

Indus Pavilion

2200-2290 W. Eau Gallie Blvd, Melbourne, FL 32935

Class A Medical Office in Heart of Melbourne



OFFERING SUMMARY

Available SF:	2,954 - 3,259 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Acreage:	5.7 Acres
Facility SF:	77,145 SF
Core Factor:	16%
Zoning:	City of Melbourne (C1A)

PROPERTY OVERVIEW

2200 #202B (2,954 SF): Reception, 4 Exam Rooms, 4 Offices, Break Room
2290 #205 (3,259 SF): Reception, 5 Exam Rooms, 4 Offices, Break Room
Lots of Windows/Sunlight. Drop Ceiling Throughout
100% Fire Sprinklered. 2nd Floor Units with Elevator Access
Covered Portico for Patient Drop Off. Automatic Double Entry Doors
313 Paved/Striped/Lighted Common Parking Spaces
Traffic Count est. 23,000 VPD on Eau Gallie Boulevard
Est. CAM \$7.67 PSF

LOCATION OVERVIEW

Indus Pavilion is located in the heart of Melbourne approximately halfway between Interstate 95 and US1. Close proximity to the Melbourne International Airport, Downtown Eau Gallie Arts District, Holmes Regional Medical Center, and all of the Shopping, Dining, Education and Beaches that the area has to offer. Make this the future home for your business today!

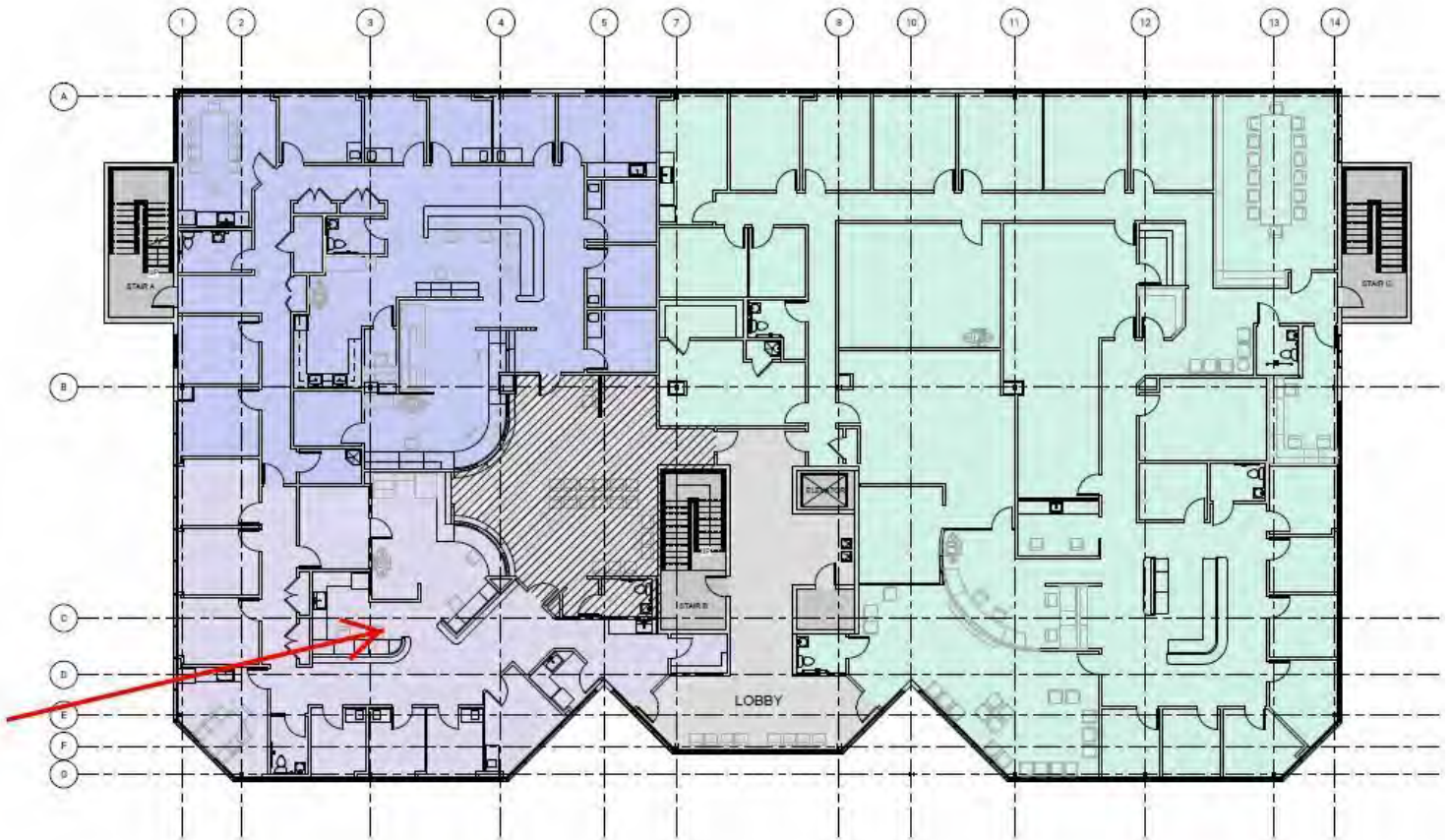
Zachary Ullian

Broker Associate
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2200 Suite 202B Floor Plan (2,954 SF)



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2200 Suite 202B Photos (2,954 SF)



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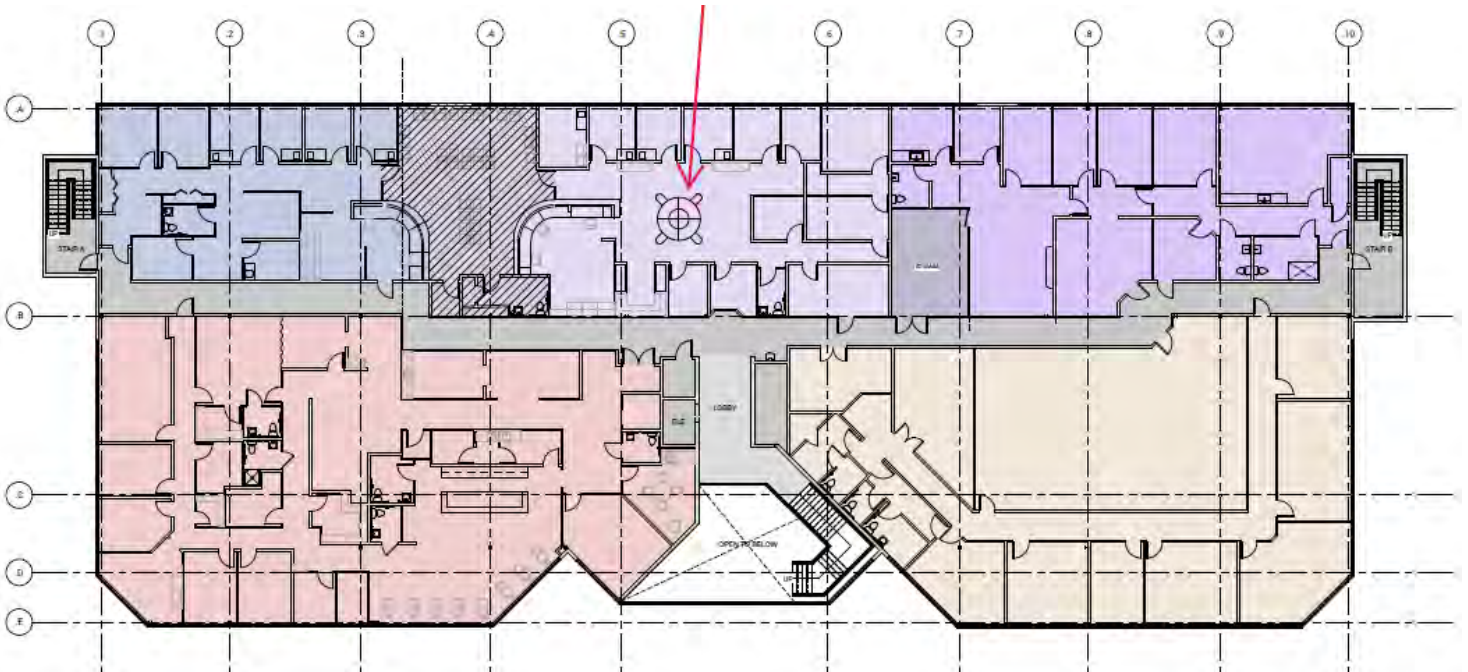
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2290 Suite 205 Floor Plan (3,259 SF)



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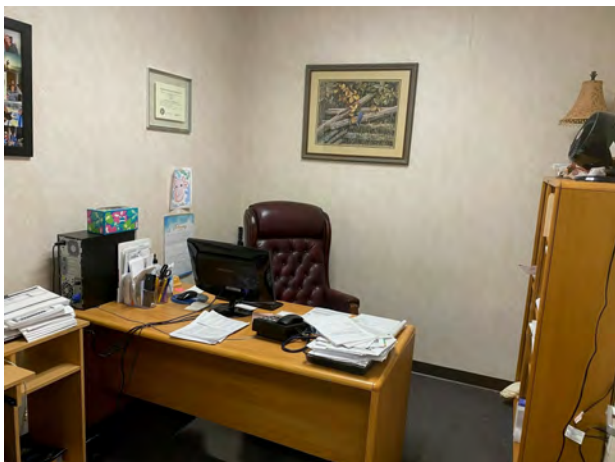
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2290 Suite 205 Photos (3,259 SF)



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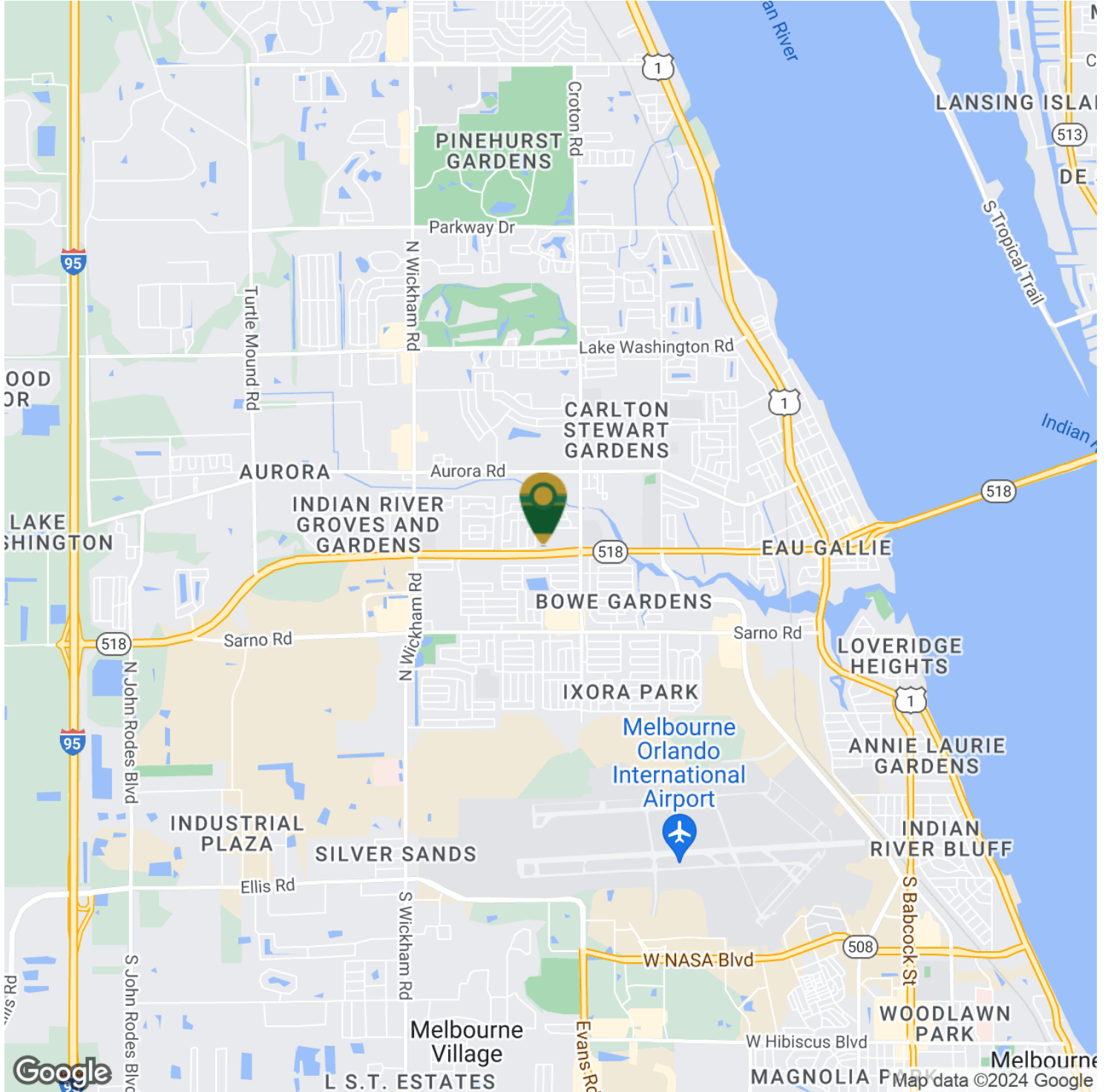
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Location Map



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