

EXECUTIVE SUMMARY

Lynx Office Park • 7506/7556 Lynx Way Viera, FL 32940



OFFERING SUMMARY

Available SF: 25,000 SF

Lease Rate: \$32.00 - 38.50 SF/yr
+ (7.50)

Year Built: 2024

Building Size: 2,500 - 20,000 SF

Zoning: PUD

PROPERTY OVERVIEW

Two (2) new buildings, of approximately 20,000 sq. ft. each, divisible to 2,500 sq. ft.

Lynx 1 offers 5,000 sq ft available and can be subdivided to 2,500 sq ft. See plans below that will be completed 1st Quarter 2025.

Lynx 2 offers 20,000 sq ft. Can be subdivided to 10,000 sq ft per floor. Shell delivery within 8 - 10 months.

Surrounded by retail and professional users in a beautiful Office Park development. Located directly across from Viera Hospital, in Central Viera.

- Office, Professional, or Medical
- 4/1000 Onsite Parking
- Easy access to I-95, Wickham Rd and US-1
- Office Building with unique features, including modern common areas

LOCATION OVERVIEW

Property located between Lake Andrew Dr. and Stadium Parkway. This office space is directly south of the Health First Hospital Viera. Two access points off of I-95, directly in the center of new development located in Viera.

ROB BECKNER, SIOR

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AVAILABLE SPACES

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Lease Rate: \$32.00 - 38.50 SF/YR (7.50)

Total Space 2,500 - 20,000 SF

Lease Type: 7.50 (NNN)

Lease Term: 10 Years

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Lynx 1	\$32.00 - 38.50 SF/YR	7.50 (NNN)	2,500 - 5,000 SF	120 months
Lynx 2	\$32.00 - 38.50 SF/YR	7.50 (NNN)	10,000 - 20,000 SF	120 months

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ADDITIONAL PHOTOS

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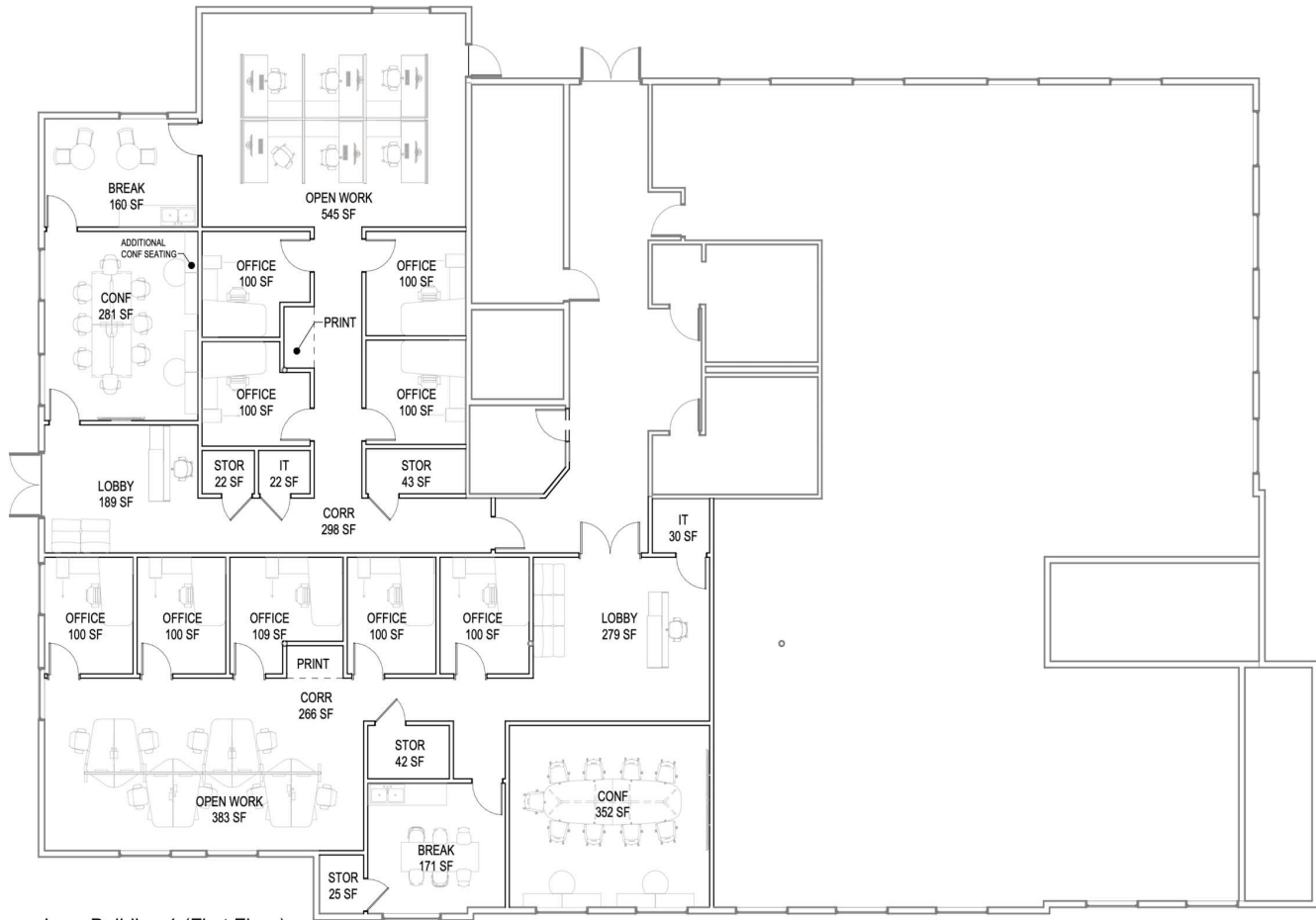
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ADDITIONAL PHOTOS

Lynx Office Park • 7506/7556 Lynx Way Viera, FL 32940



Lynx Building 1 (First Floor)



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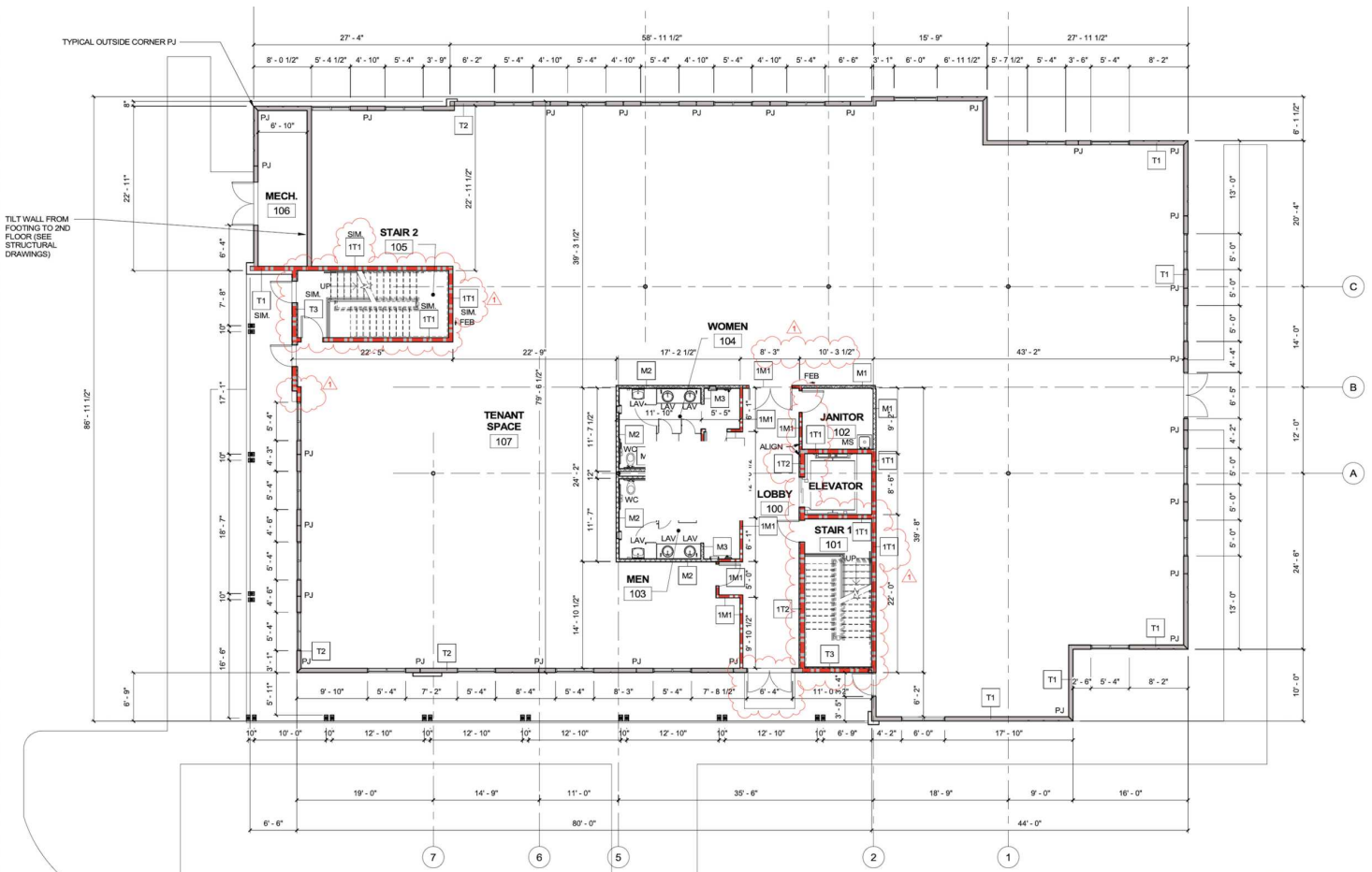
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ADDITIONAL PHOTOS

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Lynx Building 2 (First Floor)



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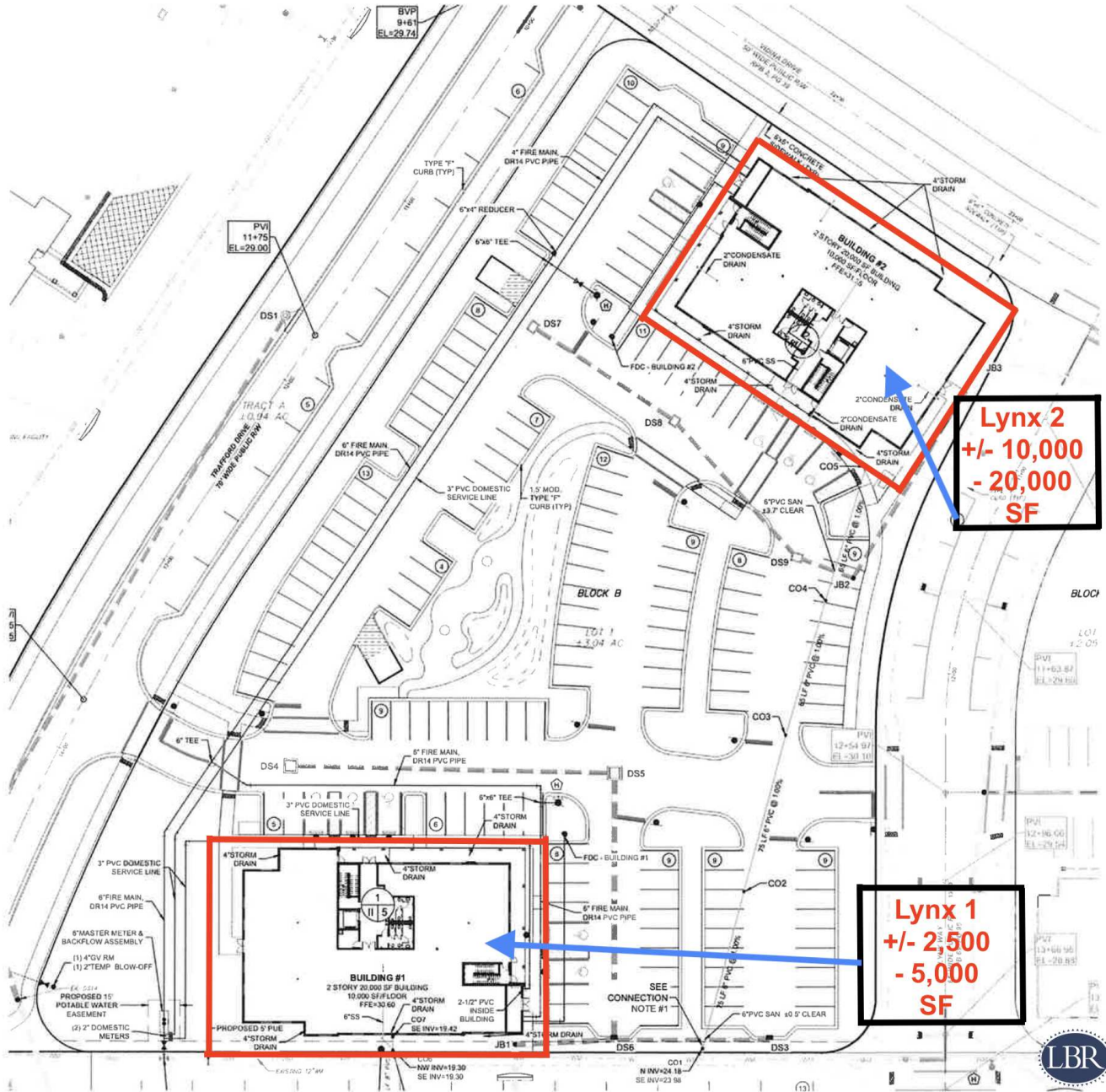
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SITE PLAN

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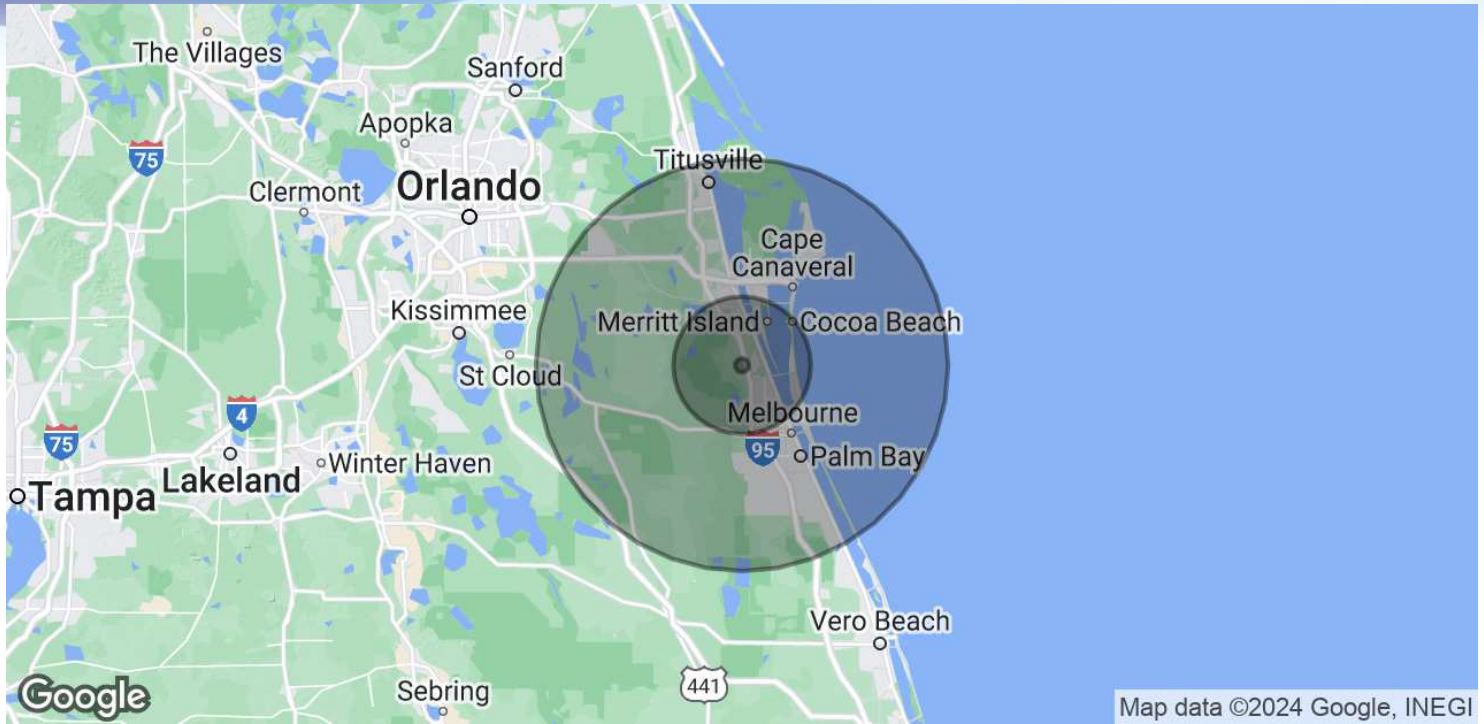
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	6,799	231,913	680,624
Average Age	42	47	46
Average Age (Male)	41	46	45
Average Age (Female)	43	48	47

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	2,520	99,455	287,204
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$145,931	\$111,318	\$98,691
Average House Value	\$605,932	\$434,417	\$376,421

* Demographic data derived from 2020 ACS - US Census

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