

Summary Information

- 8526 S. W. Kansas Ave. (Unit B-4 Building B)
- Parcel ID: 08-39-41-005-002-00040-0
- Office Size: 2786 Square Feet
- Office Area: 2,000 Square Feet Built Out (Second Floor with Separate Entrance)
- Real Estate Taxes: \$1,408
- Price: \$346,125 (\$125 PSF Lowest in Zip Code)
- Lease Amount \$13 PSF, NNN
- Year Built 2007
- Description: Fully Air Conditioned
- Zoning: Limited Commercial District, Martin County
- Exterior Walls: Concrete Block
- Roof System: Concrete with Polyurethane and Acrylic
- Windows and Doors: PGT Hurricane Glass
- Parking: 88 spaces with an additional 4 handicapped
- Utilities: Martin County Utility Service Area (Water), FPL
- Traffic Count: 20,000 vehicles per day

Demographic Profile

Radius	1 Mile	3 Mile	5 Mile
Population	2,501	12,684	43,299
Households	1,061	5,075	18,643
Ave HH Income	\$87,393	\$93,186	\$81,513
Median Age	52	51	49
Drive Time	5 Min	10 Min	15 Min
Population	8,223	46,872	96,802
Households	3,410	19,599	42,617
Ave HH Income	\$82,933	\$76,009	\$77,132
Median Age	51	47	51

General Information

Property Location: The office space is in Martin County just directly west of I -95 and the Florida Turnpike. The property is on the Kanner Highway otherwise known as US Hwy 76.

Property Description: The office is a two story office with a first and second floor.

The first floor is 1786 Square Feet and has an ADA bathroom and kitchenette. One thousand square feet of the first floor is built out as office and 786 square feet is currently unfinished. The office area has four built out offices and a built out reception area. There is also a great room. The unfinished space has 24 foot high ceilings and can be built out as office or used in a warehouse setting. The unfinished space has a 12 foot overhead door.

The second floor is 1,000 square feet and is entirely built out (finished) as office. The second floor has two executive offices, a third office and a conference area. The second floor also has an ADA bathroom. The second floor can be accessed via an ADA lift (elevator). The second floor also has its own external entrance. The second floor can be accessed internally or externally. The first and second floor can be used as its own space or used in conjunction with the first floor.

This office would be perfect for an owner that needs either 1,786 square feet or 1,000 square feet and wishes to sublet to another organization. An investor can also lease the space to one or two organizations.

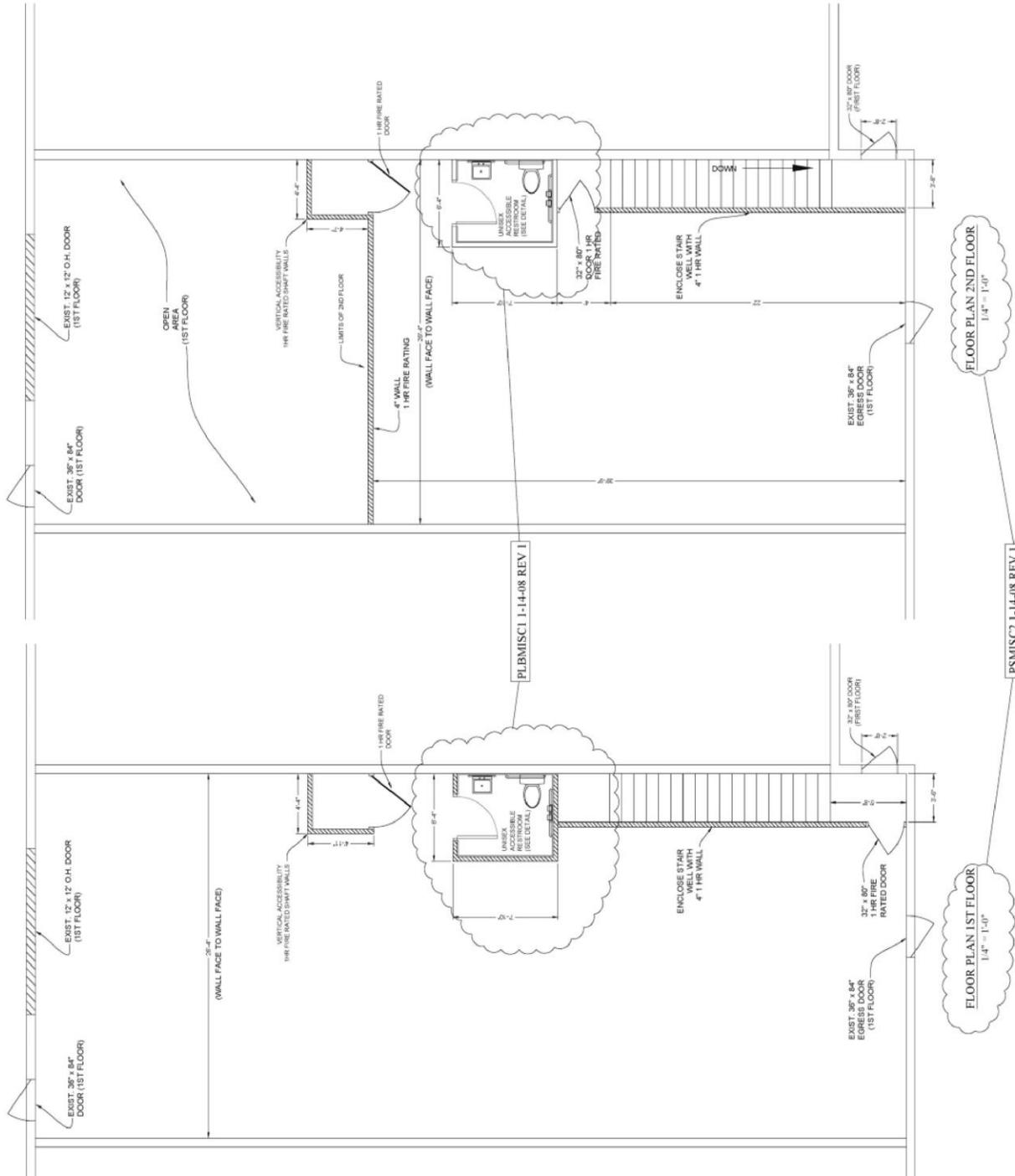
Building Construction: The building was finished in 2007. The building construction is reinforced concrete block (CBS) construction. The roofing system is concrete plank with a polyurethane coating topped with acrylic. The windows and doors of this office and the entire development are PGT Winguard Impact Resistant (hurricane grade) glass.

Office Construction: The finished areas on the first and second floor have drop ceilings and commercial grade carpeting.

Purchase Price: The purchase price is \$125 per square foot or \$346,125.

Lease Option: The office can be leased for \$13 per square foot for an annual amount of \$35,997. The owner is responsible for condominium fees, property taxes, water and trash collection. The lessee is responsible for sales taxes (currently 6%) and electricity.

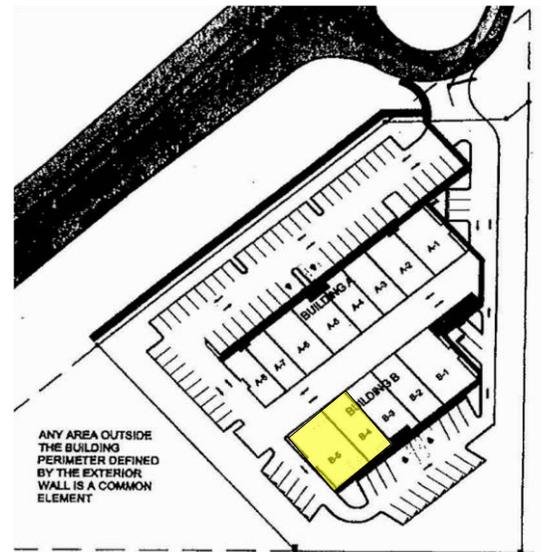
FLOOR PLAN (DOES NOT INCLUDE OFFICES AND KITCHENETTE)



OWNER CONTACT: DAVID BABER
PHONE: 561-596-4369
EMAIL: DAVIDLINDABABER@YAHOO.COM

**OFFICE SPACE FOR SALE OR LEASE IN MARTIN COUNTY FLORIDA
8526 S. W. KANSAS AVE, STUART, FLORIDA 34997**

LOCATION



**EXHIBIT "D"
OWNERSHIP OF COMMON ELEMENTS AND LIABILITY FOR COMMON EXPENSES
FOR KANNER COMMERCIAL CENTER CONDOMINIUM ASSOCIATION**

Unit No.	Street Address	Sq Ft.	Undivided Share in Common Elements
A-1	8502 SW Kansas St.	2,058	8.692
A-2	8504 SW Kansas St.	1,795	7.582
A-3	8506 SW Kansas St.	1,527	6.450
A-4	8508 SW Kansas St.	1,450	6.124
A-5	8510 SW Kansas St.	1,755	7.413
A-6	8512 SW Kansas St.	1,798	7.594
A-7	8514 SW Kansas St.	1,321	5.579
A-8	8516 SW Kansas St.	1,356	5.727
B-1	8520 SW Kansas St.	2,577	10.884
B-2	8522 SW Kansas St.	1,780	7.518
B-3	8524 SW Kansas St.	1,896	8.008
B-4	8526 SW Kansas St.	1,786	7.543
B-5	8528 SW Kansas St.	2,577	10.884
Total SF		23,676	100%

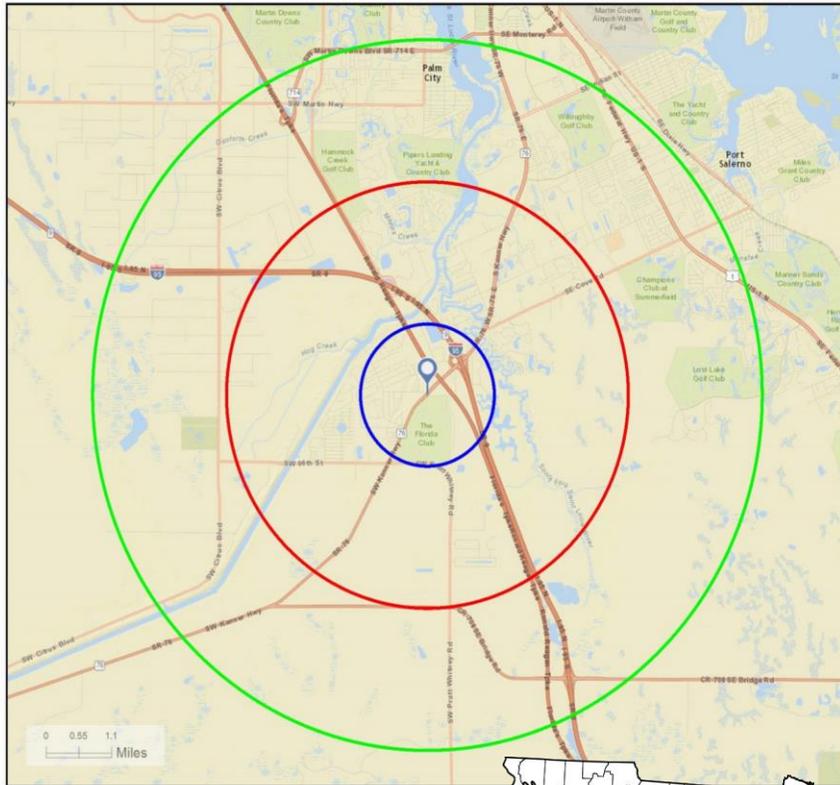
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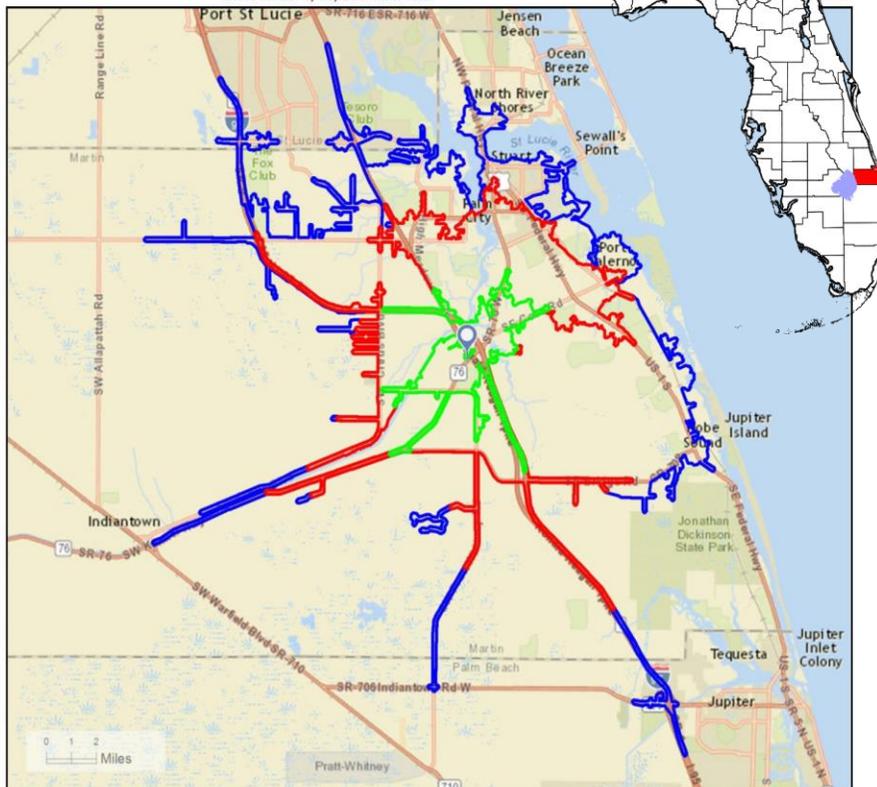
General Location and Demographics

Rings: 1, 3, 5 mile radii

Latitude: 27.10192
Longitude: -80.26845



Drive Times: 5, 10, 15 minute radii



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PERMITTED USES

**PERMITTED USES - CATEGORY "A"
NONRESIDENTIAL DISTRICTS**

**LC (Limited Commercial District) Martin
County**

USE CATEGORY

Residential Uses

Apartment hotels

Agricultural Uses

Plant nurseries and landscape services Public and Institutional Uses

Administrative services, not-for-profit

Community centers

Cultural or civic uses

Educational institutions

Places of worship

Post offices

Protective and emergency services

Public libraries

Public parks and recreation areas, active

Public parks and recreation areas, passive

Recycling drop-off centers

Residential care facilities

Utilities

Commercial and Business Uses

Bed and breakfast inns

Business and professional offices

Commercial amusements, indoor

Commercial day care

Construction industry trades

Construction sales and services

Financial institutions

Funeral homes

Hotels, motels, resorts and spas

Limited retail sales and services Medical services

Pain management clinics

Parking lots and garages

Recreational vehicle parks

Residential storage facilities

Restaurants, convenience, without drive-through facilities

Restaurants, general

Shooting ranges, indoor

Veterinary medical services

Life Science, Technology and Research (LSTAR) Uses

Biomedical research

Bioscience research

Computer and electronic components research and assembly

Computer and electronic products research and assembly

Computer programming/software research

Computer system design

Electro medical apparatus research and assembly

Electronic equipment research and assembly

Laser research and assembly

Lens research

Management, scientific and technical services

Marine Research

Medical and dental labs

Medical equipment assembly

Optical equipment assembly

Optical instruments assembly

Optoelectronics assembly

Pharmaceutical products research

Precision instrument assembly

Professional, scientific and technical services

Reproducing magnetic and optical media

Research and development laboratories and facilities, including

Alternative energy

Scientific and technical consulting services

Simulation training

Technology centers

Telecommunications research

Testing laboratories

Targeted Industries Business (TIB) Uses

Business-to-business sales and marketing

Credit bureaus

Credit intermediation and related activities

Customer care centers

Customer support

Data processing services

Film, video, audio and electronic media production and post production

Funds, trusts and other financial vehicles Information services and data processing

Insurance carriers

Internet service providers, web search portals

Management services

National, international and regional headquarters

Non-depository credit institutions

Offices of bank holding companies

On-line information services

Performing arts centers

Securities, commodity contracts

Simulation training

Technical support

Telephonic and on-line business services

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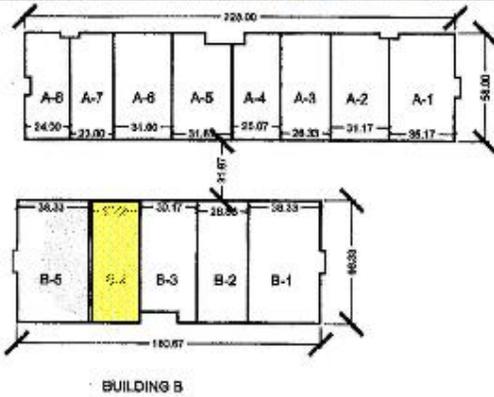
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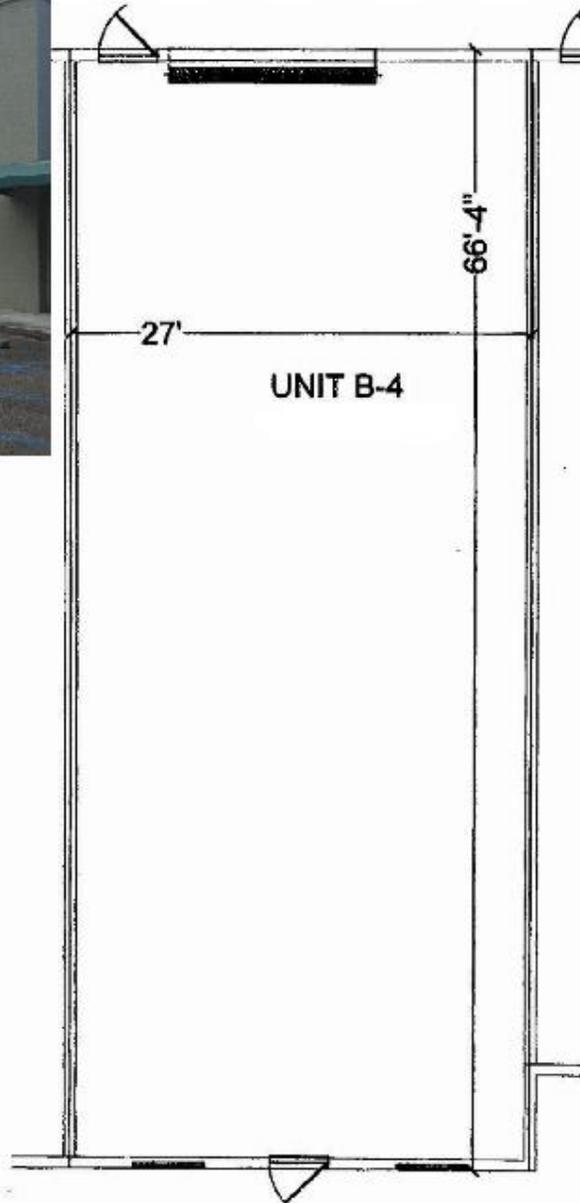
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Front Pic, Dimensions of office within building and back pic

Footprint



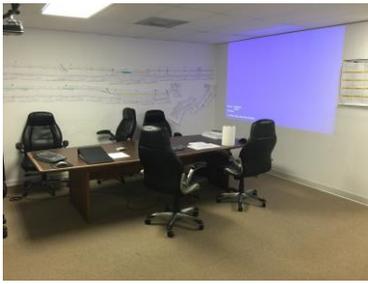
EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE EDGE OF WALL.
INTERIOR DIMENSIONS SHOWN ARE TO MIDDLE OF PARTY WALLS



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Pictures



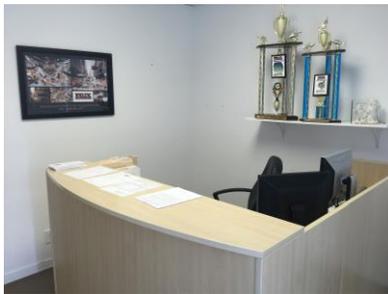
Conference Room



Front of Office



Second Floor Side Entrance



Reception Area



First Floor Offices



First Floor Office



Executive Office First Floor



First Floor Kitchenette



Unfinished Space



ADA Bathroom (1 of 2)



First Floor



Second Floor Executive Office (1 of 2)

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