

# EXECUTIVE SUMMARY

Marina Towers • 709 S Harbor City Blvd Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	3,158-34,772 SF
<b>Lease Rate:</b>	\$25.00 SF/yr (Full Service)
<b>Lot Size:</b>	1.95 Acres
<b>Year Built:</b>	1994
<b>Building Size:</b>	71,989 SF
<b>Zoning:</b>	CCI
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Melbourne

## PROPERTY OVERVIEW

Riverfront office space!  
Equipped with multiple meeting and conference rooms  
Underground parking  
Monument sign options  
Potential restaurant & marina development on-site

Conveniently situated on US 1 with river views Indian River Lagoon creating a pleasurable work atmosphere.

## LOCATION OVERVIEW

Located on South Harbor City Boulevard (US Hwy 1) provides easy access.

Marina Towers is situated midway between Eau Gallie Causeway (SR 518) and Melbourne Causeway (US 192)

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# AVAILABLE SPACES

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**Lease Rate:** \$25.00 SF/YR (FULL SERVICE)      **Total Space:** 3,158 - 34,772 SF  
**Lease Type:** Full Service      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Second Floor	Office/Medical Space	\$25.00 SF/YR	Full Service	6,000 - 13,972 SF	Negotiable
Third Floor	Office Space	\$25.00 SF/YR	Full Service	6,000 - 13,972 SF	Negotiable

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# ADDITIONAL PHOTOS

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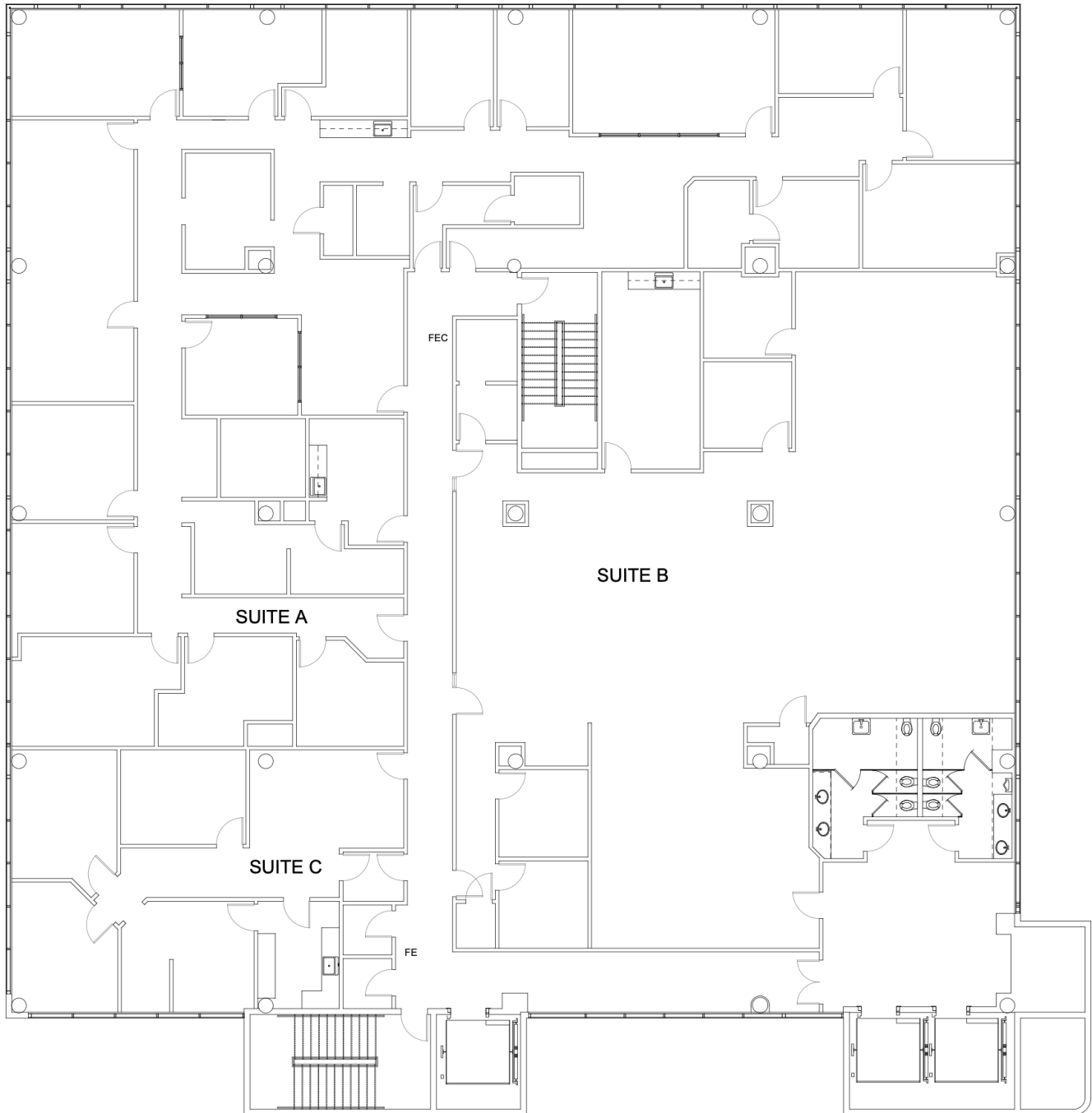
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# SECOND FLOOR PLAN

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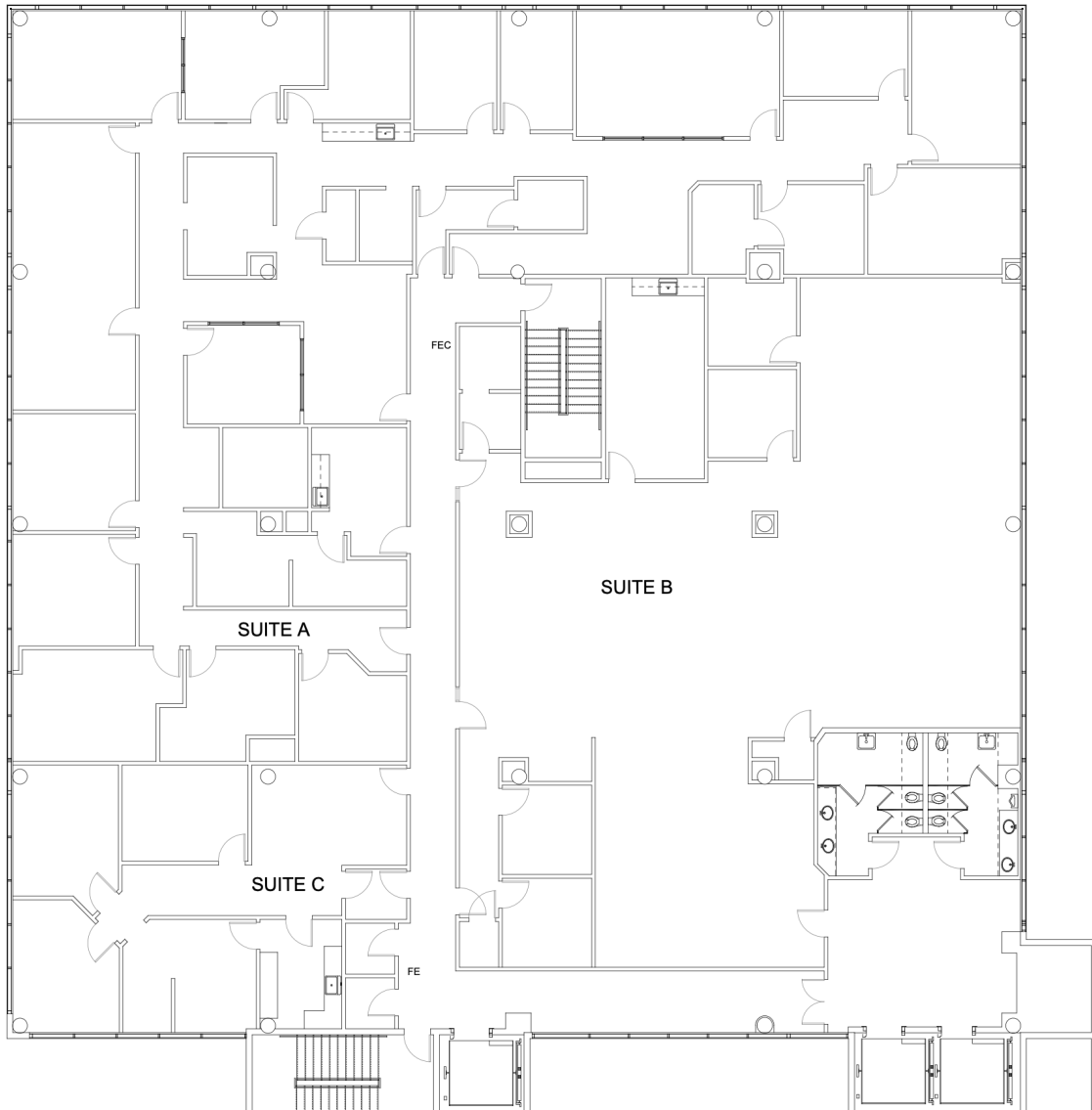
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# THIRD FLOOR PLAN

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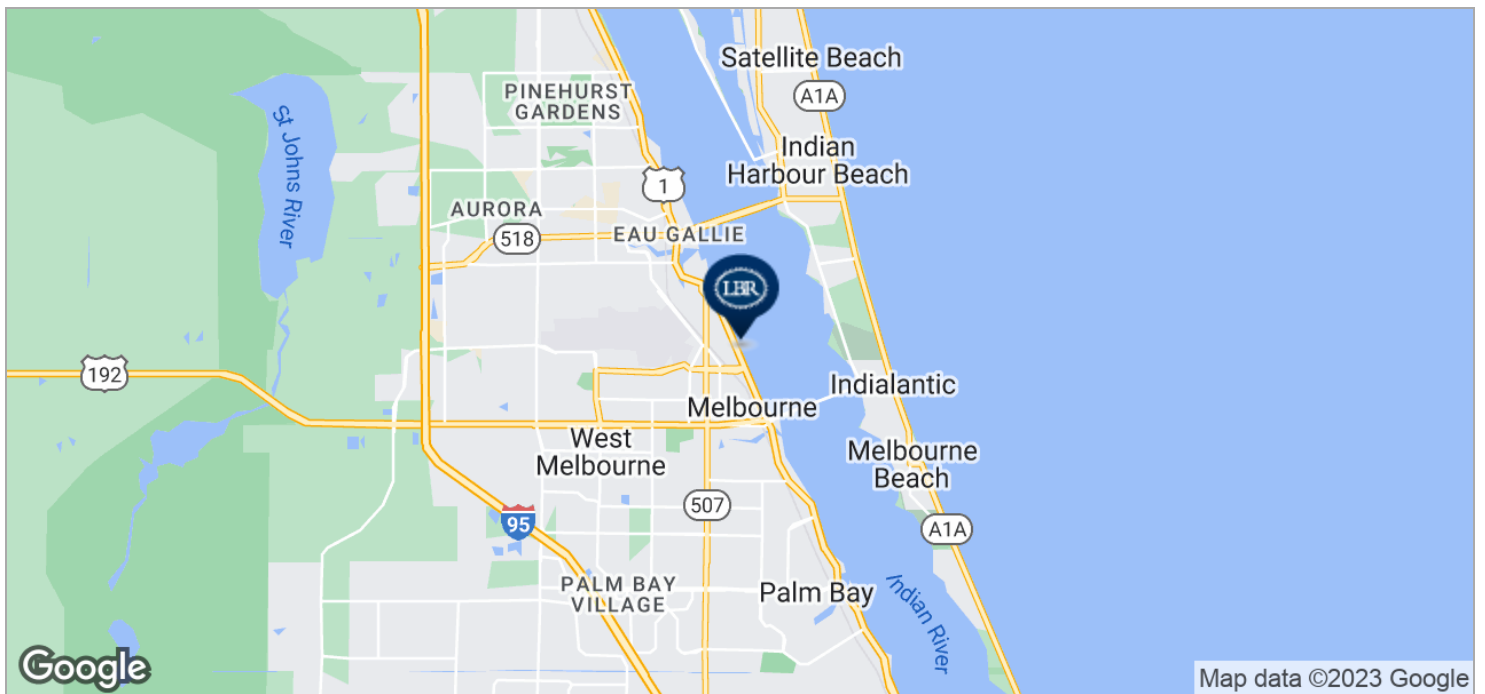
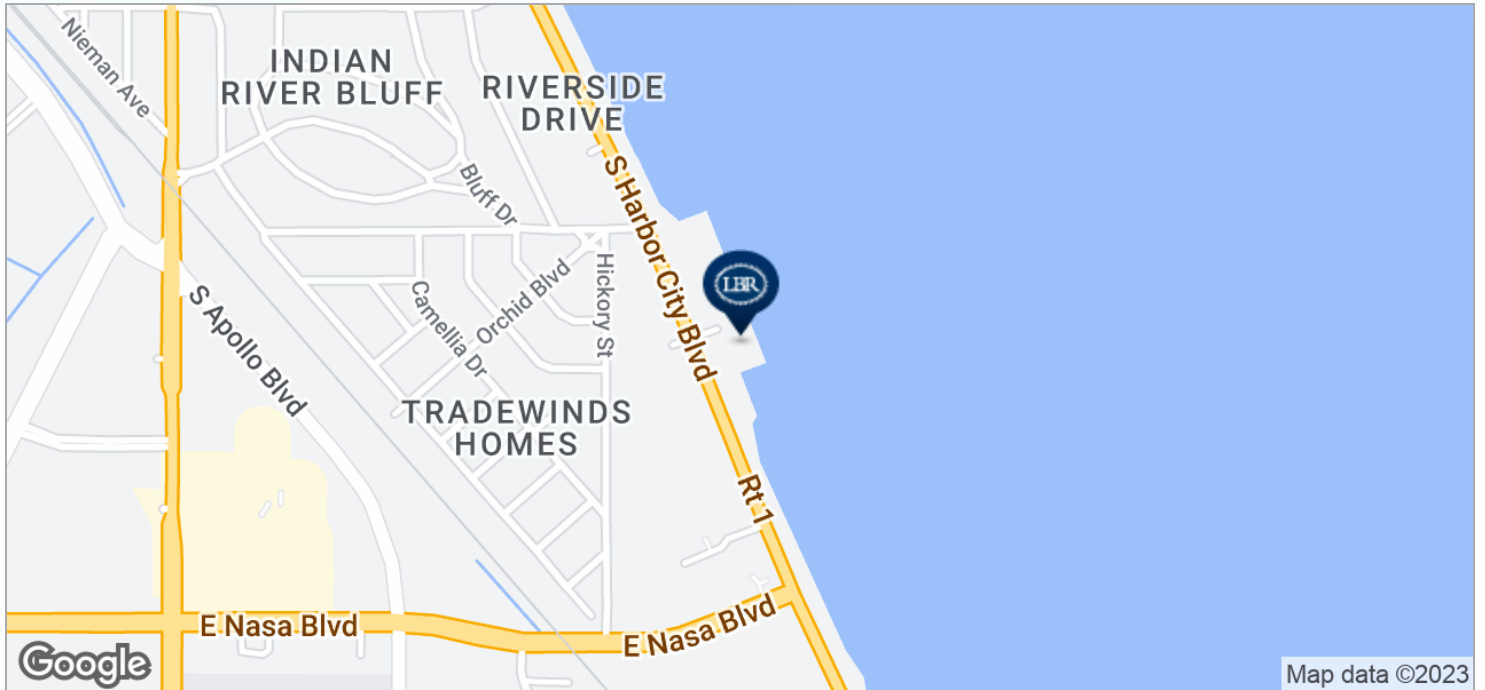
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# LOCATION MAPS

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