

EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Lease Rate: \$28.00 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 two 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 floor offers the convenience of a shower, ensuring the 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.

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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AVAILABLE SPACES

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Lease Rate: \$28.00 SF/YR (MG) **Total Space:** 1,300 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.

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ADDITIONAL PHOTOS

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LOCATION MAP

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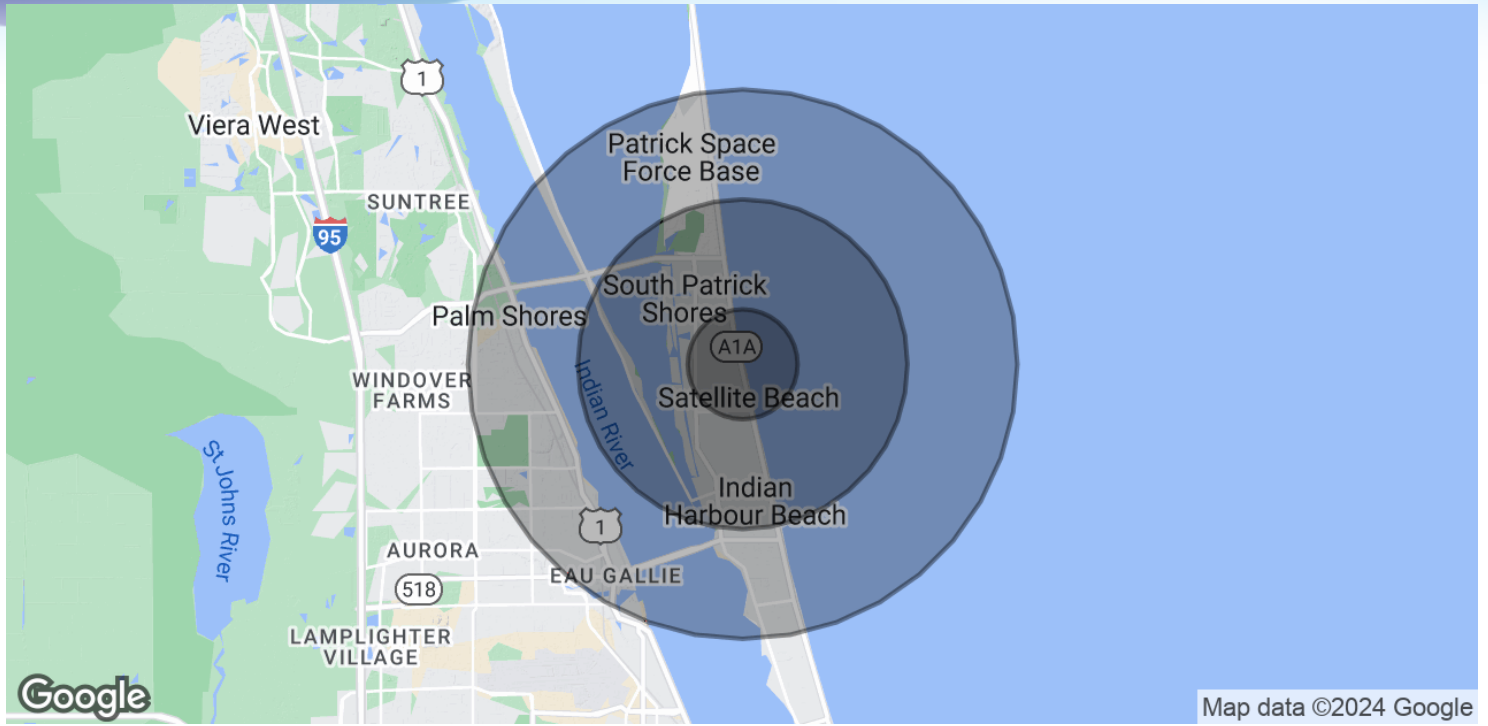
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DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

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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