

# EXECUTIVE SUMMARY

Sykes Creek Professional Center • 255 N Sykes Creek Parkway Merritt Island, FL 32953



## OFFERING SUMMARY

<b>Available SF:</b>	1,959 - 19,000 SF
<b>Lease Rate:</b>	\$18.00 - 20.00 per year (NNN)
<b>Lot Size:</b>	3.12 Acres
<b>Year Built:</b>	1978
<b>Building Size:</b>	36,239 SF
<b>Renovated:</b>	2003
<b>Zoning:</b>	BU-1

## PROPERTY OVERVIEW

This is a prominent multi-tenant building, well located in Merritt Island, anchored by NSI Imaging. The building is suitable for both Medical Users or Professional Users.

There are two (2) ground floor Medical Suites that are fully built-out and can be occupied quickly.

The Second Floor is currently built out for one large tenant of approximately 19,000 SF. This Second Floor space was previously a Call Center. So, the build-out has perimeter offices with large bull pens at either end, and conference rooms in the center. The Call Center Infrastructure is still in the space, some of which could be VERY ATTRACTIVE to some tenancies. EMERGENCY GENERATOR, UPS SYSTEM & AMPLE POWER. Additionally, the project boast an incredible 6.40/1000 Parking Ratio.

## LOCATION OVERVIEW

Well located in the Merritt Island Medical Corridor, directly across the street from the new hospital that is being constructed.

NSI - Nuerosketal Imaging of Merritt Island is the anchor tenant, a big plus for some doctors!

### ROB BECKNER, SIOR

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

Sykes Creek Professional Center • 255 N Sykes Creek Parkway Merritt Island, FL 32953

**Lease Rate:** \$18.00 - 20.00 PER YEAR (NNN)

**Total Space** 1,959 - 19,000 SF

**Lease Type:** NNN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
255 N Sykes Creek Parkway	Office Building	\$18 - 20 PER YEAR	NNN	1,959 SF	Negotiable	<p>This ground floor medical suite is built-out and can be occupied quickly! It has...</p> <p>5 Exam Rooms 1 Private Office 1 ADA Restroom Large Admin Area Ample Parking Exterior Entrance facing the new Hospital being built.</p>
Suite 105	Office	\$18 - 20 PER YEAR	NNN	2,112 SF	Negotiable	<p>Move-in ready Medical Office Space Nice entrance off of Elevator Lobby, next to NSI Imaging Six (6) Exam Rooms One (1) Private Office Large Admin/Nurse Station Project has Ample Parking</p>

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**Total Space** 1,959 - 19,000 SF

**Lease Type:** NNN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 200	Call Center	\$18 - 20 PER YEAR	NNN	9,500 - 19,000 SF	Negotiable	This space is a former Call Center. The cubicle furniture is still in place as well as the BACK-UP GENERATOR and UPS SYSTEM.  Double Door Entry off of Elevator Lobby Small Reception Area Perimeter Offices Two (2) Cubicle Bullpens on either end Large Conference Rooms Large Break Rooms Large IT Room

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# CUSTOM PAGE

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FLOOR 1

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# LOCATION MAP

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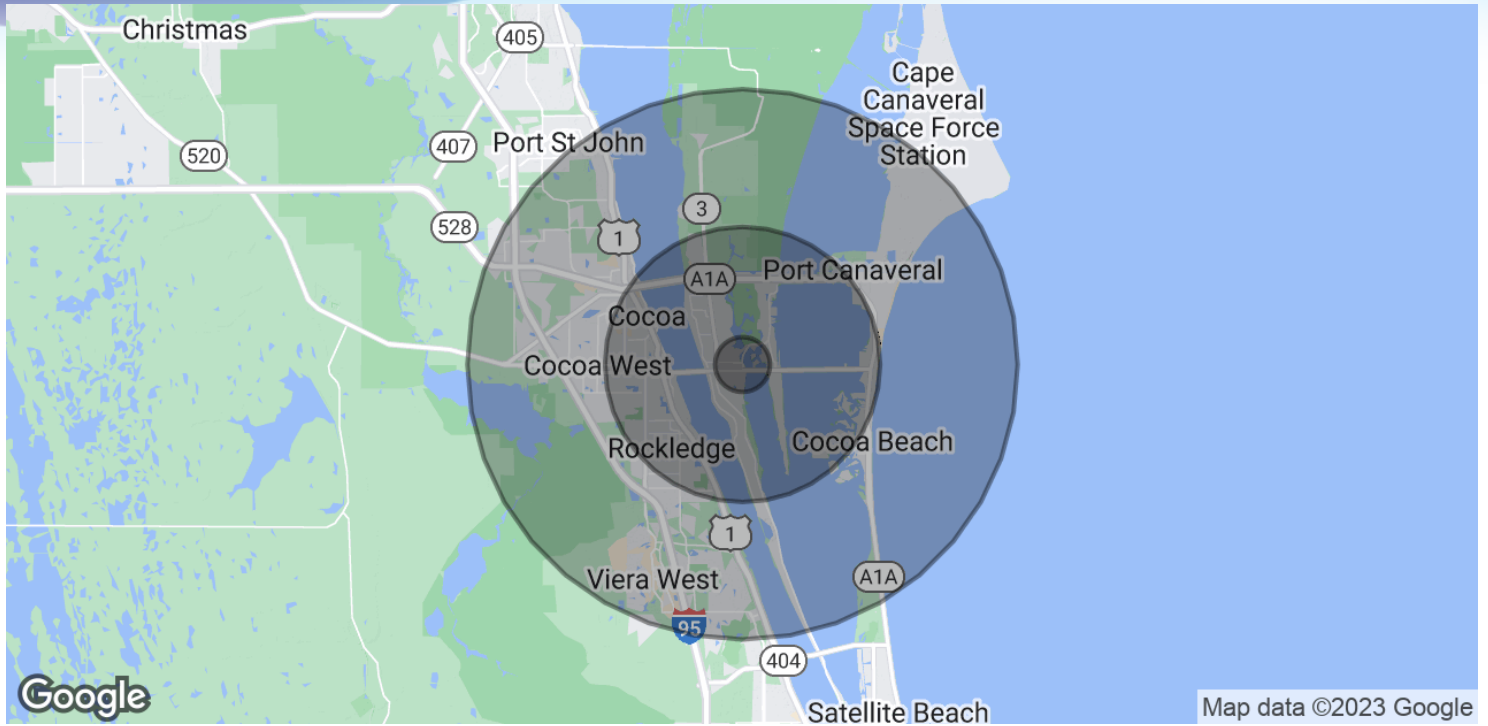
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census

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