

LEASE

VERO BEACH MOB

3955 Indian River Blvd Vero Beach, FL 32960



Lease Rate

\$26.00 - 30.00 SF/YR

OFFERING SUMMARY

Building Size:	67,334 SF
Available SF:	1,700 - 7,000 SF
Year Built:	2021
Zoning:	MED
Market:	Vero Beach
Submarket:	Medical District
Traffic Count:	25,000

PROPERTY HIGHLIGHTS

- Join a growing roster of esteemed healthcare providers and position your practice within this thriving medical community
- State-of-the-art medical office suite(s) designed facility for utmost operational efficiency
- Tenant Improvement Allowance is available for interior buildout
- Ample parking, excellent visibility, and easily accessible building
- An exceptional opportunity for any healthcare user to establish a prominent business

PROPERTY WEBSITE

[Click Here](#)

Kollin Kite
772 633 5640

Keith D. Kite
772 633 0292



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LOCATION DESCRIPTION

The newly constructed attractive medical office building is strategically located along Indian River Boulevard between 41st Street & 37th Street in Vero Beach, FL. The Vero Beach MOB is adjacent to Cleveland Clinic Hospital, offering excellent visibility, easy access, and ample parking. The location boasts over 25,000 VPD and the building was recently awarded for its aesthetic appeal and has quickly become a well-known building in the community.

An attractive destination year-round, Indian River County, Florida, offers the best of both worlds: a desirable location for business and pleasure that has maintained a small-town flavor. Those who live, work, or visit find the communities safe, modern, and complete with ecological, cultural, educational, and technological amenities. Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and one hour's drive north of West Palm Beach.

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PROPERTY DESCRIPTION

The Kite Team is pleased to present a remarkable leasing opportunity at the newly constructed Vero Beach MOB. Boasting state-of-the-art infrastructure, this premier medical office building (MOB) is home to respected healthcare providers such as Vero Orthopaedics and The Advanced Center for Surgery. The building has ample parking, is easily accessible, and offers excellent visibility along Indian River Boulevard with over 25,000 VPD.

The state-of-the-art build-to-suit medical office suites are strategically designed for utmost operational efficiency, providing the perfect foundation for a thriving medical practice. Prospective tenants will benefit from the tenant improvement allowance offered for interior improvements.

The Vero Beach MOB is a stunning example of modern architectural design, recently awarded for its aesthetic appeal. It's contemporary facade and sleek design have quickly made it a well-known landmark in the community. Don't miss out on this rare opportunity to secure a state-of-the-art medical office suite in Vero Beach's most renowned medical buildings.

SPACES

3955 Indian River Blvd Suite 200

LEASE RATE (NNN)

\$26.00 - 30.00 SF/yr

SPACE SIZE

1,700 - 7,000 SF

PROPERTY WEBSITE

[Click Here](#)

OTHER RESOURCES

[Aerial 360 Map](#)



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VIDEO TOUR



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