

EXECUTIVE SUMMARY

Class A Waterfront Office Building • 1077 Florida A1A Satellite Beach, FL 32937



OFFERING SUMMARY

Lease Rate: \$28.00 - 29.50 SF/yr
(MG)

Lot Size: 0.57 Acres

PROPERTY OVERVIEW

Welcome to 1077 Highway A1A, where luxury meets functionality. This Class A office building features breathtaking waterfront views, nestled directly on the pristine Satellite Beach shoreline. With three floors of premium office space available, each floor offers distinct layouts ranging from 1,300 to 2,000 square feet. The versatility of our design allows for leasing options tailored to your needs; whether you require an entire floor for your enterprise or prefer customizable suites, we accommodate your vision. Each floor features two bathrooms, while the first and third floors additionally offer the convenience of showers, ensuring utmost comfort for your team. Elevate your business presence in this prestigious location, where productivity aligns seamlessly with coastal tranquility.

LOCATION OVERVIEW

Situated in Satellite Beach, 1077 Highway A1A enjoys proximity to the esteemed Patrick Space Force Base and the upscale residential development, The Vue, featuring 72 homesites. The Space Coast boasts the #2 fastest-growing tech sector in the U.S., according to the Bureau of Labor Statistics Quarterly Census of Employment and Wages data for 2022, presenting prime opportunities for businesses seeking dynamic growth.

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AVAILABLE SPACES

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Lease Rate: \$28.00 - 29.50 SF/YR (MG) **Total Space** 1,300 - 2,000 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
First Floor		\$28.00 SF/YR	Modified Gross	1,300 SF	Negotiable	Beautiful first floor suite includes a large reception and comfortable waiting area, two private offices with built-in cabinets and sliding glass doors opening to a covered outdoor patio, two private bathrooms with walk in showers, and a large storage closet.
Second Floor		\$29.50 SF/YR	Modified Gross	2,000 SF	Negotiable	Fantastic second floor office space with modern interior, abundant natural lighting, and a large balcony with ocean views. Three private offices, a large conference room, and an open workspace offer a flexible layout to meet your needs. There are two private half bathrooms as well.

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ADDITIONAL PHOTOS

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LOCATION MAP

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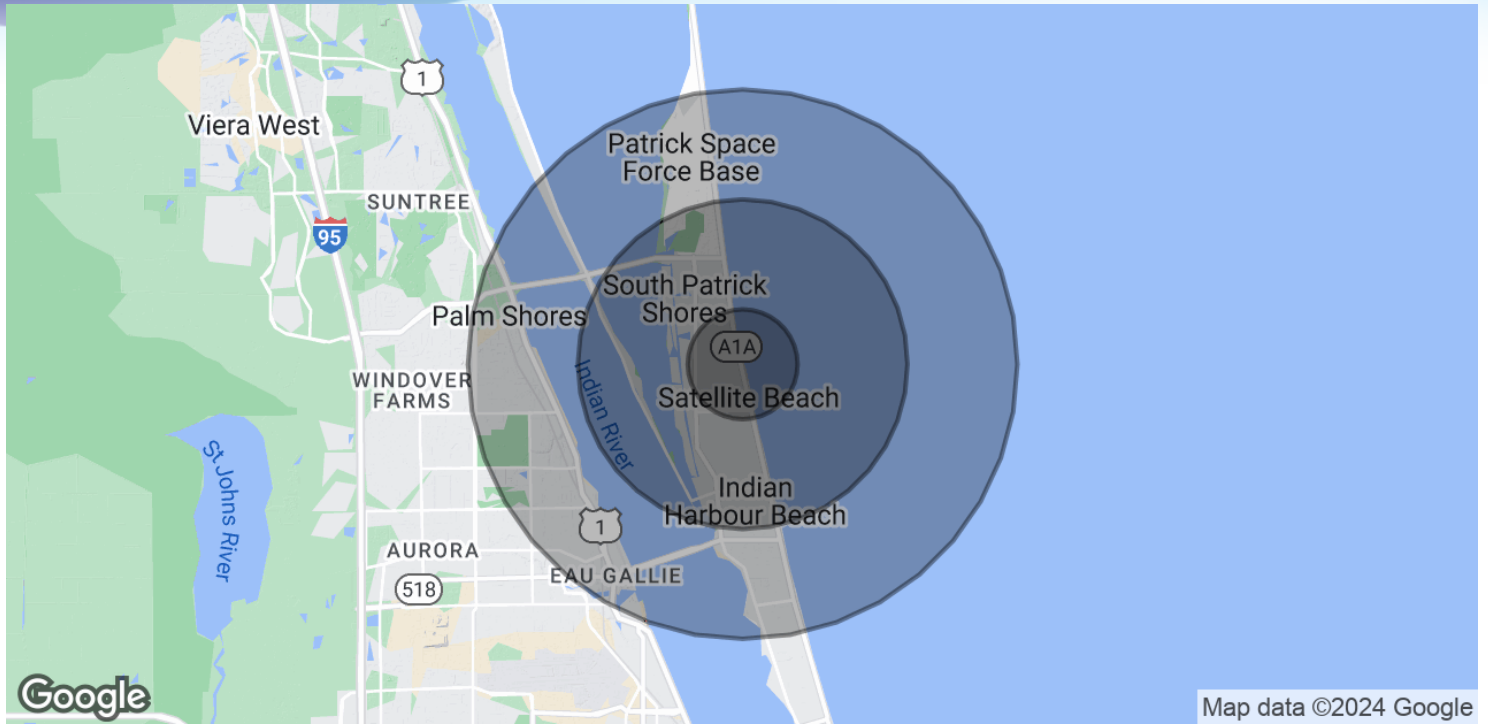
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,368	27,102	62,682
Average Age	41.9	48.8	46.1
Average Age (Male)	40.0	47.6	44.5
Average Age (Female)	43.3	48.5	46.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,301	12,721	29,117
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$94,825	\$90,618	\$79,539
Average House Value	\$310,232	\$339,670	\$274,305

2020 American Community Survey (ACS)

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