

EXECUTIVE SUMMARY

• 4050 Riomar Drive Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 16,000 SF

Lease Rate: \$14.00 SF/yr (NNN)

Year Built: 1991

Building Size: 40,768 SF

PROPERTY OVERVIEW

- Suite is configured for Tech or Engineering. Large cube area with Executive Offices and Conference Rooms.
- Furnishings are available for tenants use.
- Space is immediately available for tenants use.

LOCATION OVERVIEW

Located off Barnes Blvd and Riomar Drive, In Central Brevard County

ROB BECKNER, SIOR

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CHARLES DUVALL

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ADDITIONAL PHOTOS

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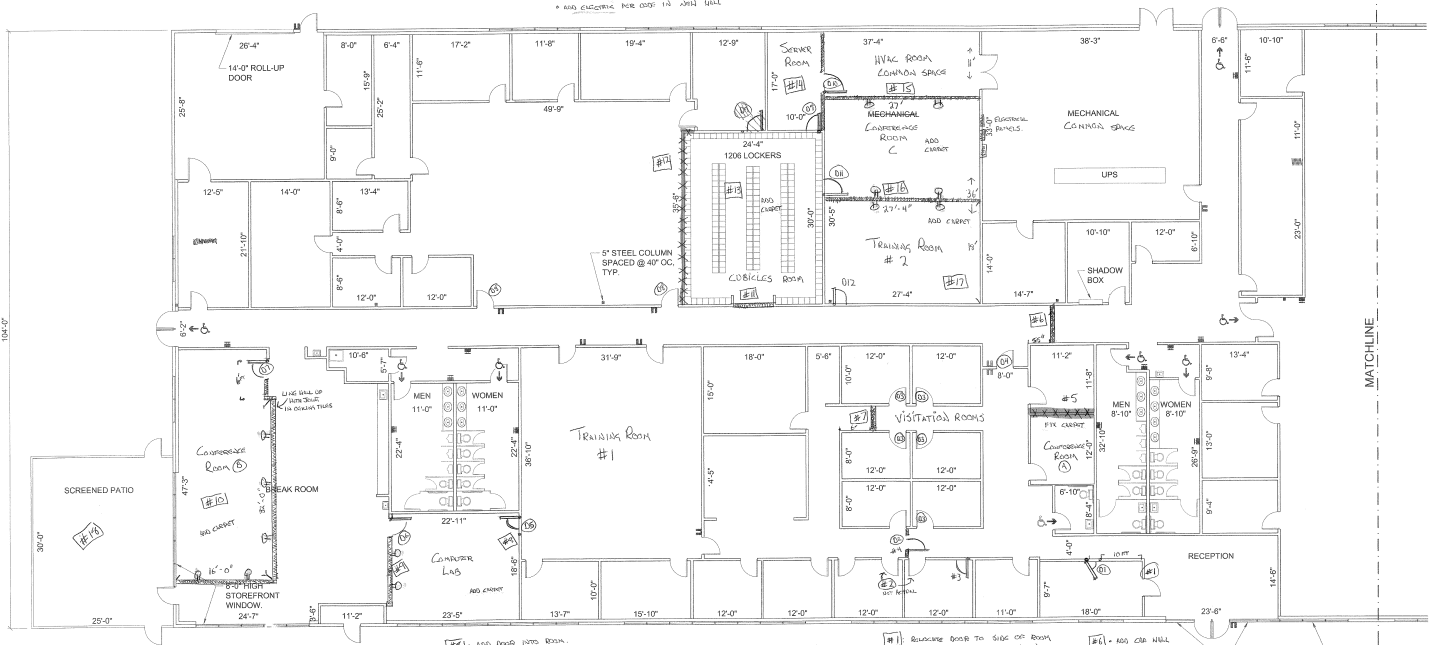
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- #111 ADD CAB HALL TO CLOSE OFF ENTRANCE FROM CORRIDOR.
- #112 REMOVE EXISTING HALL - APPROX 35 FEET - ADD 8" CEILING TILES OVER WALL - REMOVE 9' 4" X 12" CEILING TILES - C/P OFF ALL EXISTING ELECTRICAL WIRE & BRING IN NEW WIRE.
- #113 ADD CARPET - APPROX 750 SQ FT

- #114 CREATE NEW SERVICE ROOM ON 1st AND REAR ACCESS FROM MECH ROOM. ADD ADD DOOR ACCESS FROM MECH ROOM.
- #115 ADD HALL - 17 FT LONG TO SERVICE ROOM. LINE UP WITH EXISTING WITH WALL OF COINLESS ROOM.
- #116 RECONSTRUCT MEN HALL APPROX 27' LONG & LINE UP WITH TILES IN CEILING.
- #117 RECONSTRUCT MEN HALL APPROX 27' LONG & LINE UP IN INTERSECTION OF TILES IN CEILING.
- #118 ADD CARPET - APPROX 750 SQ FT
- #119 ADD CARPET - APPROX 750 SQ FT

- #120 ADD DOOR TO MECH FROM CORRIDOR.
- #121 ADD CARPET
- #122 ADD ELECTRIC DOOR CASE IN MEN HALL
- #123 REMOVE ALL INTERIOR WALLS IN 1st FLOOR.
- #124 ADD CARPET - OVER COURT
- #125 ADD CARPET OVER TO ALL ROOMS EXCEPT MECH ROOM
- #126 REPLACE 2 PAGES
- #127 REPLACE SCREED

GENERAL:
 • CEILING TILES - REPLACE ALL DAMAGED CEILING TILES



- #128 ADD DOOR INTO ROOM.
- #129 ADD HALL & DOOR.
- #130 REMOVE EXISTING CEILING TILES.
- #131 ADD CARPET TO CHANGING LAB.
- #132 REMOVE CHANGING ROOM.
- #133 ADD ENTRANCE DOOR - REMOVE EXISTING DOOR - ADD DOOR TO CHANGING ROOM.
- #134 ADD CARPET TO CHANGING LAB.
- #135 ADD CARPET - APPROX 750 SQ FT
- #136 REMOVE EXISTING CEILING TILES.
- #137 ADD CARPET TO CHANGING LAB.
- #138 ADD CARPET TO CHANGING LAB.
- #139 ADD CARPET TO CHANGING LAB.
- #140 ADD CARPET TO CHANGING LAB.
- #141 ADD CARPET TO CHANGING LAB.
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- #148 ADD CARPET TO CHANGING LAB.
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- #150 ADD CARPET TO CHANGING LAB.

PARTIAL FLOOR PLAN (SOUTH END)
 SCALE: 1/8" = 1'-0"

- #151 REMOVE DOOR TO SIDE OF ROOM - BRING IN RECEPTION WINDOW - REMOVE EXISTING WINDOW.
- #152 REMOVE DOOR FROM 1st FLOOR - DO NOT RELOCATE EXISTING DOOR IN THIS LOCATION.
- #153 ADD CAB HALL & REMOVE 1st DOOR.
- #154 ADD CAB DOOR FROM MECH ROOM.
- #155 REMOVE EXISTING CAB HALL - APPROX 11 FEET - ADD CAB HALL WHERE EXISTING HALL WAS REMOVED.
- #156 ADD CAB HALL & DOOR FROM CORRIDOR.
- #157 ADD CAB HALL & DOOR FROM CORRIDOR.
- #158 ADD CAB HALL & DOOR FROM CORRIDOR.
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- #169 ADD CAB HALL & DOOR FROM CORRIDOR.
- #170 ADD CAB HALL & DOOR FROM CORRIDOR.

4050 RIDMAR DRIVE ROCKLEDGE, FLORIDA	
SCALE: 1/8" = 1'-0"	APPROVED BY: [Signature]
DATE: 10/20/11	REVISED BY:
PARTIAL FLOOR PLAN	
SHEET 1 OF 3	DRAWING NO.

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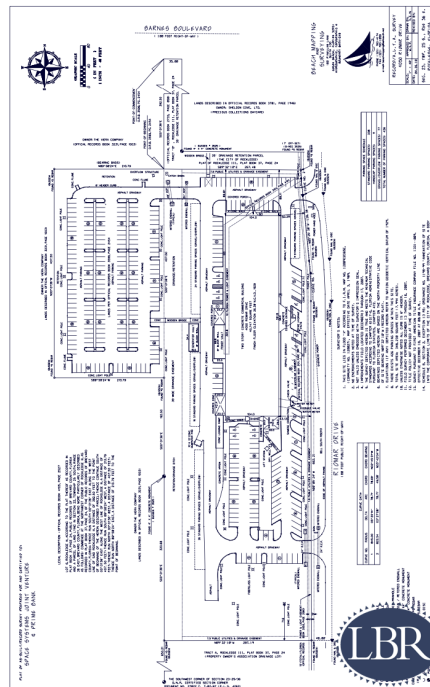
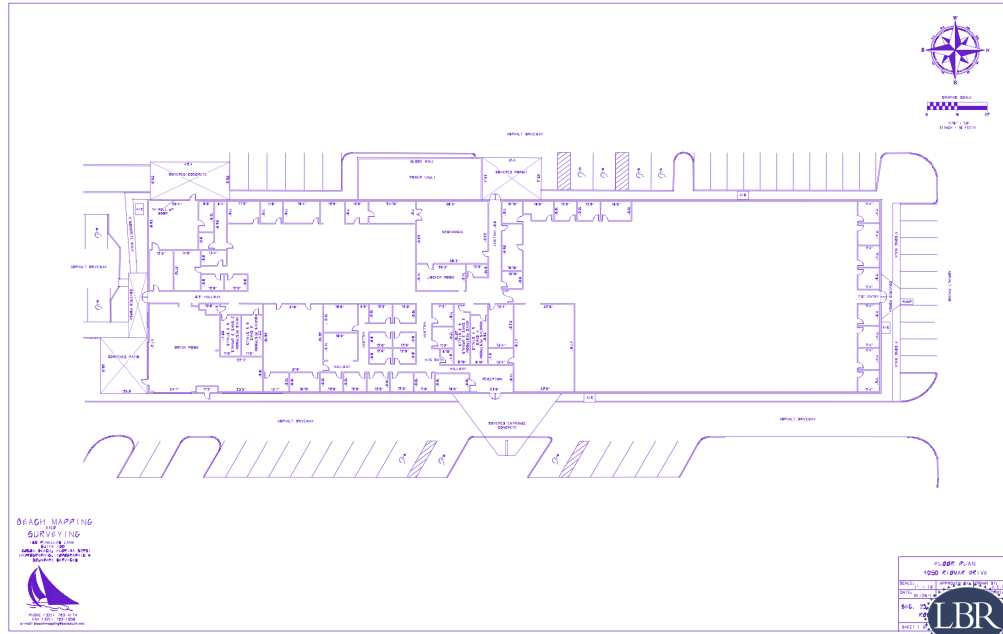
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SITE PLANS

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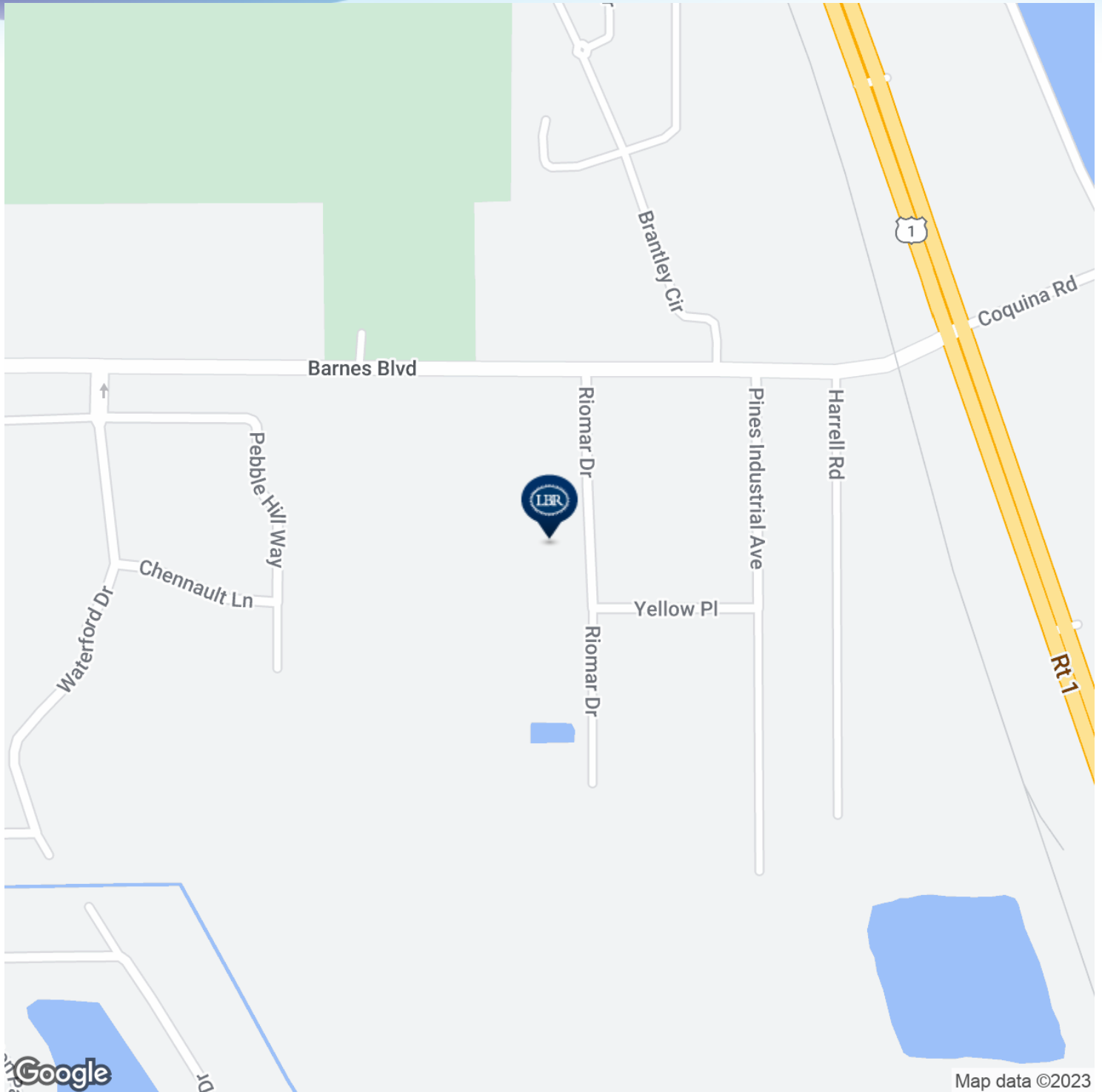
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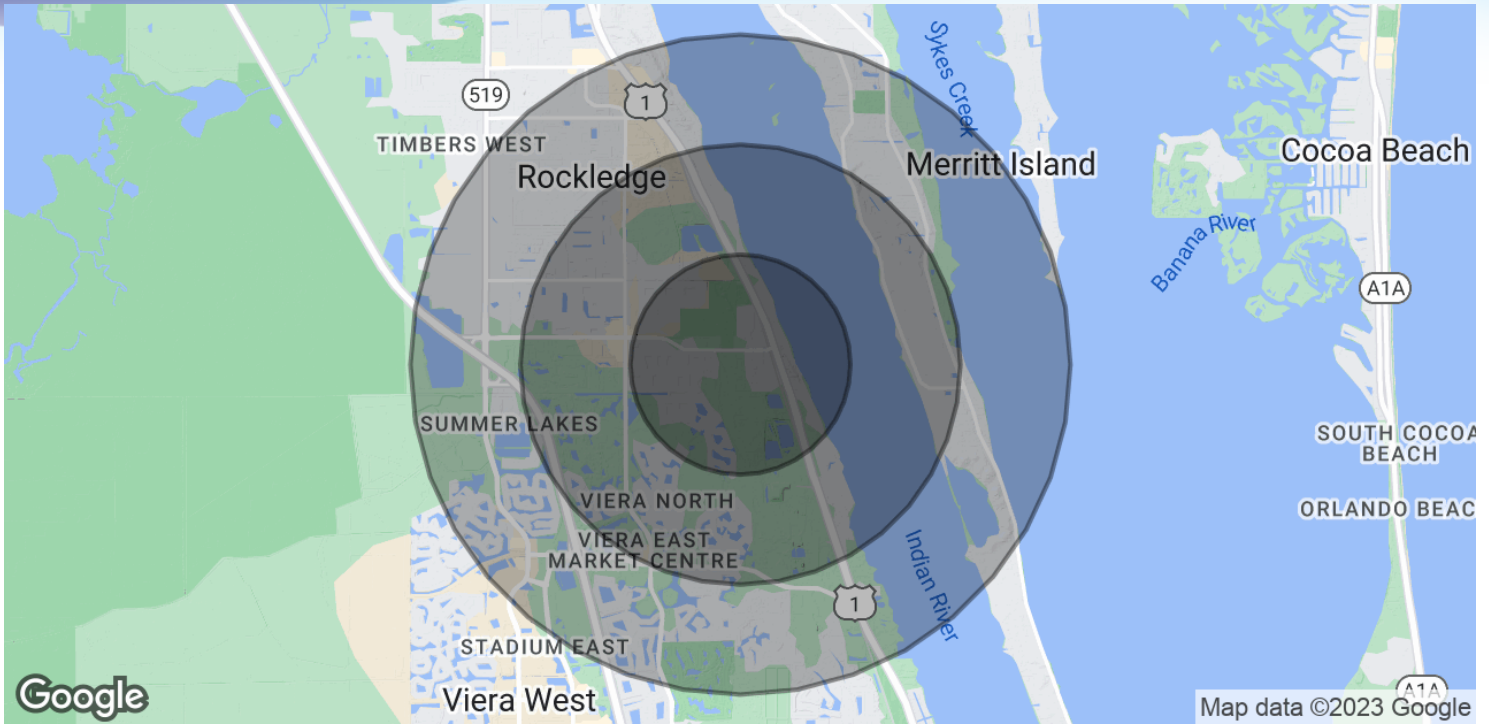
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,234	15,239	38,043
Average Age	42.7	49.1	47.1
Average Age (Male)	46.1	50.4	46.5
Average Age (Female)	41.9	49.5	47.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,301	7,232	16,784
# of Persons per HH	2.5	2.1	2.3
Average HH Income	\$99,890	\$89,380	\$87,058
Average House Value	\$318,654	\$297,125	\$295,123

* Demographic data derived from 2020 ACS - US Census

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