



OFFICE SPACE FOR LEASE

1331 Bedford Drive Melbourne, Fl 32940

PROPERTY SUMMARY

Situated in Baytree Corporate Park, 1331 Bedford Drive is located in Viera Suntree, Melbourne on the outskirts of one of the nations fastest growing master planned communities.

Suite 101 offers 1,205 Square feet of office professional space providing three individual offices, open reception area, monument signage, in-suite restroom, in-suite kitchenette, and ample space for storage.

Great for a small law practice, engineering firm, counseling center, and more!

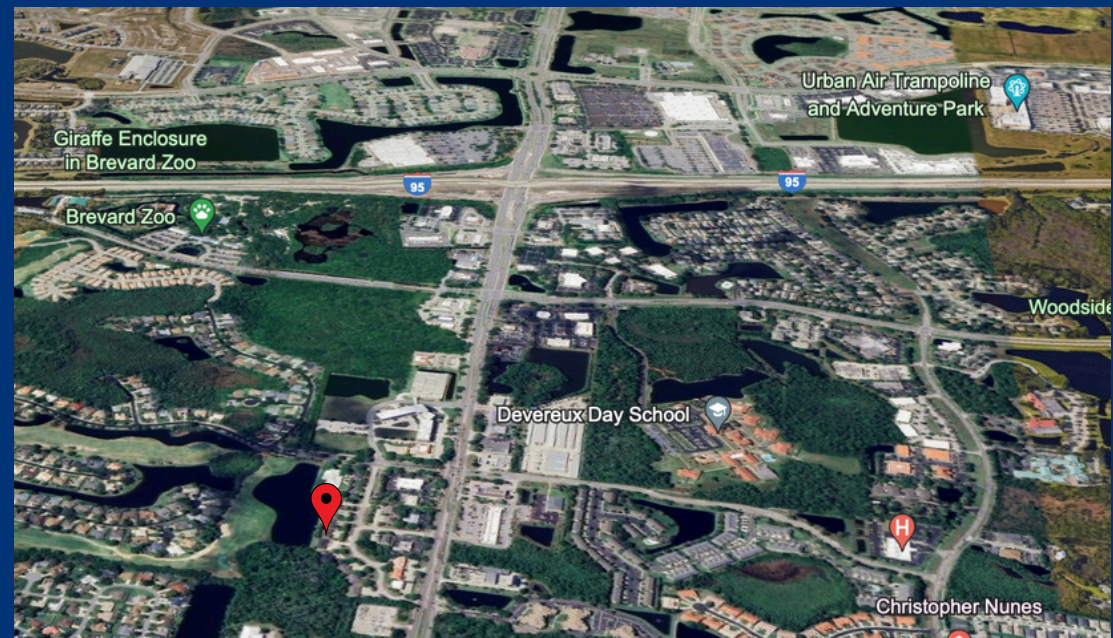
OVERVIEW

- Parcel ID: 26-36-14-30-*-8
- Size: 1,205 Sq Ft
- Tenant: Single
- Price: \$24 Per Sq Ft (Modified Gross)
- Available for occupancy July 1st

LOCATION

- Located directly off N Wickham road, and Bedford Drive in Melbourne Florida.
- 1331 Bedford offers a prime location with close proximity to US Highway 1, I-95, and North Wickham Road

LOCATION



VIERA 2024



37,000+ TOTAL POPULATION	15,400+ HOMES	49.3 MEDIAN AGE	2.43 AVG HOUSEHOLD SIZE
VIERA RESIDENTS HOMEOWNERS RENTERS 84% 16%	MEDIAN \$92,559 HOUSEHOLD INCOME	MEDIAN \$421,226 HOME VALUE	EDUCATION 52.9% BACHELOR, GRAD OR PROFESSIONAL DEGREE
POPULATION GENERATION Z 1999-2016 17.8%	POPULATION MILLENNIAL 1981-1998 18.3%	POPULATION GENERATION X 1965-1980 20.4%	POPULATION BABY BOOMERS 1946-1964 27.9%
860+ BUSINESSES	13,000+ EMPLOYEES	3,900,000+ ^{SQ} FT. COMMERCIAL SPACE	

WWW.TEAMLBR.COM



CALL: (321) 722-0707

PHOTOS



FOR MORE INFO

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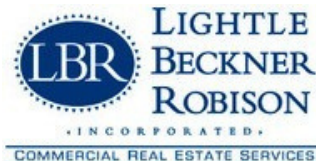
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