

Cohen Commercial Realty Closes on Prime Stuart Office Building

July 2025 (Stuart, Fla) – 1121 SE Ocean LLC has closed on the purchase of a 4,206-square-foot owner-user office building located at 1121 SE Ocean Blvd. in Stuart, Florida. The buyer was represented by Chris Haass, Scott Witkowski, and Bryan Cohen of Cohen Commercial Realty, while the seller, SPS Industrial Inc., was represented by Stephen Ngo. This well-located property offers excellent access along SE Ocean Boulevard and adds to the growing commercial appeal of the Stuart area.

About Cohen Commercial Realty, Inc. - Cohen Commercial Realty, Inc., and Cohen Management, LLC, are full-service commercial real estate brokerage and management companies dedicated to fulfilling client needs quickly and efficiently throughout the entire state of Florida.

Our team boasts extensive experience in site selection, shopping center sales and leasing, landlord and tenant representation, investment sales and property management. With additional expertise in land development, land sales and leasing, and business brokerage. Cohen Commercial Realty proudly offers the know-how to solve virtually any property challenge with the dedication and precision to provide a complete solution to all of our clients' needs.



Mr. Witkowski was born and raised in Wellington, Florida. He is a proud graduate of Florida State University, where he earned a dual degree in Real Estate and Business Management, along with a minor in Hospitality. Following graduation, Mr. Witkowski began his professional journey with an internship at Cohen Commercial Realty. He later joined the firm full-time as a Leasing and Sales Associate. Mr. Witkowski specializes in tenant and buyer representation and has successfully represented a diverse portfolio of clients including Dave's Hot Chicken, Kravet Fabrics, Cohen Fashion Optical, Blackbird, Tomalty Dental, CR Chicks, Stanton and Bowery Hospitality, Lola 41, J&J Produce, Bravo Supermarket, Scenthound, Cemintir, American Thrift, and many others.



Mr. Haass is a results-driven business professional with more than 25 years of finance, real estate, and sales management experience. He has the unique aptitude for developing, establishing, and implementing high-standard solutions in today's business environment. Mr. Haass's expertise includes site selection, tactical negotiations, and project management, with particular interest and talent in negotiations for long-term strategies. A pioneer in the traditional south Florida real estate community, Mr. Haass lends his expertise to his clients in areas that foster further growth, combining his strong relationships with his passion for seeing every deal through from start to finish. A native Floridian, Mr. Haass uses his regional knowledge and professional associations to create true partnerships with his client. He is committed to remaining a development pipeline consultant far beyond the selection of the first site. Mr. Haass has represented tenants such as 7-Eleven, Pollo Tropical, Daves Hot Chicken, Rocco's Tacos, Bolay, Stage, Avocado Grill, Lynora's, 3 Natives, Lola41, Pink Steak, Blackbird, and the Kyle G brand of restaurants.

Licensed Real Estate Broker

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent the current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.