

EXECUTIVE SUMMARY

• 730 East Strawbridge Avenue Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 8,805 SF

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

Building Size: 8,805 SF

Zoning: C3

PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease +/- 8,805 Square feet of newly designed office space located in the Heart of Downtown Melbourne.

This +/- 8,805 square foot addition will provide the epitome of modern workspace, and the ability to design your own interior.

Referred to as Brevard County's "Central Business District" the property benefits from its close proximity to US-HWY 1, the beaches, and I-95.

The building just underwent a state-of-the-art façade improvement, making it one of the most pronounced Class "A" office buildings in the Downtown area.

Enjoy unobstructed views of Downtown Melbourne, walkable amenities, and all the enjoyment a Melbourne location has to offer.

LOCATION OVERVIEW

Downtown Melbourne on the corner of I92 and Waverly Place

Elevate your presence in this prime location in the heart of Downtown Melbourne.

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

• 730 East Strawbridge Avenue Melbourne, FL 32901

Lease Rate: \$30.00 SF/YR (MG) **Total Space:** 8,805 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
730 - Building 2		\$30.00 SF/YR	Modified Gross	8,805 SF	Negotiable	Available +/- 12 Months from Lease Execution

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

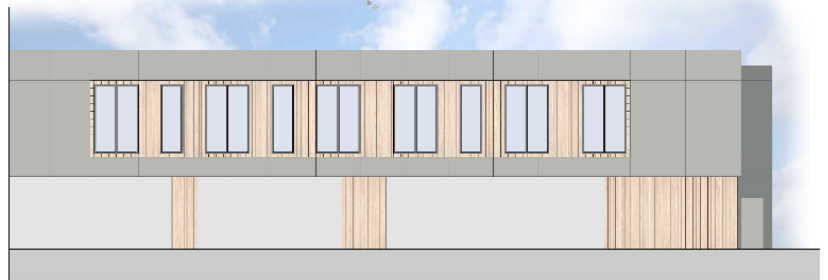
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 730 East Strawbridge Avenue Melbourne, FL 32901



FRONT ELEVATION SCALE 1/8" = 1'-0"



REAR ELEVATION SCALE 1/8" = 1'-0"



CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

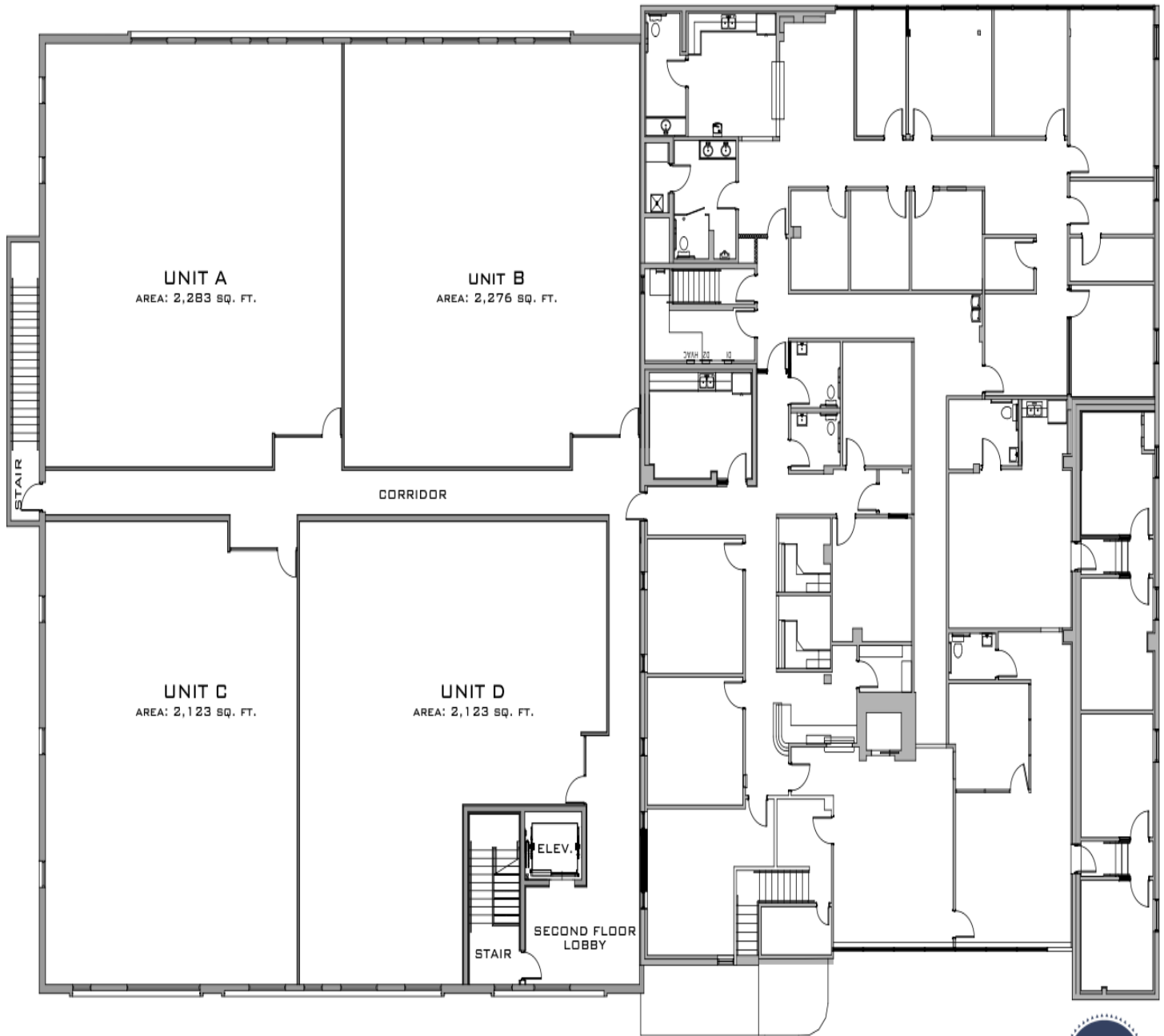
Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 730 East Strawbridge Avenue Melbourne, FL 32901



SECOND FLOOR PLAN



CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

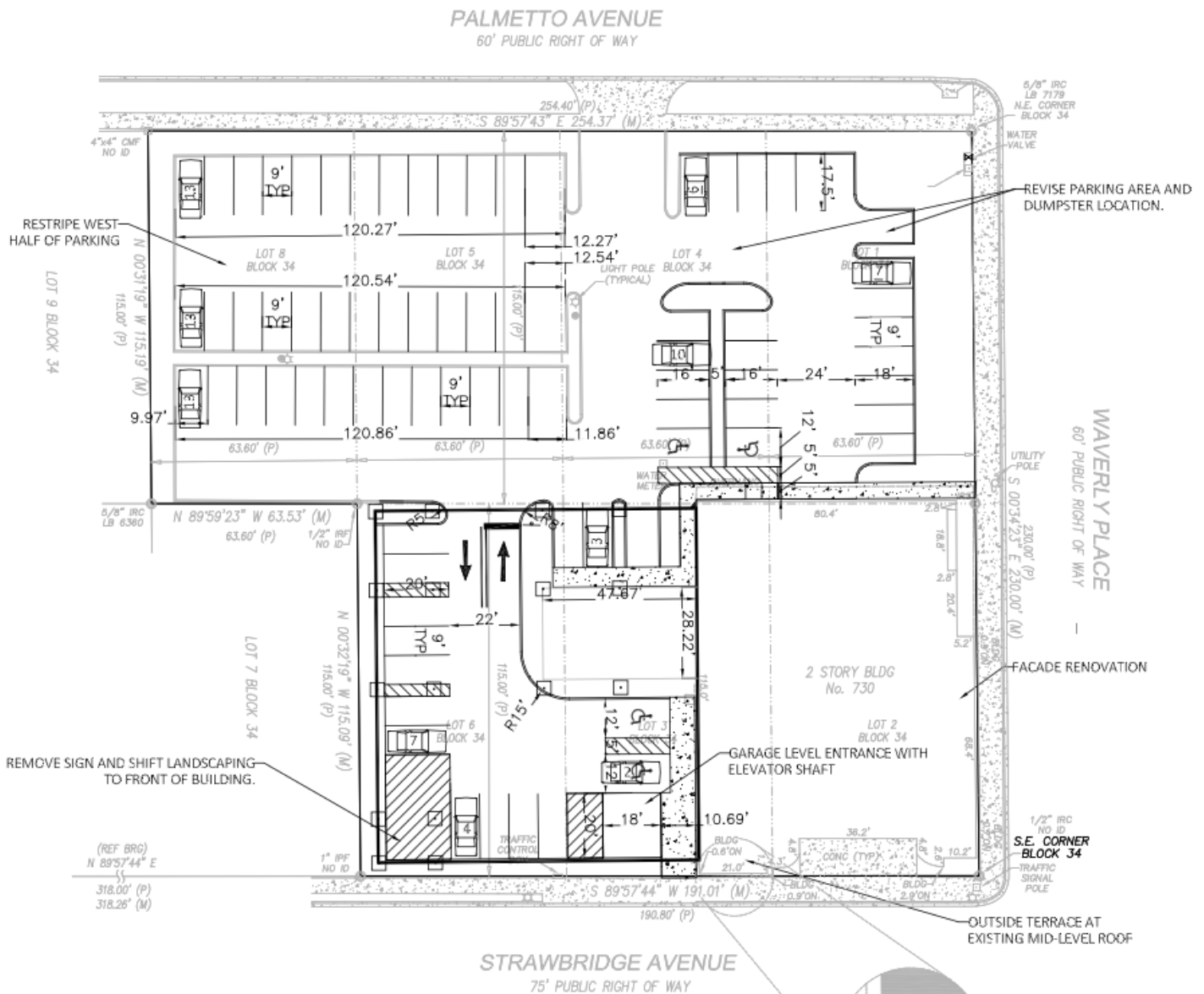
Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

SITE PLANS

• 730 East Strawbridge Avenue Melbourne, FL 32901



SITE PLAN EXHIBIT



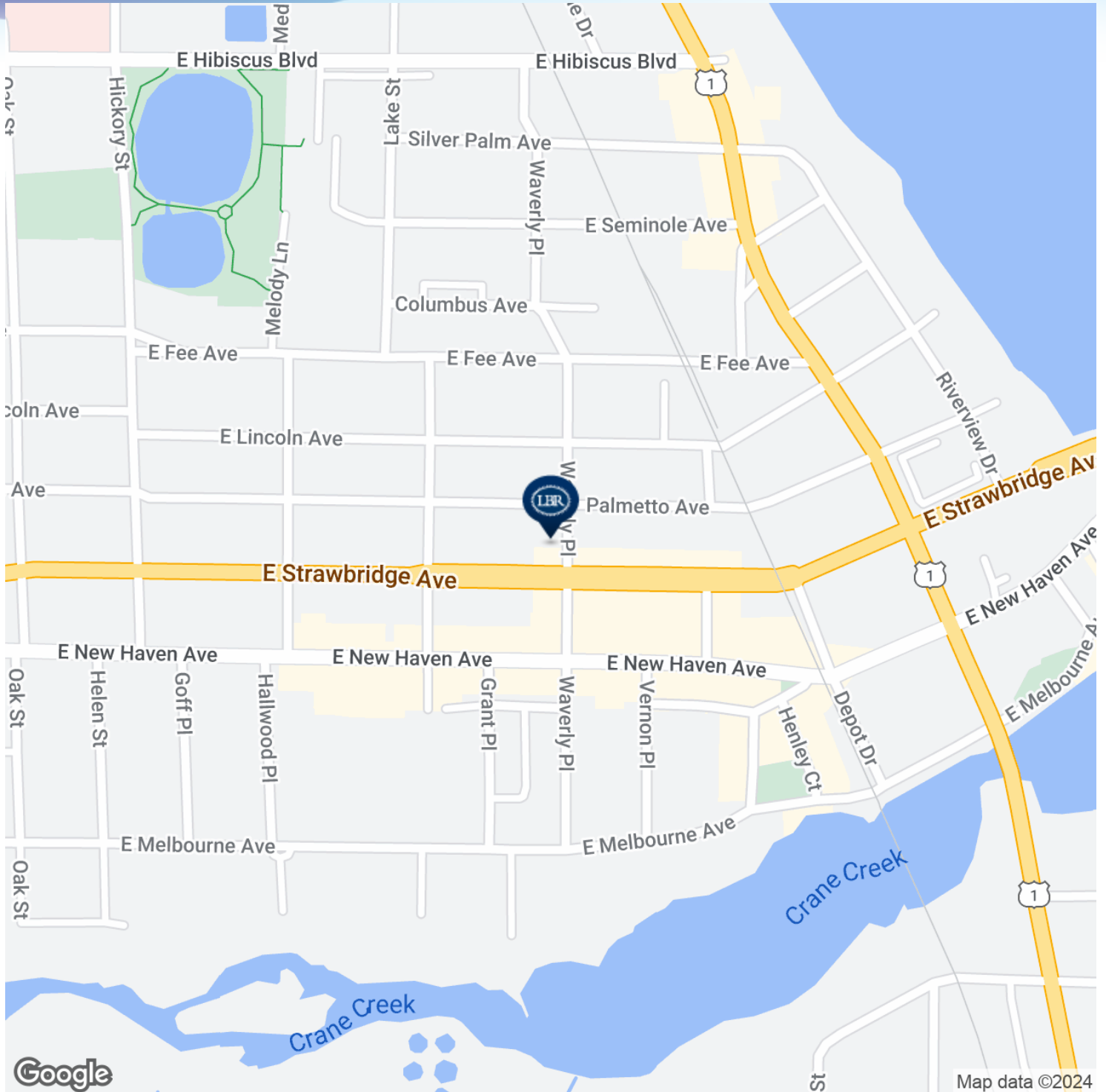
CHARLES DUVAL
Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lighte Beckner Robison, Inc.
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

• 730 East Strawbridge Avenue Melbourne, FL 32901



CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

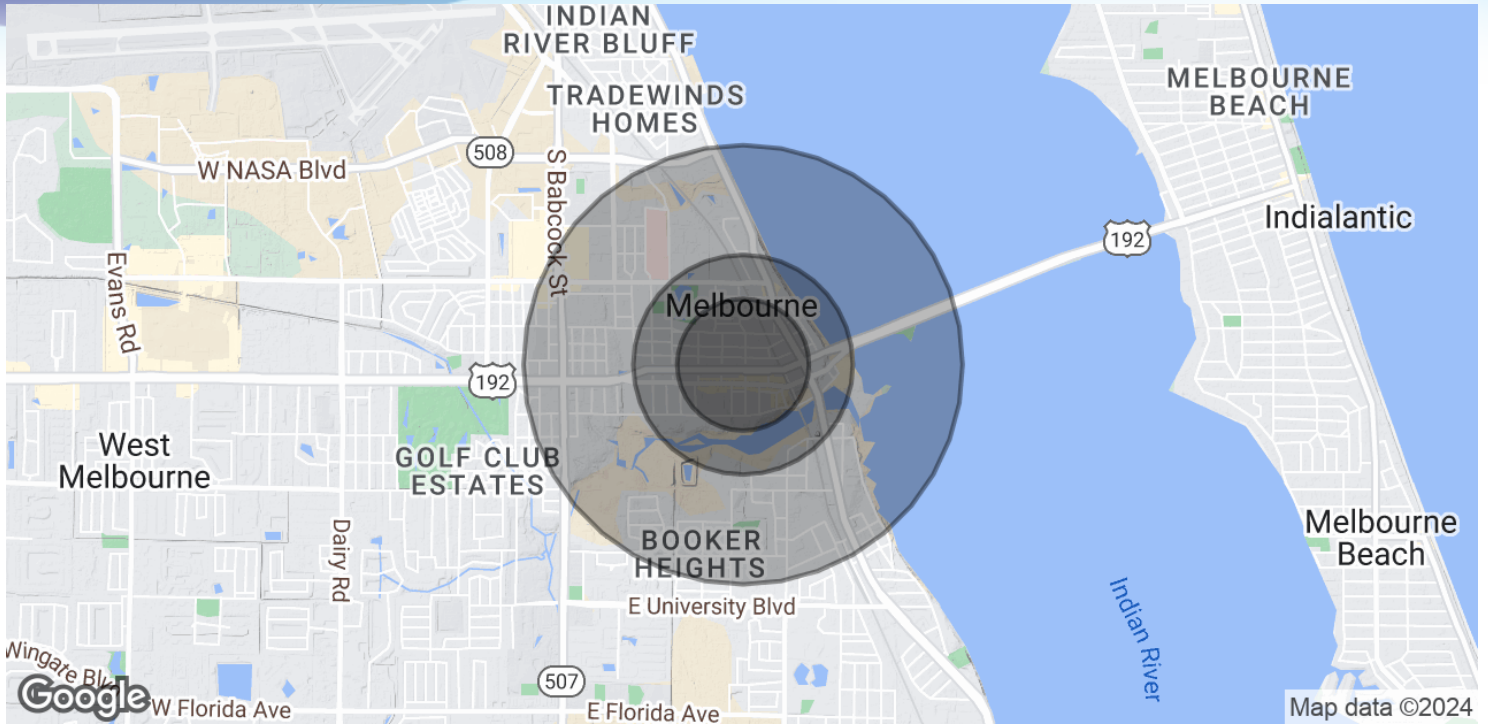
Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP & REPORT

• 730 East Strawbridge Avenue Melbourne, FL 32901



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	968	1,819	5,896
Average Age	61	58	49
Average Age (Male)	56	53	46
Average Age (Female)	65	61	52

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	594	1,063	2,814
# of Persons per HH	1.6	1.7	2.1
Average HH Income	\$48,800	\$51,742	\$57,308
Average House Value	\$368,553	\$357,655	\$295,771

Demographics data derived from AlphaMap

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.