

# FOR LEASE

# PROFESSIONAL OFFICE AT MARLIN PROFESSIONAL CENTER



7448 S US 1 Highway,  
Port St. Lucie, FL 34952

1,350 +/- SQFT

## PROPERTY HIGHLIGHTS

ASKING PRICE

## Terms Negotiable

- Move-in ready professional office suite with **immediate occupancy**
- Reception area, 5 private offices, bullpen workspace, kitchenette, and private restroom
- Excellent layout for professional services including insurance, legal, consulting, etc.
- Prominent US Highway 1 location with **exposure to 34,000+ vehicles daily**
- Monument signage available
- Easy access to both US-1 and I-95



- Surrounded by major retailers including Publix, Walgreens, McDonald's, Subway, Ace Hardware, and 7-Eleven
- Zoned CG-SPL (General Commercial)



**JOE PELAYO, CCIM, SIOR**  
BROKER  
trec@joepelayo.com  
**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com

**GEORGE PELAYO**  
BROKER ASSOCIATE

george@trecfl.com  
**954.482.1330**



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

# FOR LEASE

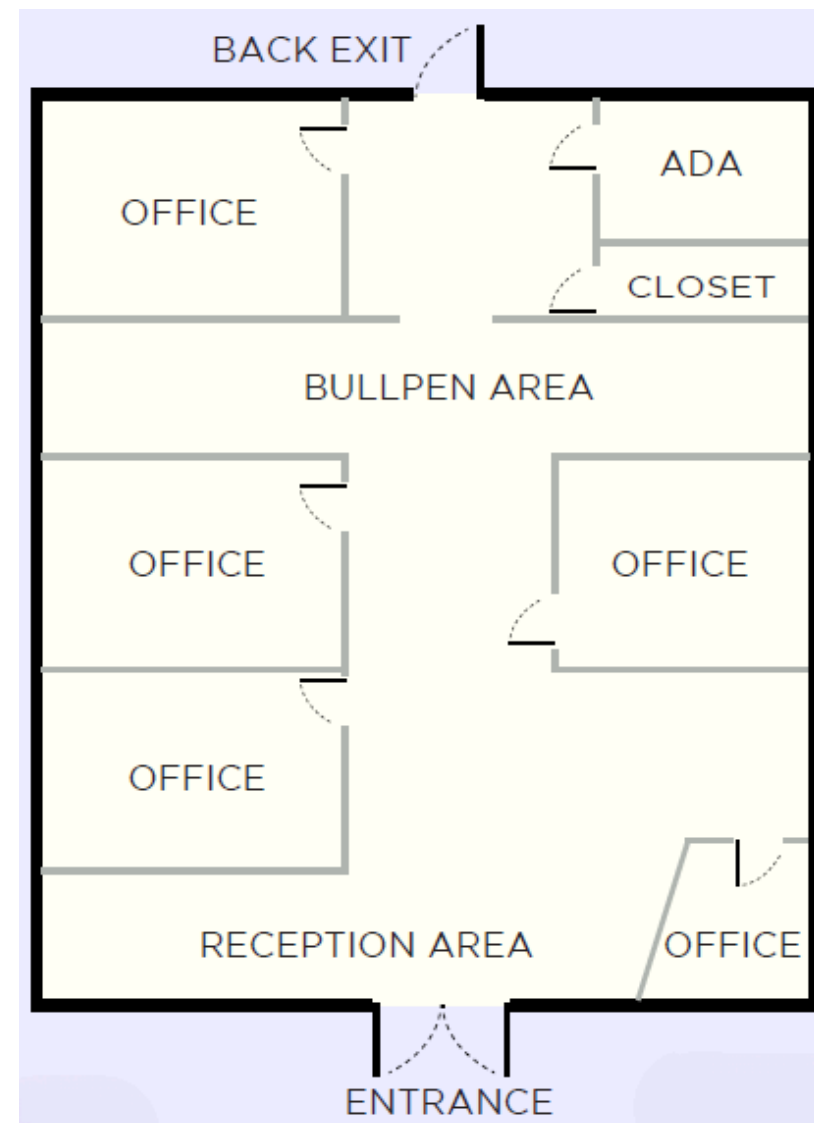
# PROFESSIONAL OFFICE AT MARLIN PROFESSIONAL CENTER

7448 S US 1 Highway,  
Port St. Lucie, FL 34952

1,350 +/- SQFT



## FLOORPLAN



**JOE PELAYO, CCIM, SIOR**  
BROKER  
trec@joepelayo.com  
**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com

**GEORGE PELAYO**  
BROKER ASSOCIATE  
george@trecfl.com  
**954.482.1330**



*NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.*