



FOR LEASE - 2 UNITS AVAILABLE IN EXCLUSIVE BREVARD MEDICAL CITY

**6545 N. WICKHAM RD
UNIT 105 & 106
MELBOURNE, FL 32940**



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

OFFERED AT:
\$30.00 / sf (NNN)

Year Built:	2017
Zoning:	PIP - Planned Industrial Park
Current Use:	Shell (Potential medical and other services)
FLU:	Planned Industrial
Size:	3,979 sf (unit 105-1,985 sf, unit 106-1,994 sf)
Total Floors:	1 floor
Parking:	Open
Daily Traffic:	27,100
Lease Term:	Negotiable (3-5 year)
Type:	NNN
CAM:	\$6/sf, +Prop Insurance
Property Owner Assoc:	Yes
Build-out Assistance:	Will consider



6545 N. Wickham Rd - Exclusive Suntree Location!



6545 N. WICKHAM RD
2 Units in Medical City (Suntree)
3,979 sf combined

UNIT 105
1,985 sf

UNIT 106
1,994 sf



2 units (3,979 sf) available for lease in spectacular Brevard Medical City in highly desirable Suntree area of Melbourne.

Both units are like-new and ready for Tenant build-out and customization.

Don't miss this opportunity to locate your business in this exclusive development consisting of 3 main entrances with digital signage and a superior list of health and service-based businesses to include an Internal Medical Center, a Diagnostic center, and gorgeous Chateau Madeleine, an 87-bed senior living and memory care center.

2017 construction, abundant parking, over 27,000 passing cars daily and meticulously maintained grounds make this one you do not want to miss! Offered at \$30/sf; CAM fee is \$6.00 (includes POA and Property Taxes); Property insurance TBD and to be separate pass-through.

Potential for build-out assistance with terms.

Unit 105 is 1,985 sf; Unit 106 is 1,994 sf

6545 N. Wickham Rd - Exclusive Suntree Location!









Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.



SCAN FOR LISTING WEBSITE

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