

215 Baytree Drive, Melbourne FL 32940



Luxury Office Building
12,800 square feet



For information:
Contact Daniel Evans
danplan@evansbutler.com

321-727-1000 (office)
321-693-1293 (direct)



Available September 2024

Picture your office just one block south of Wickham Road, (serviced by a traffic signal for easy ingress and egress) and in close proximity to the Interstate 95 interchange. You can enjoy the benefit of the central location to serve Brevard county clients and attract employees countywide. The floor plan features open office design combined with private offices along the perimeter with lakefront views. Conference rooms, spacious lobby, a kitchen/break area and many other well designed and well appointed features create a comfortable and efficient office interior design. Benefitting the office staff are numerous restaurants east and west of the Interstate that are the result of the fast growing and quality conscious development of Viera's planned community. Due to the central location within Brevard County, many of the amenities of the Viera/Suntree vicinity are solely located here and are intended for all Brevard County residents to enjoy for their leisure and their businesses.

215 Baytree Drive, on the NWQ of Baytree Dr. and Bedford Dr.

Baytree Blvd and Wickham Road.

This view faces southeasterly.

Baytree Country Club
is in the background



Reserve your appointment to see this office leasing opportunity

The current tenant is Carr Riggs Ingram (CRI) Accountants.

Their plan is to occupy new space in mid August. The owner is seeking a new long term tenant to occupy this professional single tenant office building.

12,800 sq. ft @\$25.00 per sq. ft. annually, triple net (\$5.45/sf in 2023)

Building constructed in 1994 of concrete block, stucco, enamel metal roof.

There is an extensive use of thermal glass on the exterior allowing for natural light.

Lighted parking lot holds 50 vehicles. 663 sq. ft exterior porch views the lake.

The building sits on 2.08 acres.













