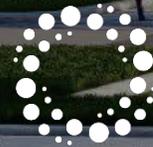




MED  
SQUARE®  
PORT SAINT LUCIE

190 SW Becker Road, Port  
St. Lucie, FL  
[MedSquarePSL.com](http://MedSquarePSL.com)



**Flagler | MP Healthcare Development**

TURNING VISIONS INTO REALITIES

# CLASS “A” MEDICAL OFFICE BUILDING

As the premier Class “A” Medical Office Building to be built in fast-growing City of Port St. Lucie, MedSquare® Port St. Lucie offers a fresh perspective in medical office space solutions. Our customizable office areas, will set the standard of high-quality medical office space with a variety of tailor-made options to choose from..

# HIGHLIGHTS + AMENITIES

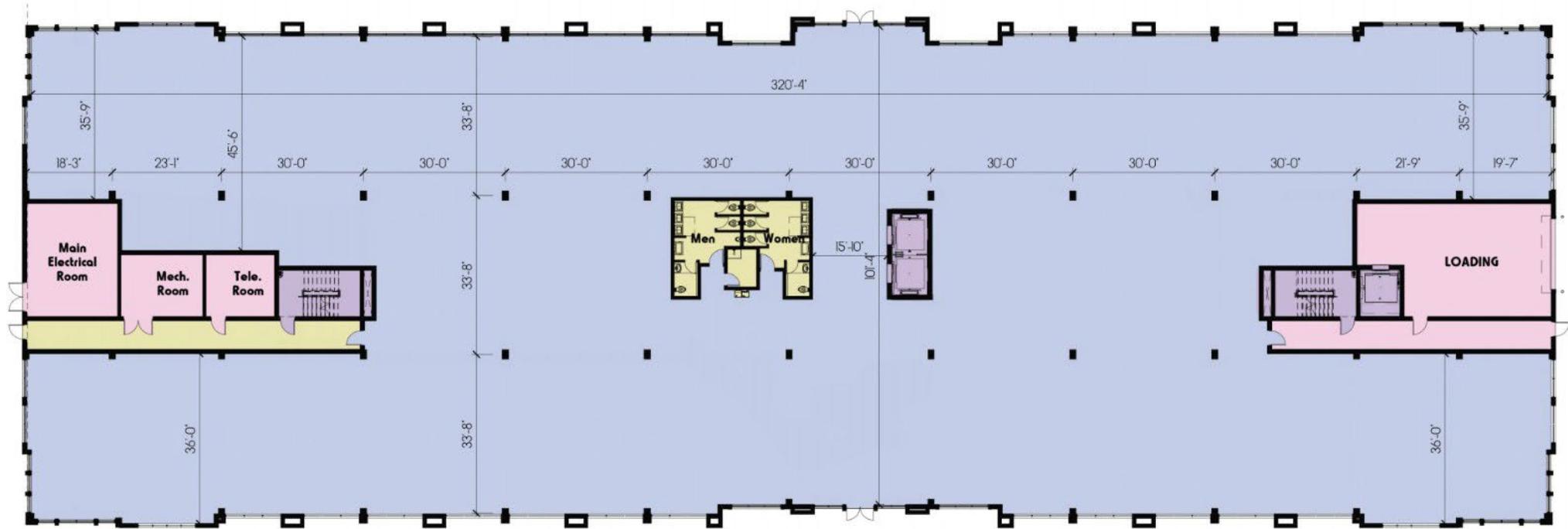
- 68,000 Rentable Sq. Ft., 2-story, Class "A" Medical Office Building with careful attention to the quality of the tenant and patient experience, from the work environment to the outdoor gathering spaces.
- Featuring floor-to-ceiling hurricane impact glass windows, all exterior glazing with impact rated / insulated storefront system to maximize natural light into the entire building.
- 14'8" Ft. ceiling heights
- Parking ratio of 5:1000
- Building signage rights

# SITE PLAN



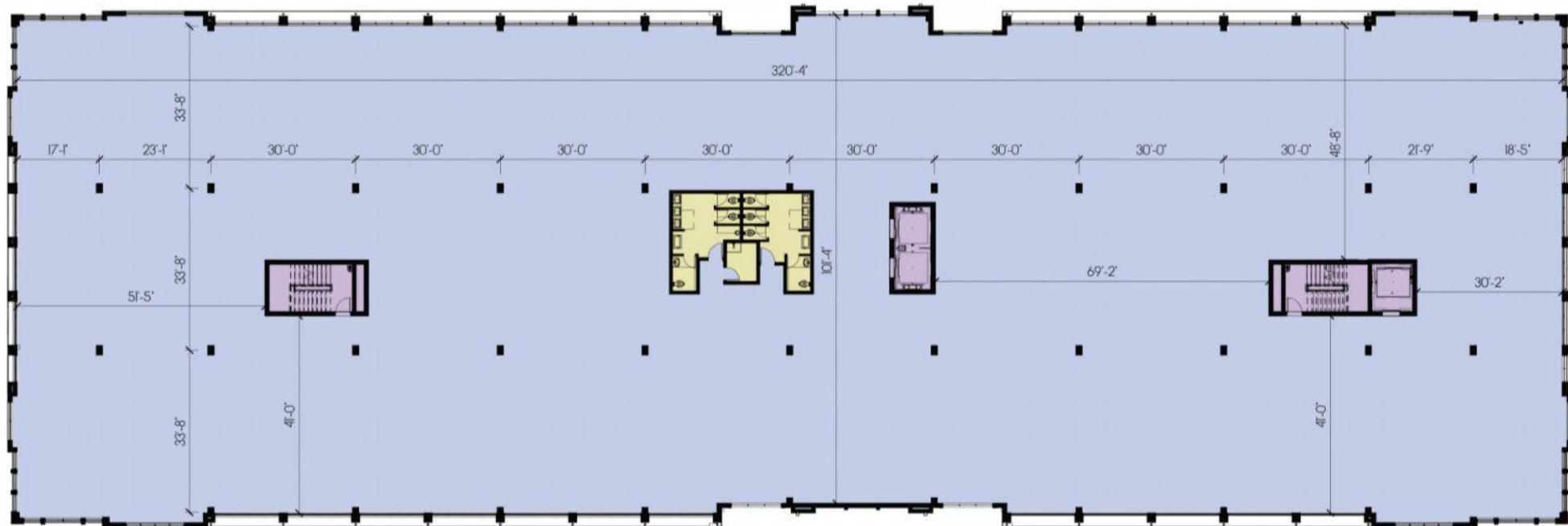
- MEDICAL OFFICE
- COMMON AREA
- BACK OF HOUSE
- CIRCULATION

# FIRST FLOOR



- OFFICE
- COMMON AREA
- BACK OF HOUSE
- CIRCULATION

# SECOND FLOOR



- OFFICE
- COMMON AREA
- BACK OF HOUSE
- CIRCULATION

# AMENITIES + DESIGN

MedSquare® Port St. Lucie is designed with our tenants and their patients in mind.

With modern tailored spaces, contemporary design and our state-of-the-art amenities, MedSquare® Port St. Lucie offers something for your every need.

- Two oversized gurney down passenger elevators, one dedicated service elevator.
- High-speed fiber optic internet connection.
- Keyless Entry.
- Dedicated HVAC and Electrical for each office premise.
- Parking ratio of 5:1000 with reserved parking.
- 24/7 access.









# LOCATION

MedSquare® Port St. Lucie has over 475 feet of frontage along the busy SW Becker Road in southern Port St. Lucie, just off the Florida Turnpike. Located within minutes of major hospital systems, affluent golf course communities and countless dining and entertainment options, the property is perfectly situated to cater to discerning tenants and patients.

## TRANSPORTATION NEAR MEDSQUARE® PORT ST. LUCIE

- 1 mile from the Florida Turnpike's Becker Road on/off ramp 3.3 miles from I-95.

## MEDSQUARE® PORT ST. LUCIE IN THE NEIGHBORHOOD

- Tesoro Club's 1,500-acre master planned, golf-centric community
- Tradition master-planned community
- Cleveland Clinic's Tradition Hospital

# CONTACT LEASING



Flagler Healthcare Solutions

TURNING VISIONS INTO REALITIES

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