

# RETAIL SPACE FOR LEASE

## INNOVATION SQUARE



BRAY REALTY ADVISORS

11498 SW Village Parkway, Port St. Lucie, FL

### LOCATION:

Located in Tradition on SW Village Parkway in Port St. Lucie, FL. Tradition is a dynamic high-growth community with homes, retail, and a strong workforce environment. Innovation Square resides within Tradition's new Hospital and Research Park. Don't miss out on the last opportunity to be a part of this new Treasure Coast jewel.

### PROPERTY DESCRIPTION:

This beautiful newly constructed retail center is part of a larger project to include two office/medical buildings on the 5.6 +/- site.

**Phase I:** Two Retail Buildings totaling 14,000 +/- gsf

◆ COMPLETED

**Phase II:** One 2-story Office Building totaling 32,000 +/- gsf

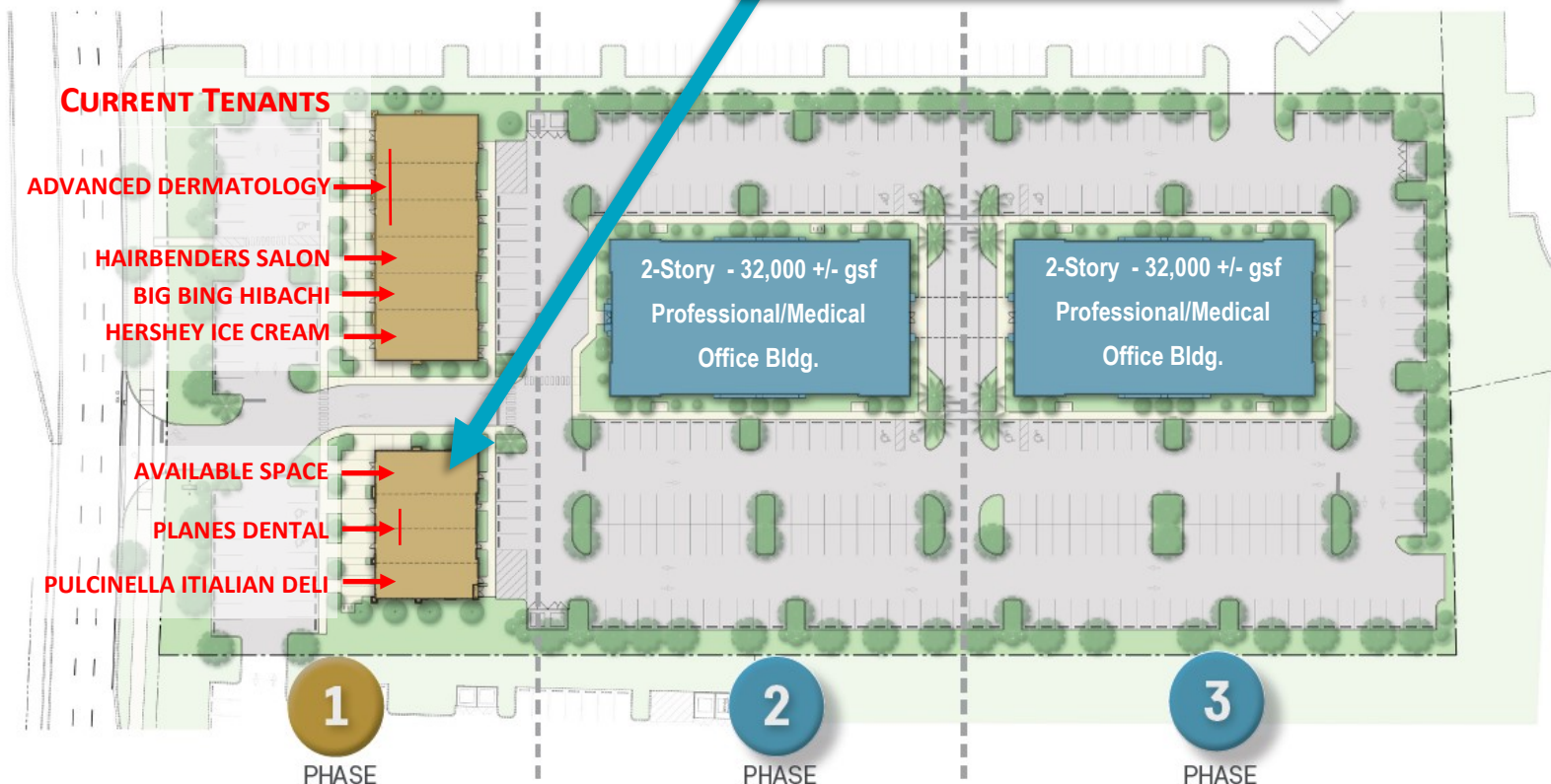
◆ Under Construction, Completion 2025

**Phase III:** One 2-story Office Building totaling 32,000 +/- gsf

◆ Proposed 2026 Completion



**Last Space Available!**  
1,572 +/- SF



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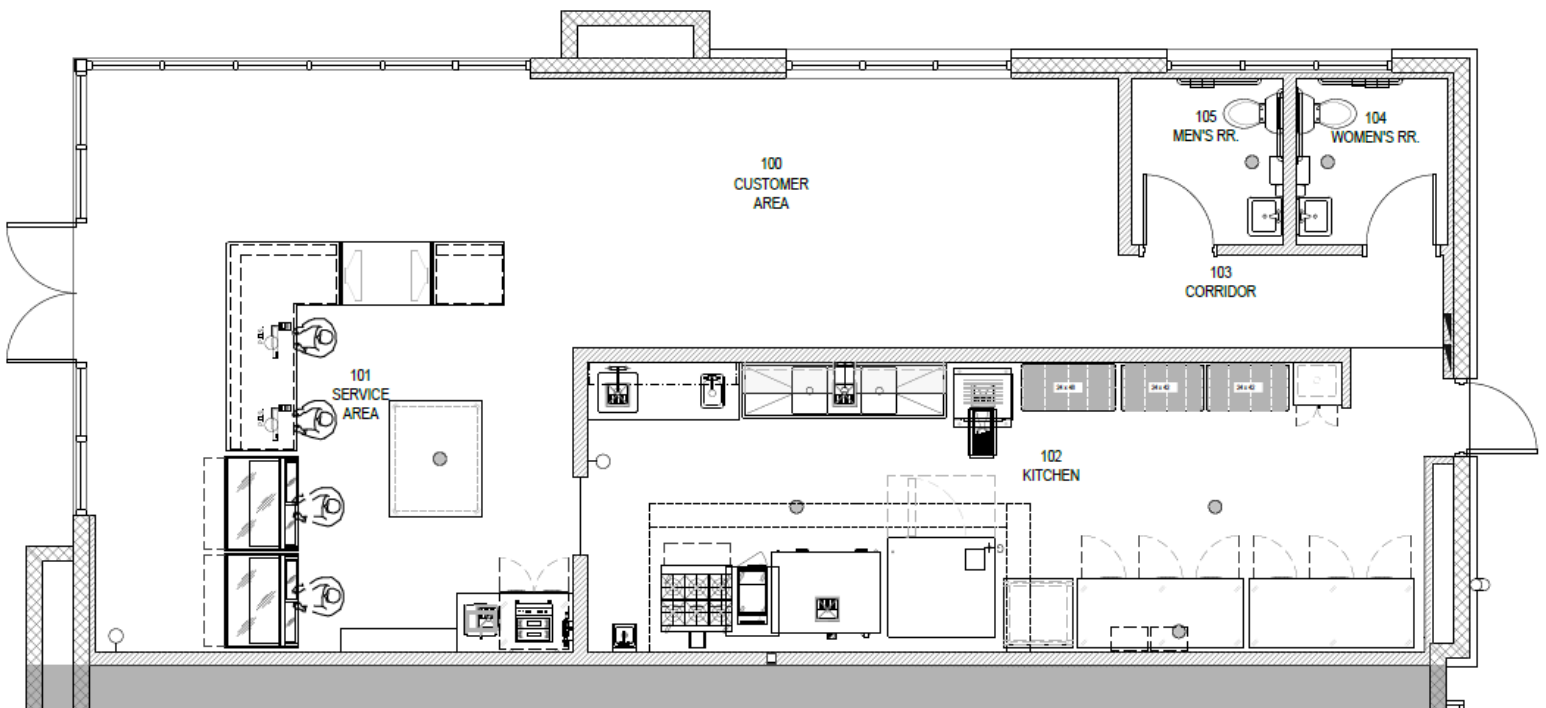


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### SPACE DETAILS:

Partially completed space. Current completed improvements:

- ◆ HVAC = Rudd 10 ton unit and associate duct work
- ◆ Electrical—Two (2) 200A electrical panels
- ◆ Grease Trap—750 Gallon grease interceptor
- ◆ Restrooms—Two (2) ADA compliant bathrooms
- ◆ Natural Gas Hook up Available



## CALL US

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