

# OFFICE BUILDING AND OFFICE PAD

6,000± sf on 1.5± Acres (includes a pad-ready site)



5445 Village Drive • VIERA, FL 32955

**SALE PRICE: \$995,000**



## ***Office Building and Building Pad For Sale***

*~ Infrastructure including parking lot and sidewalks already in place for a future building ~*

Fully built-out, 6,000± sf, concrete block building. Includes furniture. High quality workmanship and upscale interior design throughout.

The 1.5 acre property also includes a build-ready pad to build an additional building with parking lot already in place! 50 parking spaces.

Village Dr. is located at the NE corner of Viera Blvd. and Murrell Rd.

Entrances to Village Drive are from both Viera Boulevard and Murrell Road.



**LOCATED:** Less than one mile to I-95. Restaurants, shops, and several hotels, are only minutes away as well as the Brevard County Courthouse & Government Center, Brevard County School Board, Brevard Zoo, Space Coast Stadium and the brand new Viera Hospital. The new Viera I-95 overpass is ¼ mile away and connects Viera East with Viera West making Village Dr. a great location.



**LIGHTLE BECKNER ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

[www.TeamLBR.com](http://www.TeamLBR.com)

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**Brian L. Lightle, CCIM, SIOR**

(321) 722-0707 x14

(877) 722-0707 x14

[Brian@TeamLBR.com](mailto:Brian@TeamLBR.com)

1398 South Babcock Street • Melbourne, Florida 32901 • (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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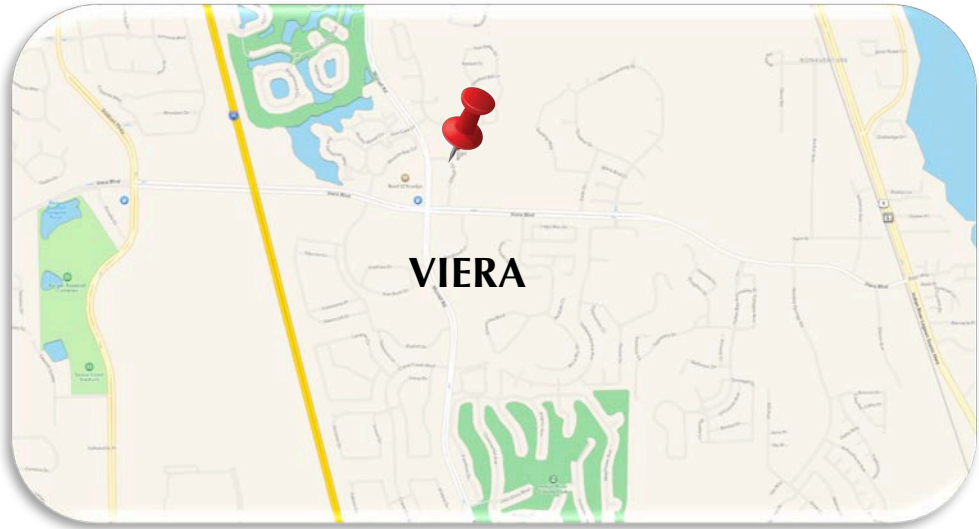
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*Monument Signage*



*Furnished Reception Area*



*Furnished Offices*



*Built-in Cabinetry*



*Wide Hallways*



  
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