SAFEST CITIES in the U.S.—24/7 Wall Street

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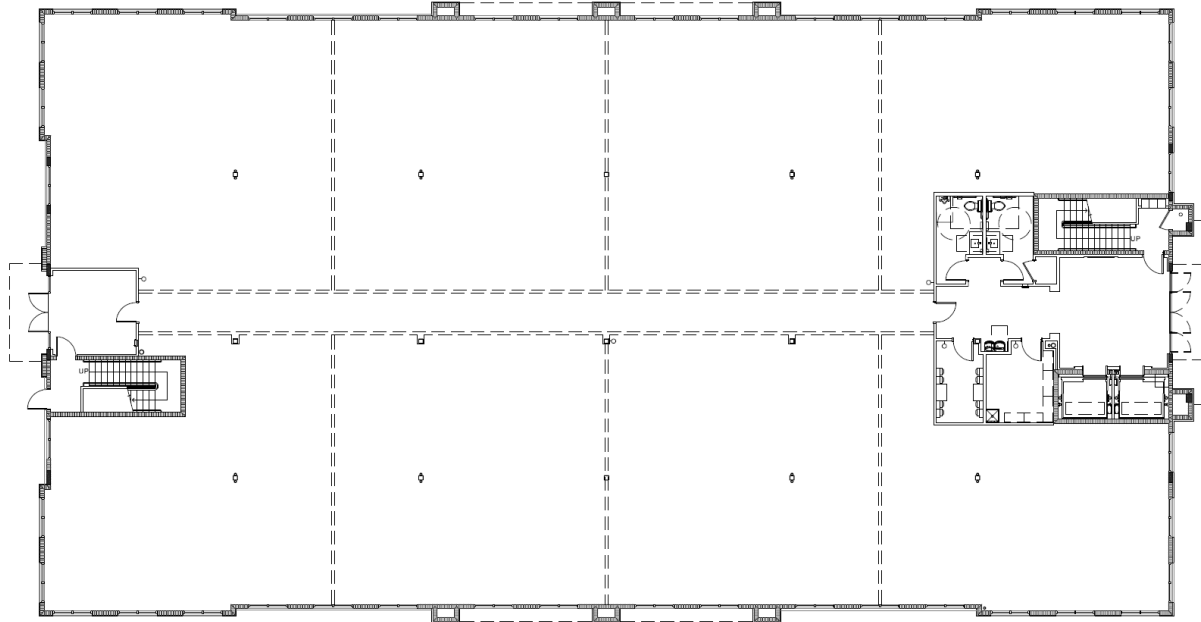


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1st & 2nd Floor Plan

(Proposed—Subject to Change)



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