

EXECUTIVE SUMMARY

• 1204/1214 North Harbor City Boulevard Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 728 and 1,682 SF

Lease Rate: \$15.00 SF/yr (Gross)

Building Size: 728 - 1,682 SF

Zoning: C2

PROPERTY OVERVIEW

Two (2) freestanding office buildings for lease. Parking available in front on US1 and rear of buildings.

Building 1204 - Reception area, Four (4) private offices, Open office space, Full kitchen and Two (2) bathrooms.

Building 1214 - Open office area, Two (2) private offices and One (1) bathroom

LOCATION OVERVIEW

South of Eau Gallie with US1 Frontage.

Buildings ready for occupancy by Professional Tenant.

ROB BECKNER, SIOR

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CHARLES DUVALL

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AVAILABLE SPACES

• 1204/1214 North Harbor City Boulevard Melbourne, FL 32935

Lease Rate: \$15.00 SF/YR (GROSS) **Total Space** 728 - 1,682 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Building 1204		\$15.00 SF/YR	Gross	1,682 SF	Negotiable	Rent includes CAM, Real Estate Insurance and Real Estate Taxes. Tenant to pay utilities and basic maintenance.
Building 1214		\$15.00 SF/YR	Gross	728 SF	Negotiable	Rent includes CAM, Real Estate Insurance and Real Estate Taxes. Tenant to pay utilities and basic maintenance.

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ADDITIONAL PHOTOS

• 1204/1214 North Harbor City Boulevard Melbourne, FL 32935



Building 1214



Building 1214



Building 1214



Building 1214



Building 1204



Building 1204



Building 1204



Building 1204



Building 1204

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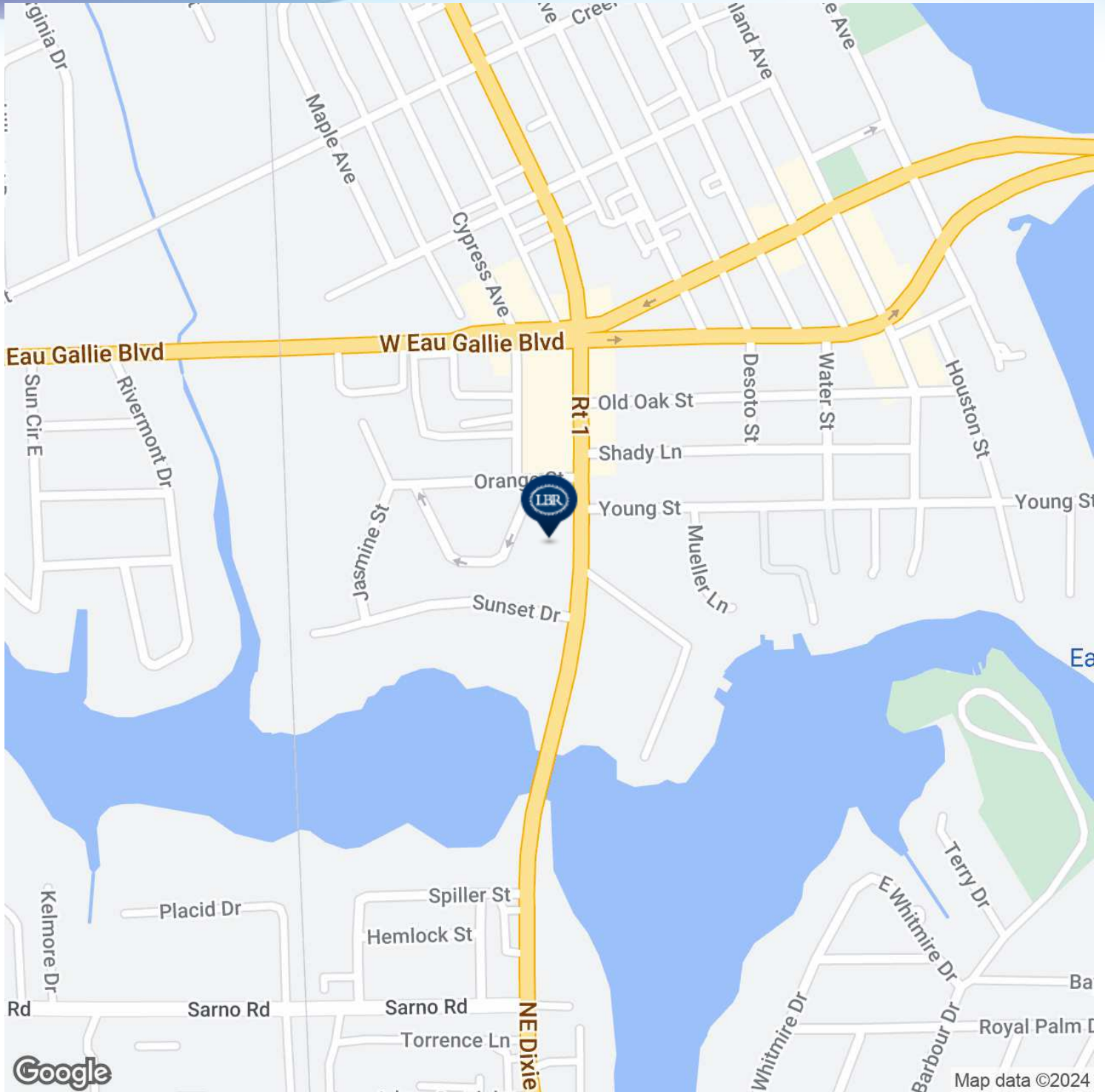
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LOCATION MAP

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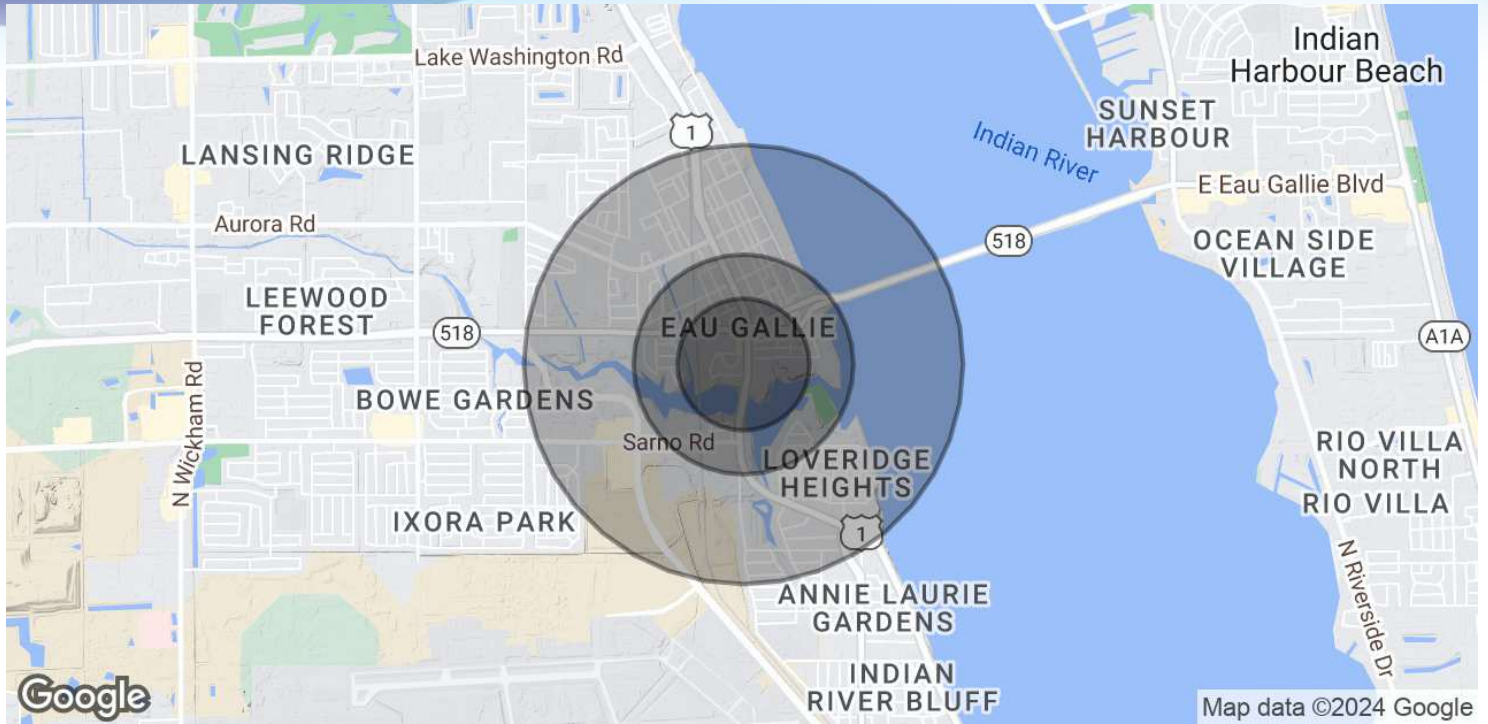
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	590	1,517	5,342
Average Age	50	47	45
Average Age (Male)	47	45	44
Average Age (Female)	52	49	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	269	709	2,404
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$78,918	\$76,357	\$74,114
Average House Value	\$406,966	\$387,531	\$344,141

Demographics data derived from AlphaMap

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