

# LEASE

## 820 MEDICAL BUILDING

820 37th Place Vero Beach, FL 32960



Lease Rate

**\$24.50 SF/YR (NNN)**

### OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Building Size:   | 14,984 SF        |
| Available SF:    | 3,750 SF         |
| Number of Units: | 4                |
| Zoning:          | MED              |
| Market:          | Vero Beach       |
| Submarket:       | Medical District |

### PROPERTY OVERVIEW

Introducing a phenomenal leasing opportunity in the 820 Medical Building, located in the thriving medical district of Vero Beach. The Kite Team is pleased to offer two uniquely catered medical office suites for lease. This premium medical office building provides an exceptional opportunity for healthcare professionals seeking a perfect location in the epicenter of Vero Beach's medical district.

Two medical suites available for lease: Suite 2 is a move-in ready consisting of 3,750 SF with over seven exam rooms. Suite 3 totals 2,500 SF and is currently in a "grey shell condition," providing potential tenants the unique advantage of customizing the space to their specific requirements and operational needs. Tenant Improvement Allowance is readily available for interior buildout improvements.

Seize this unparalleled opportunity to lease in the prestigious 820 Medical Building and position your healthcare practice for growth and success. Contact us today to learn more about this offering and its potential for your practice.

### PROPERTY WEBSITE

[Click Here](#)

**Kollin Kite**  
772 633 5640  
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**Keith D. Kite**  
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### PROPERTY HIGHLIGHTS

- An exclusive opportunity to lease a premier medical office suite
- Located in the epicenter of Vero Beach's medical district
- Tenant Improvement Allowance is readily available for interior buildout improvements
- The stand-alone building is easily accessible, with ample parking and prominent monument signage
- An exceptional Medical Office Suite available FOR LEASE

### LOCATION DESCRIPTION

The 820 Medical Building is in the heart of Vero Beach's vibrant medical district and exemplifies the ideal blend of strategic positioning and serene surroundings. Its central location ensures effortless accessibility for patients and medical professionals alike, benefiting from its proximity to the city's major roads and the bustling medical node. The facility's proximity to Cleveland Clinic Indian River Hospital complements the building's advantageous positioning.

In the backdrop of Vero Beach's picturesque charm, the building stands as a beacon for healthcare and a place of healing. With the city's growth as a coveted residential and business locale, this facility promises immense potential for business expansion, making it a prime spot for healthcare providers aiming for success.

| SPACES                 | LEASE RATE (NNN) | SPACE SIZE |
|------------------------|------------------|------------|
| 820 37th Place Suite 2 | \$24.50 SF/yr    | 3,750 SF   |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 1,188    | 26,268   | 57,074   |
| Total Population  | 2,457    | 59,830   | 132,444  |
| Average HH Income | \$95,614 | \$69,571 | \$69,198 |

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FLOOR 1



**COLDWELL BANKER  
COMMERCIAL**



*The Kite Team*

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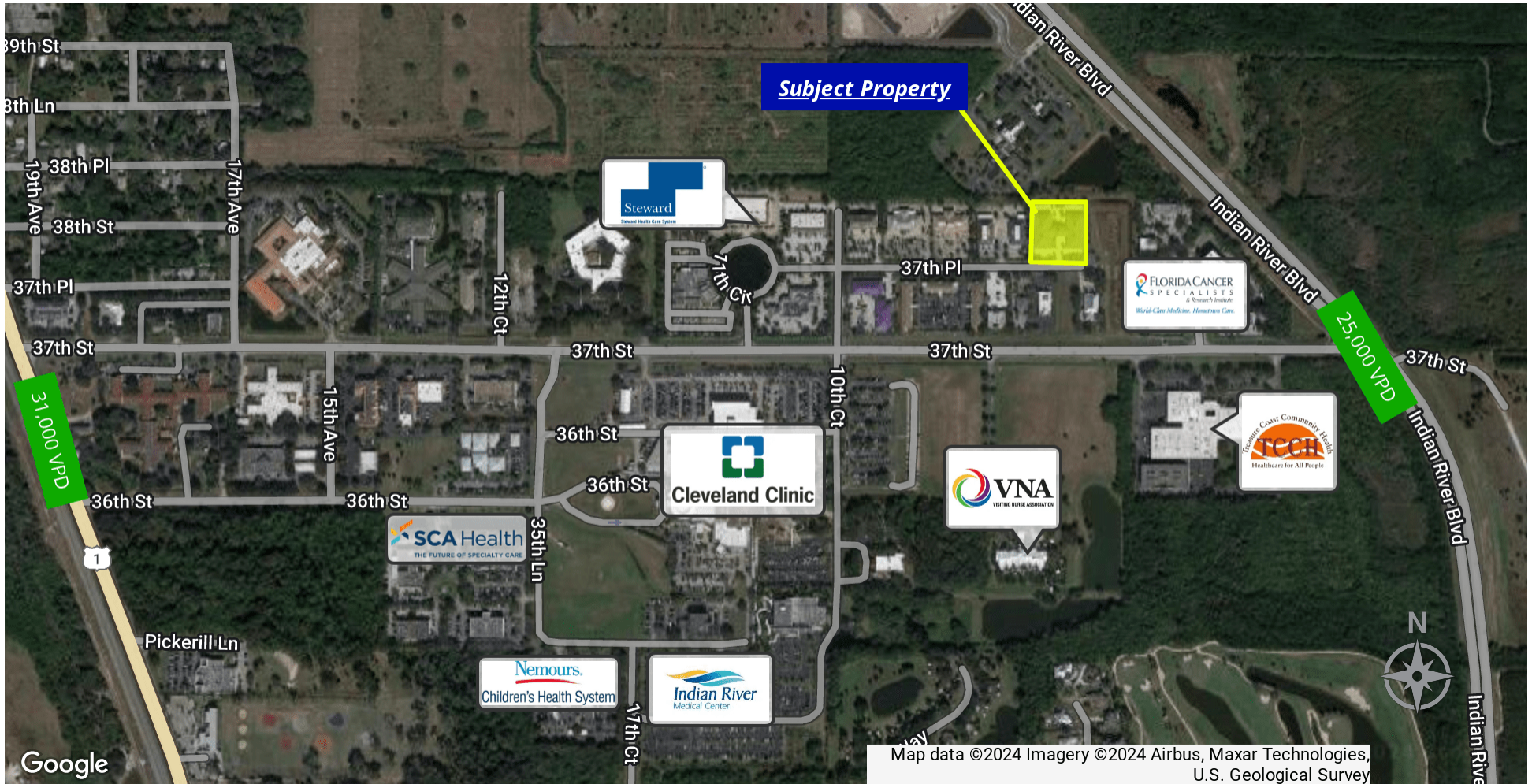


**COLDWELL BANKER  
COMMERCIAL** | PARADISE

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