

AVAILABLE

OAK POINT II

3755 7th Terrace Vero Beach, FL 32960



Lease Rate

\$21.00 SF/YR (NNN)

OFFERING SUMMARY

Available SF: 1,231 - 8,195 SF

NNN/SF: CAM or NNN is \$8.71/SF

Zoning: MED

Market: Vero Beach

Submarket: Medical Node

PROPERTY HIGHLIGHTS

- Class medical and professional office suites available for immediate occupancy
- Tenant improvement allowance is available for interior buildout
- Strategically located adjacent to Cleveland Clinic Indian River Hospital
- Offering ample (covered) parking, excellent visibility, and easy access

PROPERTY WEBSITE

[Click Here](#)

OTHER RESOURCES

[3D Tour Suites 301-304](#)

Kollin Kite
772 633 5640

Keith D. Kite
772 633 0292



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3755 7th Terrace Vero Beach, FL 32960

PROPERTY DESCRIPTION

The Kite Team is pleased to offer for lease class-a medical & professional office suites in Vero Beach, FL. The 3755 Oak Point building is anchored by Advanced Dermatology and Cosmetic Surgery (ADCS) along with Dental Buddies of Vero Beach and Florida Cancer Specialist. Adjacent to Cleveland Clinic, the building offers excellent visibility, covered/uncovered parking, and is easily accessible.

SPACES	LEASE RATE	SPACE SIZE
3755 7th Terrace Suite 200 (8,195/SF)	\$21.00 SF/yr	8,195 SF
3755 7th Terrace Suite 200 A	\$21.00 SF/yr	2,731 SF
3755 7th Terrace Suite 200 B	\$21.00 SF/yr	1,330 SF
3755 7th Terrace Suite 200 C	\$21.00 SF/yr	1,316 SF
3755 7th Terrace Suite 200 D	\$21.00 SF/yr	2,078 SF
3755 7th Terrace Suite 301	\$21.00 SF/yr	1,500 SF
3755 7th Terrace Suite 304	\$21.00 SF/yr	1,708 SF
3755 7th Terrace Suite 301-304	\$21.00 SF/yr	3,208 SF
3755 7th Terrace Suite 303 A	\$21.00 SF/yr	1,231 SF
3755 7th Terrace Suite 303 B	\$21.00 SF/yr	2,871 SF
3755 7th Terrace Suite 303 AB	\$21.00 SF/yr	4,102 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,229	12,320	26,183
Total Population	2,523	26,833	59,642
Average HH Income	\$95,336	\$71,597	\$69,517



LOCATION DESCRIPTION

The premier medical and professional office building is located at the East end of 37th Street in the heart of Vero Beach's medical district, adjacent to Cleveland Clinic Indian River Hospital in Vero Beach, FL. The three-story building offers excellent visibility, ample parking, and is easily accessible.

Vero Beach is home to general aviation manufacturer Piper Aircraft, the largest private employer in Indian River County, Cleveland Clinic Indian River Hospital, a 332-Bed Hospital with more than 181 Doctors serving the Treasure Coast Community, and MLB's Jackie Robinson Training Complex, a popular sports tourism destination. Historically, agriculture and tourism are Indian River County's largest industries. An increasing number of healthcare and information technology firms, financial firms, and service sector jobs now complement these industries.

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LEASE

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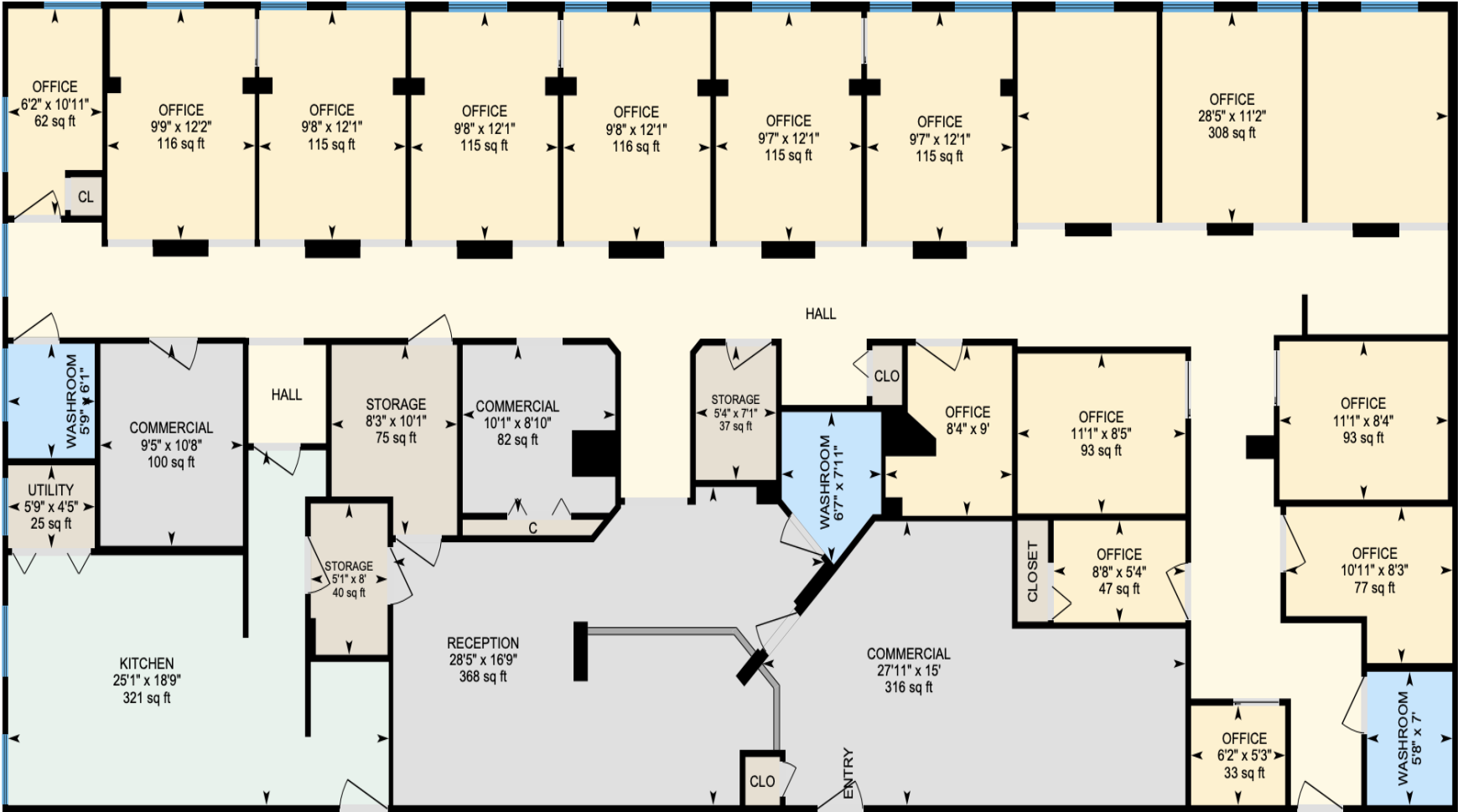
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303AB FLOOR PLAN

OAK POINT II

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 772 633 5640 772 633 0292



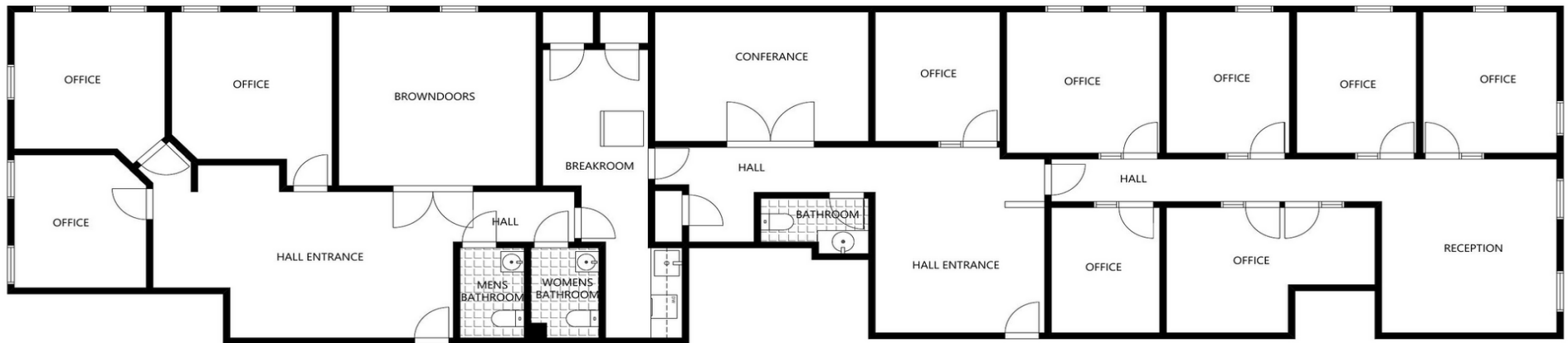
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301-304 FLOOR PLAN

OAK POINT II

3755 7th Terrace Vero Beach, FL 32960

360° VIRTUAL TOUR



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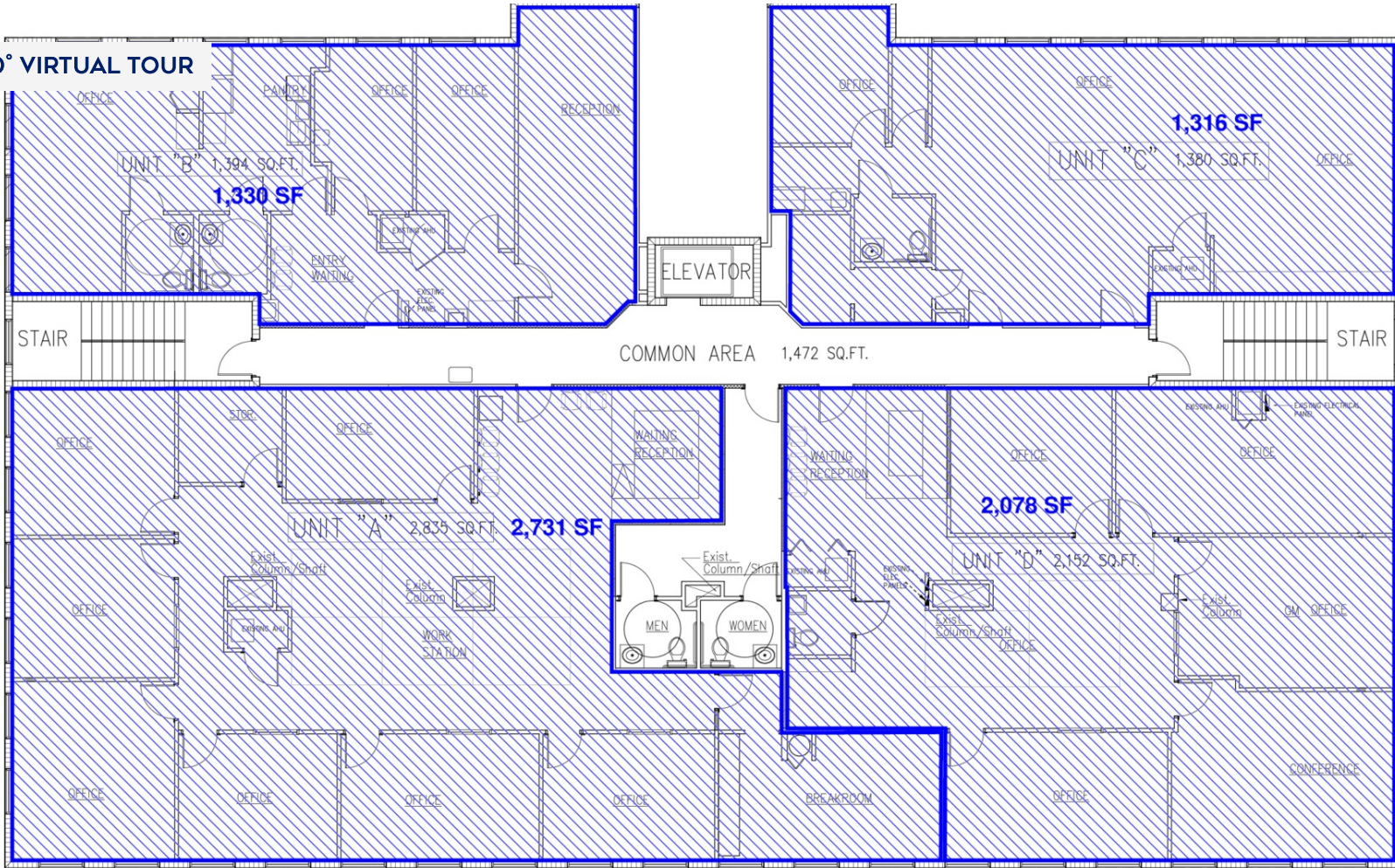
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SECOND FLOOR

OAK POINT II

3755 7th Terrace Vero Beach, FL 32960

360° VIRTUAL TOUR



NO. REVISIONS

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OFFICE RENOVATIONS
FOR:
OFFICES
3755 7th TERRACE, UNIT 201
VERO BEACH, FLORIDA

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SCALE:	1/4"=1'-0"
DRAWN:	S.L.
CHECKED:	SPL
APPROVED:	SPL
DATE:	09-21-22
PROJ. NO.:	2022-14
TITLE:	REVISED

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ADDITIONAL PHOTOS

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