

EXECUTIVE SUMMARY

The Professional Center at Viera • 6156 Breslay Drive Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 2,500 - 5,000 SF

Lease Rate: \$30.00 SF/yr (NNN)

Year Built: 2023

Building Size: 10,000 SF

Market: Viera

PROPERTY OVERVIEW

This is a NEW, CLASS A - MEDICAL OFFICE BUILDING developed by Pro-Ject International, known for their quality, well-run, projects.

This building is 10,000 square feet, built for maximum tenant build-out flexibility. Building can deliver from one (1) to two (2) suites.

This state-of-the-art building, energy efficient, building has panoramic windows that boast beautiful waterfront views while the contemporary architecture provides captivating and timeless identify for your business.

Suites can range in size from 2,500 sf to 5,000 sf and they can be built-to-suit your specific business needs and design criteria.

One of the few office buildings located in West Viera.

Project has great identity and signage opportunities.

LOCATION OVERVIEW

Viera, Florida, is a 22,000+ acre development located in the middle of Brevard County, which has been deemed a large part of the "Florida's Space Coast".

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AVAILABLE SPACES

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Lease Rate: \$30.00 SF/YR (NNN) **Total Space** 2,500 SF
Lease Type: NNN **Lease Term:**

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-----------|-----------|---------------|------------|-----------|-----------|--|
| Suite 102 | Medical | \$30.00 SF/YR | NNN | 2,500 SF | 60 months | This is a brand new 10,000 square foot medical building that can be leased in 2,500 sf increments. The building can be divided into a total of two (2) suites of 2,500 sf. |
| Suite 103 | Medical | \$30.00 SF/YR | NNN | 2,500 SF | 60 months | This is a brand new 10,000 square foot medical building that can be leased in 2,500 sf increments. The building can be divided into a total of two (2) suites of 2,500 sf. |

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ADDITIONAL PHOTOS

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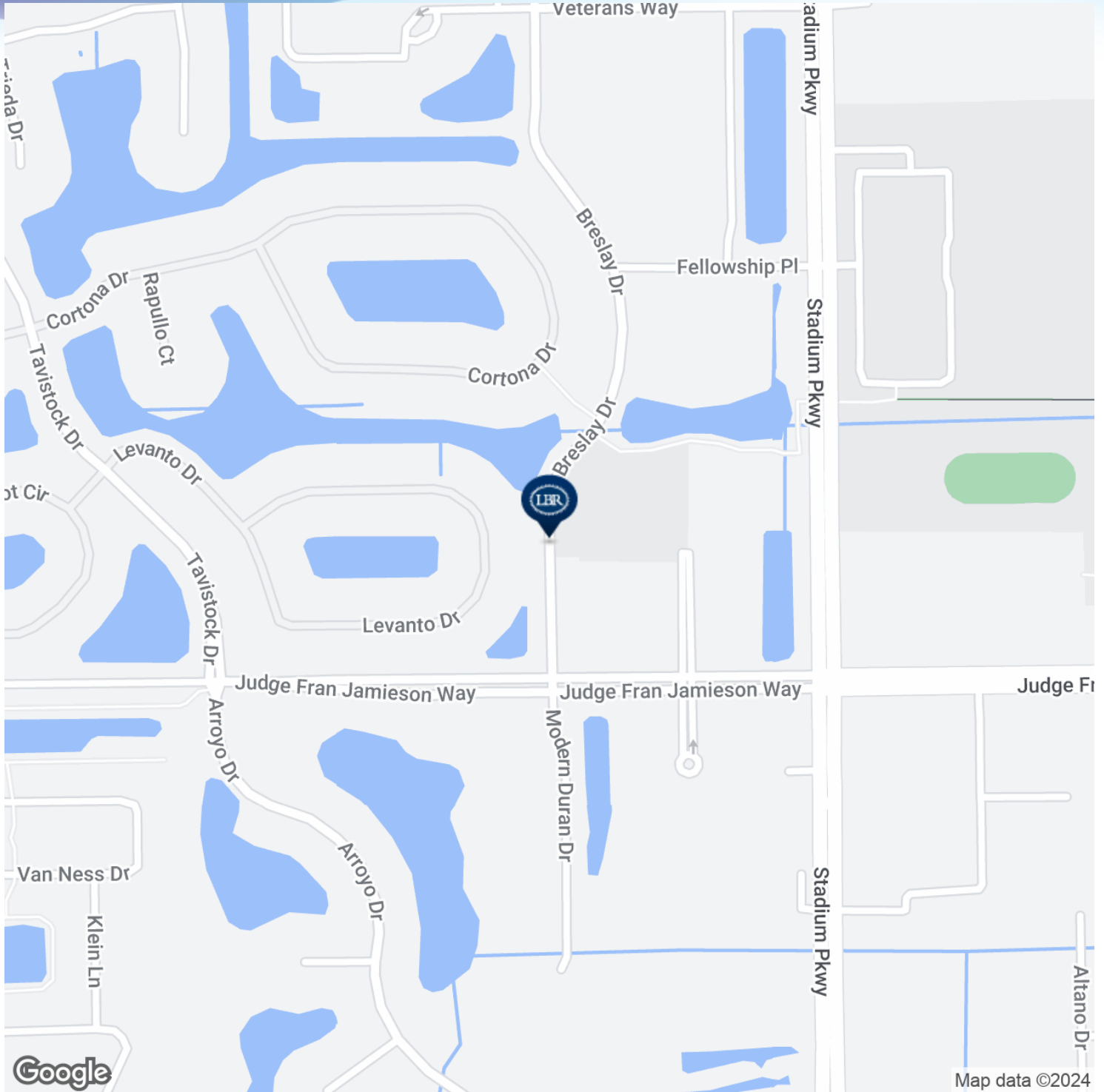
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LOCATION MAP

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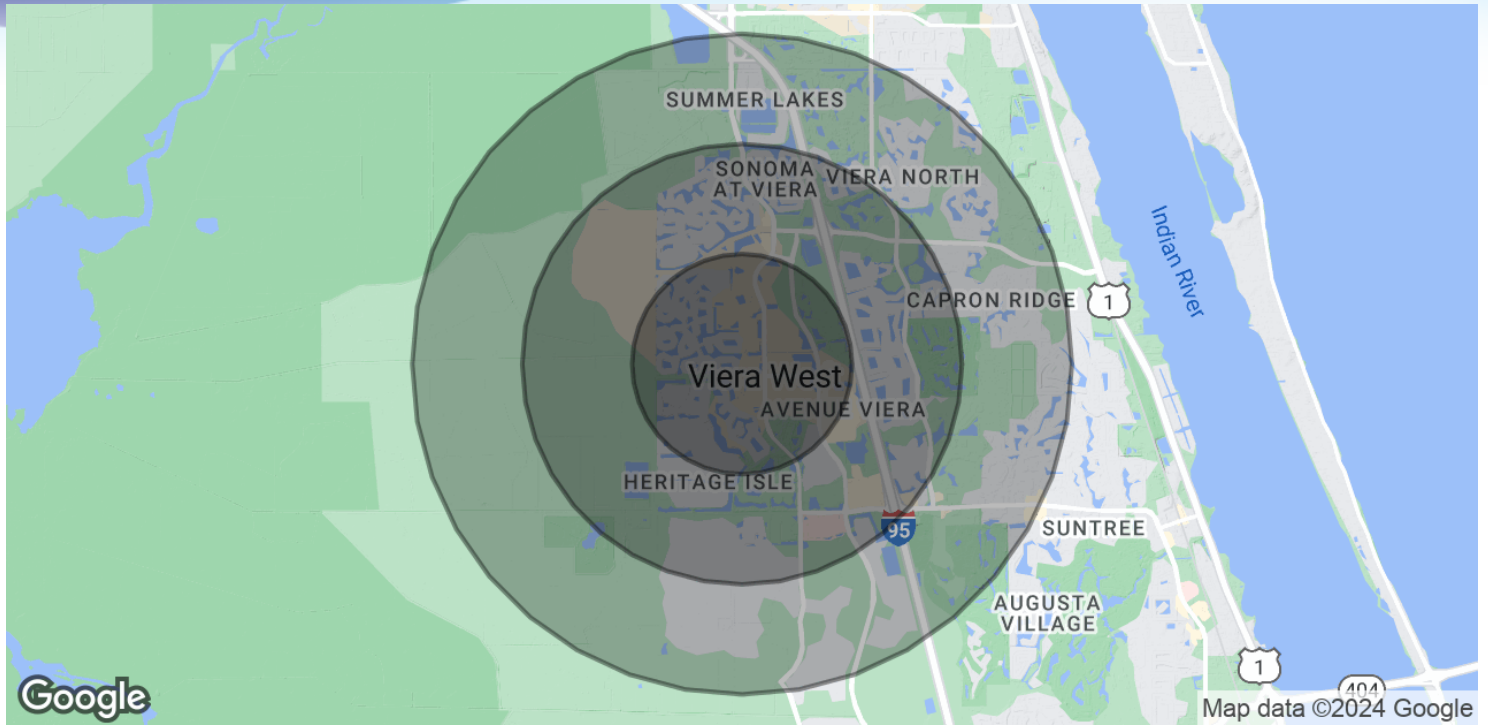
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,363 | 16,884 | 30,353 |
| Average Age | 44.3 | 43.0 | 47.0 |
| Average Age (Male) | 42.8 | 42.7 | 46.6 |
| Average Age (Female) | 44.9 | 43.4 | 47.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,554 | 7,205 | 13,728 |
| # of Persons per HH | 2.2 | 2.3 | 2.2 |
| Average HH Income | \$73,431 | \$79,131 | \$82,905 |
| Average House Value | \$436,613 | \$354,212 | \$327,700 |

* Demographic data derived from 2020 ACS - US Census

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