

Office Building For Lease

916 S. Wickham Road, West Melbourne



2,220 sq. ft @ \$16.00 per sq.ft. NNN (\$5.43 psf is the NNN)

Perfect opportunity to locate your business on busy Wickham Road. This stand alone building provides easy access to the airport, mall, major employers, and many other great services. Traffic counts on Wickham road reach nearly 40,000 cars per day. This building is currently set up as an office building with multiple offices, two bathrooms, a kitchen, and bull pen area with cubicles. The prior use was a real estate school and brokerage office but the zoning here is very flexible allowing many uses. Tour the space here: <https://youtu.be/Rrv-BnP0v-c>

The monthly rent totals \$3,964 per month plus 6.5% sales tax. The NNN is \$5.43 per sf annually on top of the \$16.00 per sf annually on the base. (The owner retains use of the detached garage)

There is a pylon sign for use by the tenant. The sign includes a moving reader board function.





— 321 —
727-1000

**EVANS
BUTLER**
REALTY, INC.

EvansButler.com