

EXECUTIVE SUMMARY

The Professional Center at Viera • 6156 Breslay Drive Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 2,500 - 10,000 SF

Lease Rate: \$30.00 SF/yr (NNN)

Year Built: 2023

Building Size: 10,000 SF

Market: Viera

PROPERTY OVERVIEW

This is a NEW, CLASS A - MEDICAL OFFICE BUILDING developed by Pro-Ject International, known for their quality, well-run, projects.

This building is 10,000 square feet, built for maximum tenant build-out flexibility. Building can deliver from one (1) to four (4) suites.

This state-of-the-art building, energy efficient, building has panoramic windows that boast beautiful waterfront views while the contemporary architecture provides captivating and timeless identify for your business.

Suites can range in size from 2,500 sf to 10,000 sf and they can be built-to-suit your specific business needs and design criteria.

One of the few office buildings located in West Viera.

Project has great identity and signage opportunities.

LOCATION OVERVIEW

Viera, Florida, is a 22,000+ acre development located in the middle of Brevard County, which has been deemed a large part of the "Florida's Space Coast".

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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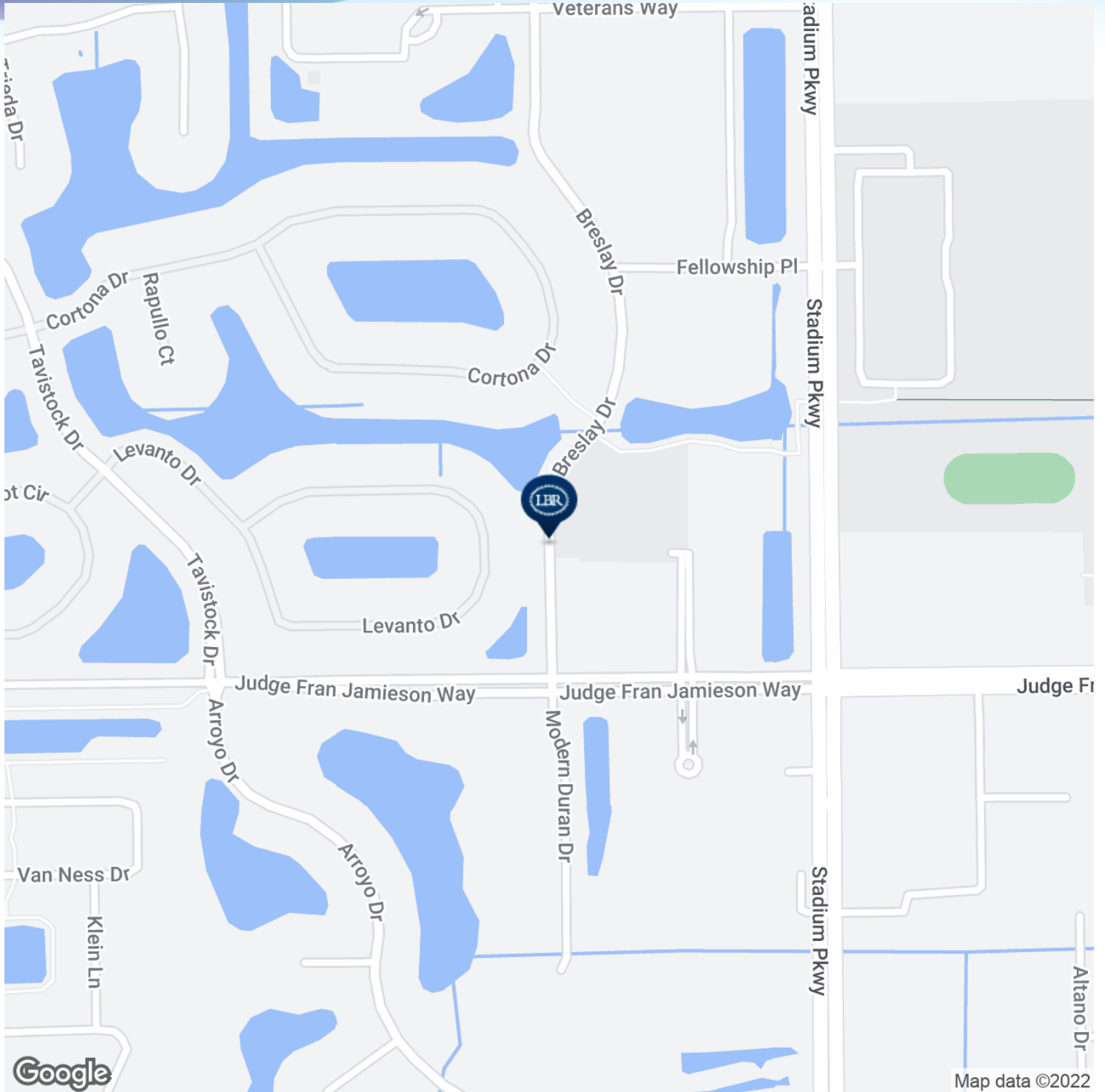
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LOCATION MAP

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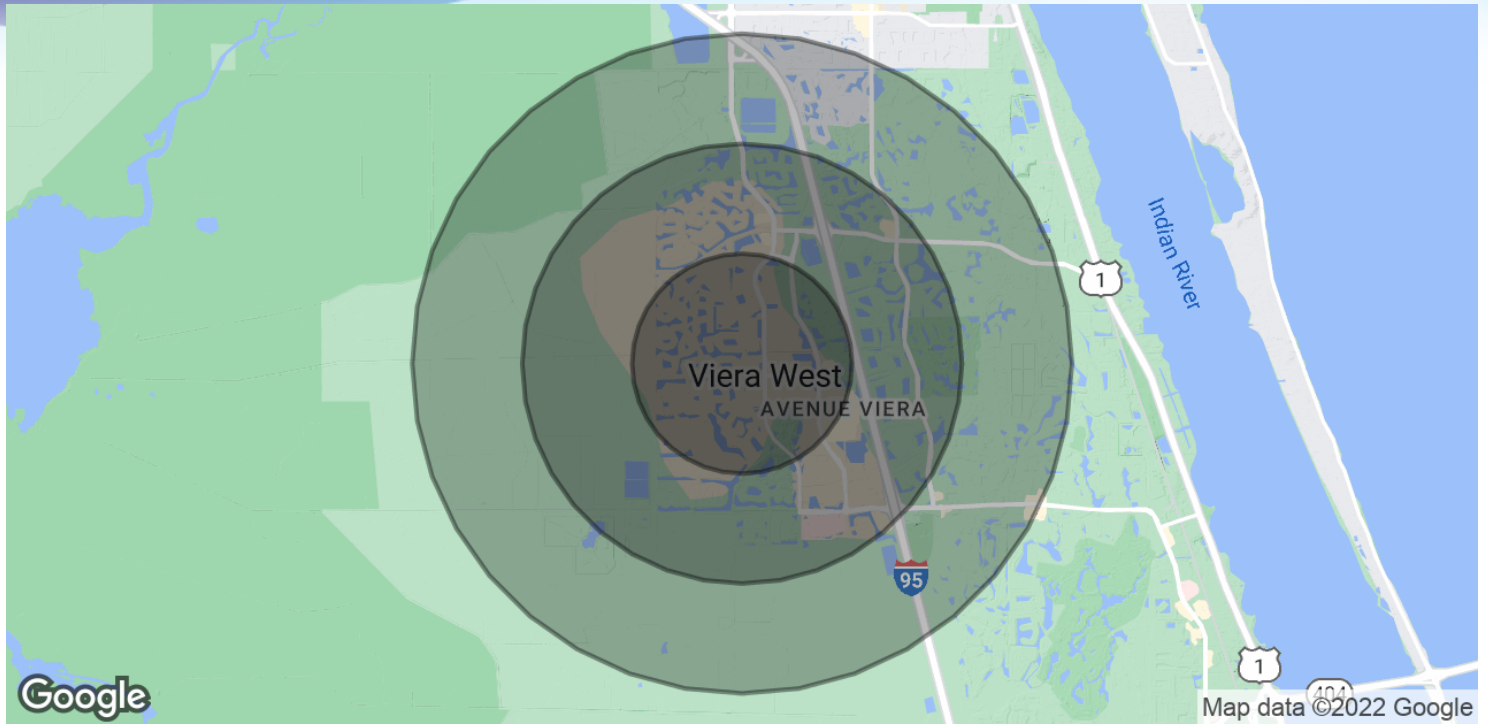
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,363	16,884	30,353
Average Age	44.3	43.0	47.0
Average Age (Male)	42.8	42.7	46.6
Average Age (Female)	44.9	43.4	47.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,554	7,205	13,728
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$73,431	\$79,131	\$82,905
Average House Value	\$436,613	\$354,212	\$327,700

* Demographic data derived from 2020 ACS - US Census

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