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COMMERCIAL REAL ESTATE SERVICES

# CLASS A MEDICAL FOR LEASE

- 5,697 SF of well appointed space, downtown Melbourne
- Six (6) large exam rooms
- Large procedure/recovery area
- Lab/testing room adjacent to recovery
- Kitchenette adjacent to large conference room
- Large reception area with 3 check-out stations
- Three (3) executive offices, One (1) interior office
- Generator served



307 E. New Haven. **Melbourne**, Florida





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# **SUPERIOR MEDICAL BUILDOUT**

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## **RECEPTION AREA**

- No touch sliding glass door
- Large, nicely finished, wired for two (2) TV's
- Reception area has a extra security features built in, including cameras and a drop down security window
- Wireless locked access to back office

## **BUSINESS OFFICE**

- Horseshoe shaped reception/business office allows five (5) workstations including three (3) checkout stations,
- Adjacent business manager office allows full view of all workstations
- Dedicated air conditioned server closet
- Sound dampening panels throughout business office and nursing workstations
- HIPPA compliant trash receptacles
- Dedicated printer workstations
- Private office for supervisor with full view of admin area

## **CLINIC SIDE**

- Six (6) Large Exam Rooms

## **PROCEDURE SIDE**

- Mimics ambulatory surgery center
- Three (3) Intake Bays and three (3) Recovery Bays
- Adjacent lab / testing room
- Dedicated bathroom and changing room
- Covered Patient Pick-up
- Large Procedure Room

## **EXECUTIVE OFFICES**

- Three (3) Large Executive Office

## **NURSES STATIONS**

- Five (5) efficient Nursing Stations with custom cabinetry

## **CONFERENCE ROOM**

- Large Conference Room with Wet Bar
- Drop down motorized screen
- Adjacent kitchenette can accommodate fridge, dishwasher and microwave

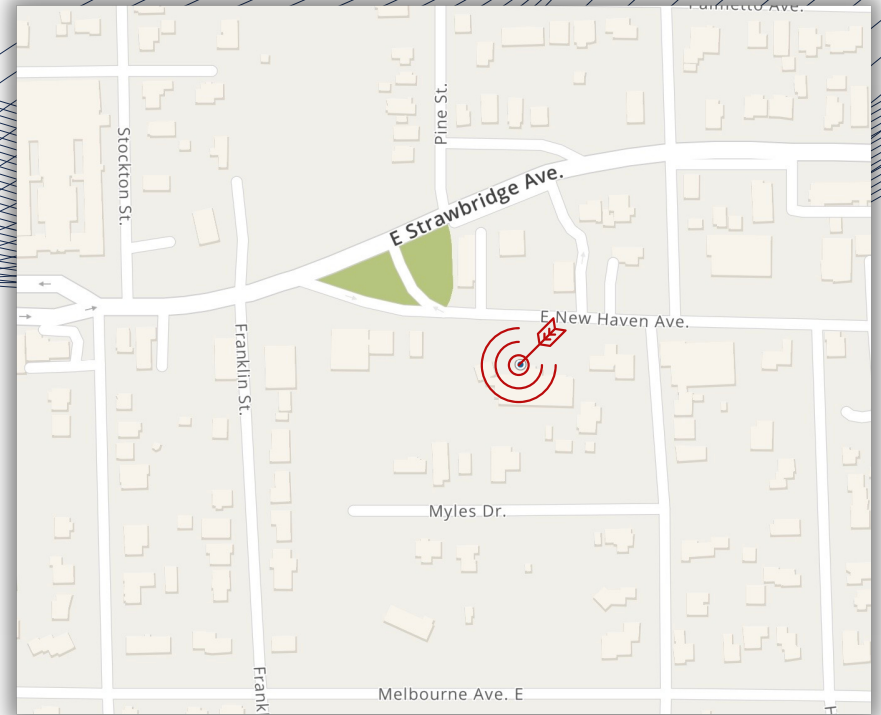
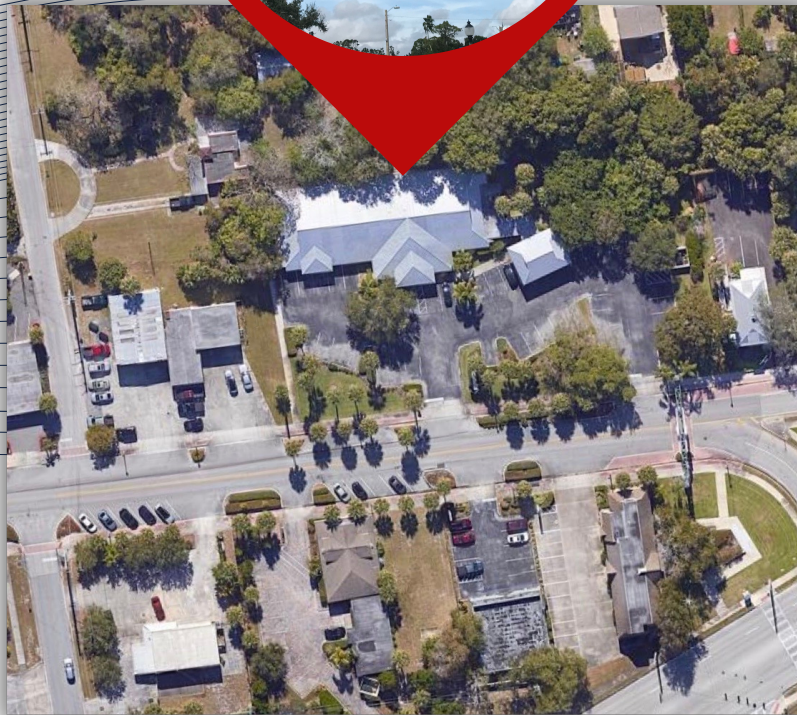
## **ADDITIONAL FEATURES**

- Back-up Generator
- Monument Signage Opportunities
- Generous onsite parking with luxury landscaping
- High-end cabinetry throughout allows generous storage

**307 E. New Haven. Melbourne, Florida**

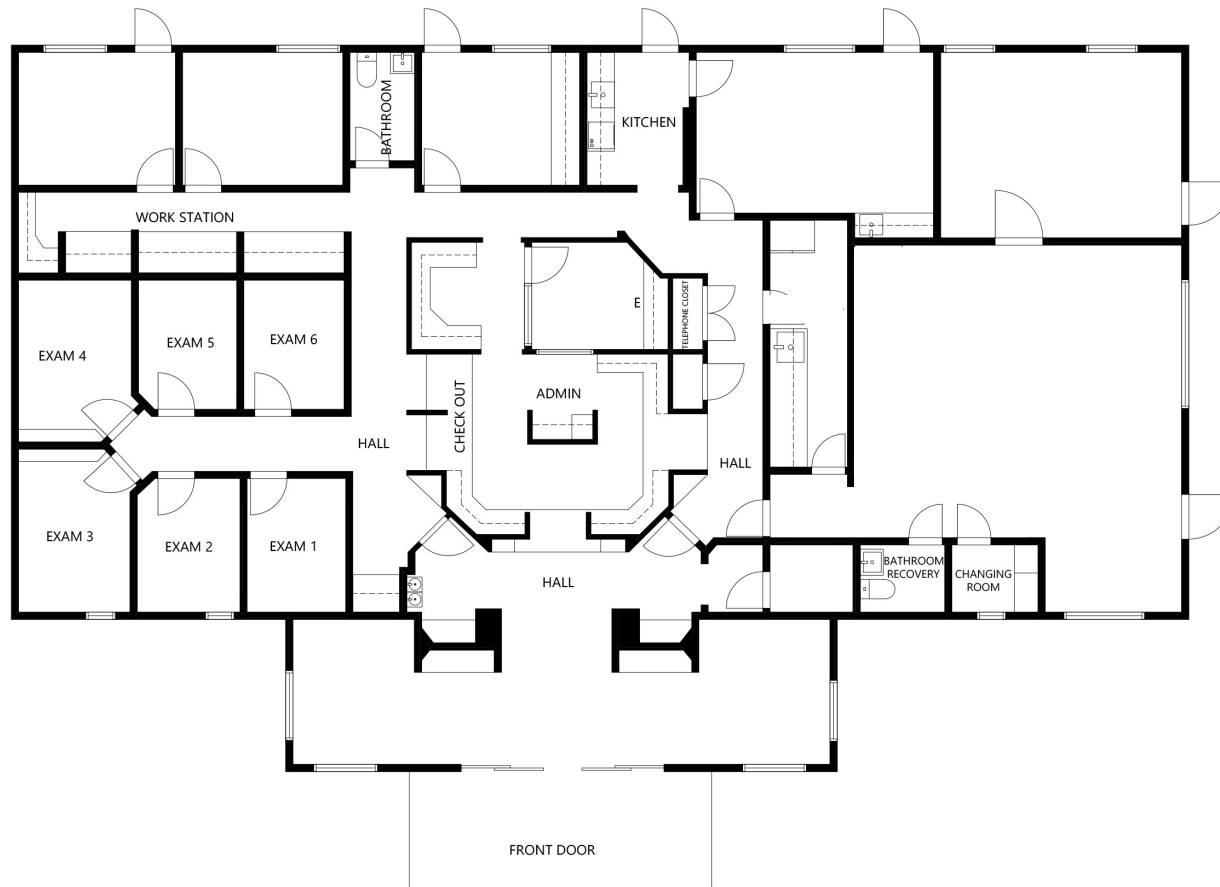


# PRIME LOCATION



307 E. New Haven. **Melbourne**, Florida

# BUILDING LAYOUT



FLOOR 1

307 E. New Haven. **Melbourne**, Florida





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*"Leaders By Results"*



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