

# EXECUTIVE SUMMARY

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



## OFFERING SUMMARY

<b>Available SF:</b>	2,830 - 3,161 SF
<b>Lease Rate:</b>	\$24.00 SF/yr (MG)
<b>Lot Size:</b>	1.03 Acres
<b>Year Built:</b>	1964
<b>Building Size:</b>	21,569 SF
<b>Zoning:</b>	C-1

## PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease 325 Fifth Avenue "The Center at Indialantic."

Known as one of the most prominent Class "A" office buildings on the beach, the building provides two suites available for lease. Suite 207 +/- 2,830 SqFt & Suite 108 +/- 3,161 SqFt.

Enjoy the "live, work, and play" experience at this building with its close proximity to retail amenities, and the beach.

## LOCATION OVERVIEW

The building benefits from its location being situated directly on fifth avenue with convenient access to US-192, US HWY 1, and I-95.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### 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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903

**Lease Rate:** \$24.00 SF/YR (MG) **Total Space** 2,830 - 3,161 SF  
**Lease Type:** MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 207		\$24.00 SF/YR	Modified Gross	2,830 SF	Negotiable	Available October 1, 2024
Suite 108		\$24.00 SF/YR	Modified Gross	3,161 SF	Negotiable	

**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



Rendering Suite 108

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

## Lightle Beckner Robison, Inc.

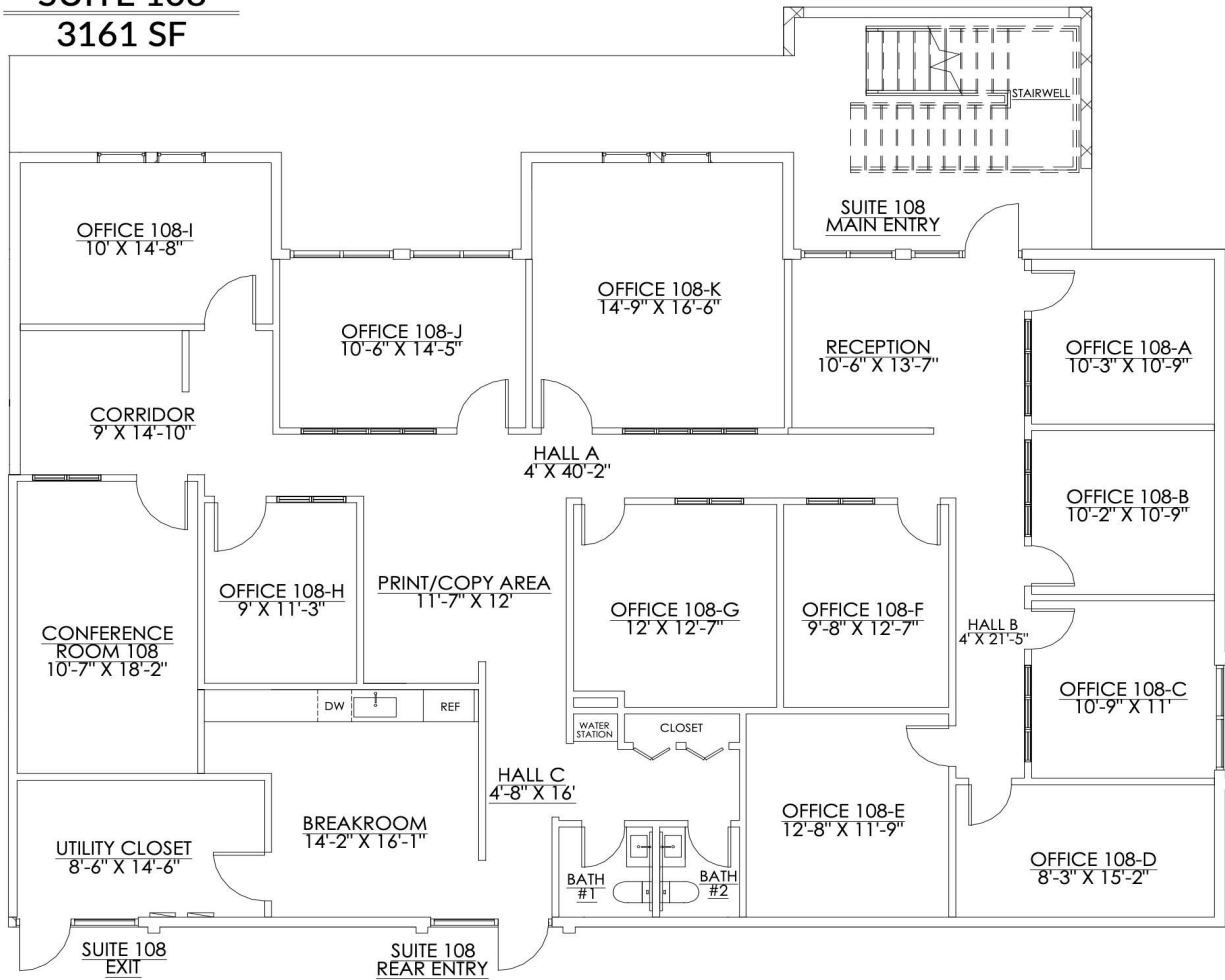
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903

## SUITE 108 3161 SF



### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### 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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



Rendering Suite 207

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

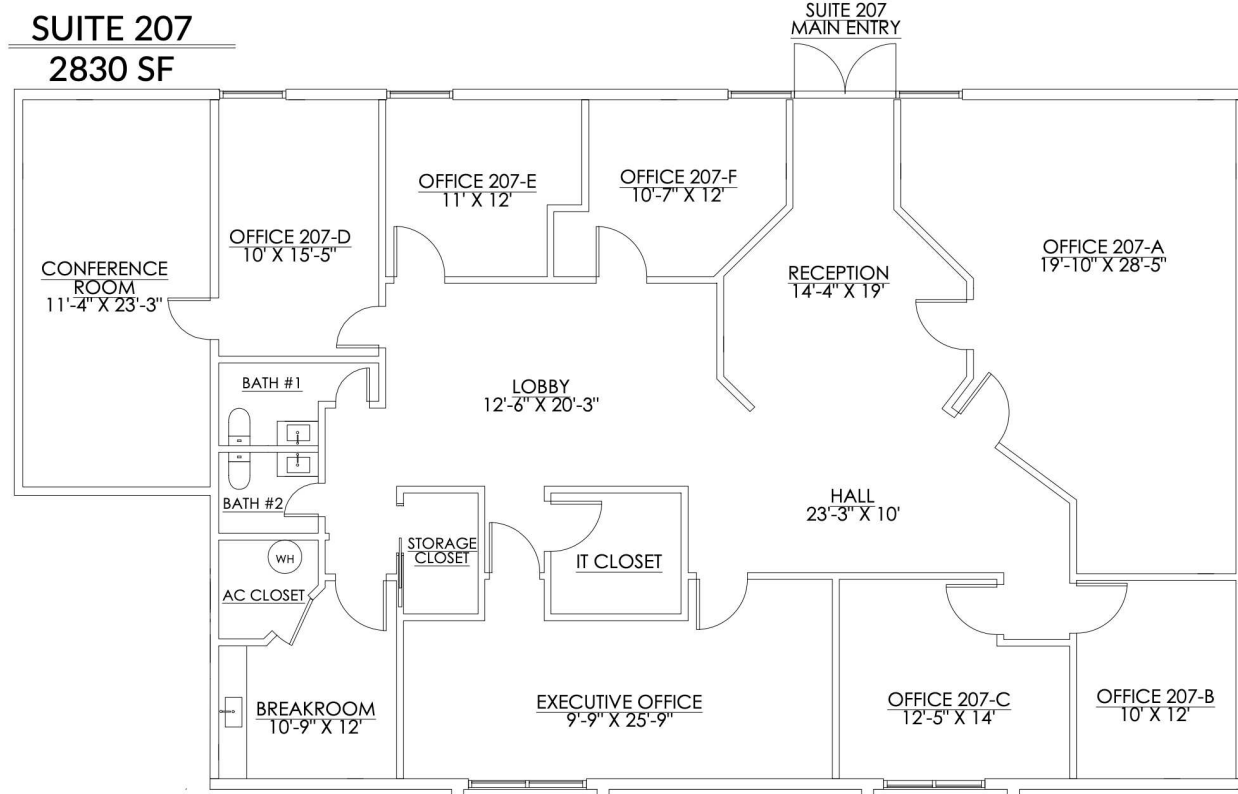
## Lightle Beckner Robison, Inc.

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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**CHARLES DUVALL**

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

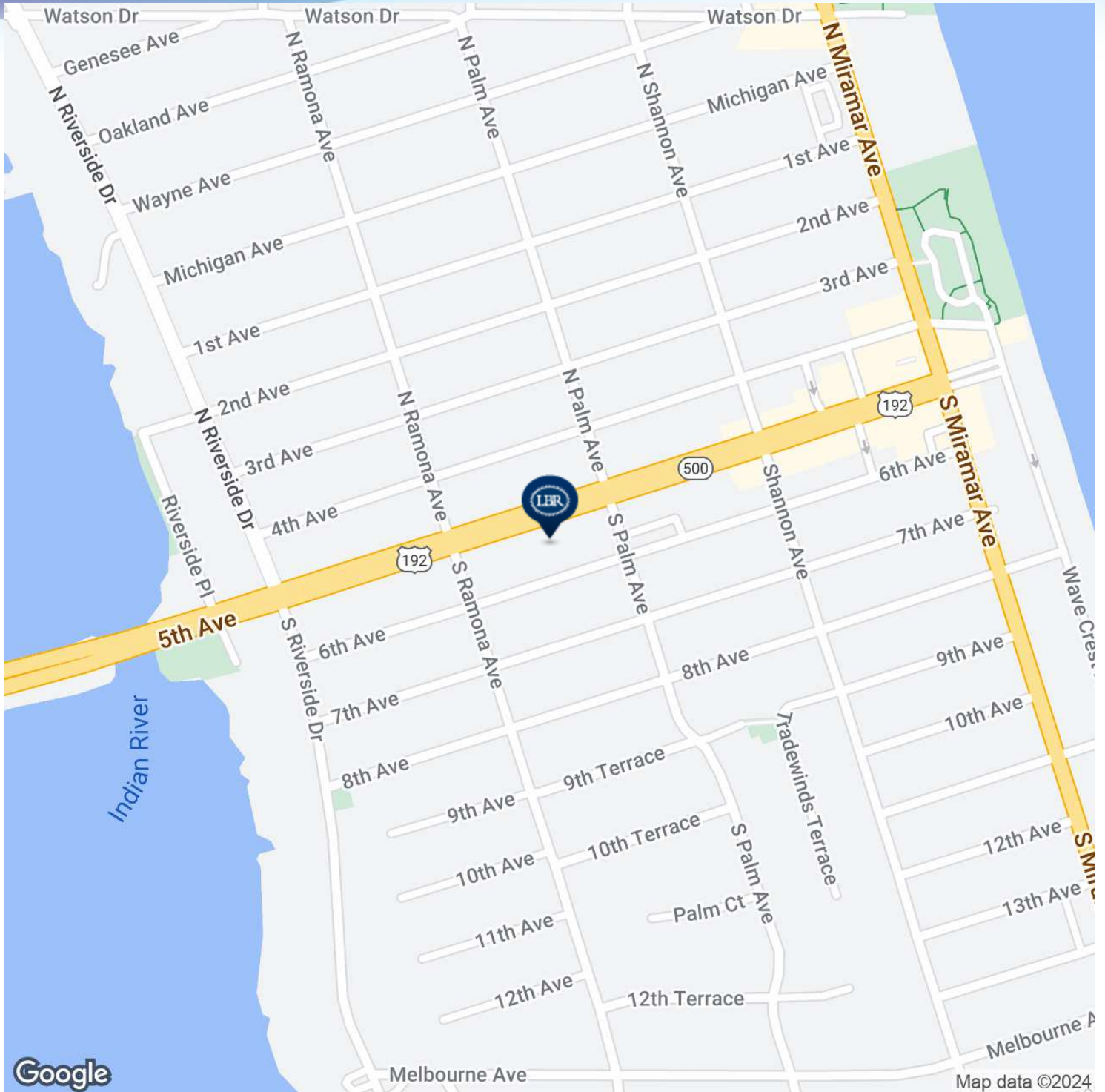
**Lightle Beckner Robison, Inc.**

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.

# LOCATION MAP

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**CHARLES DUVALL**

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

**Lightle Beckner Robison, Inc.**

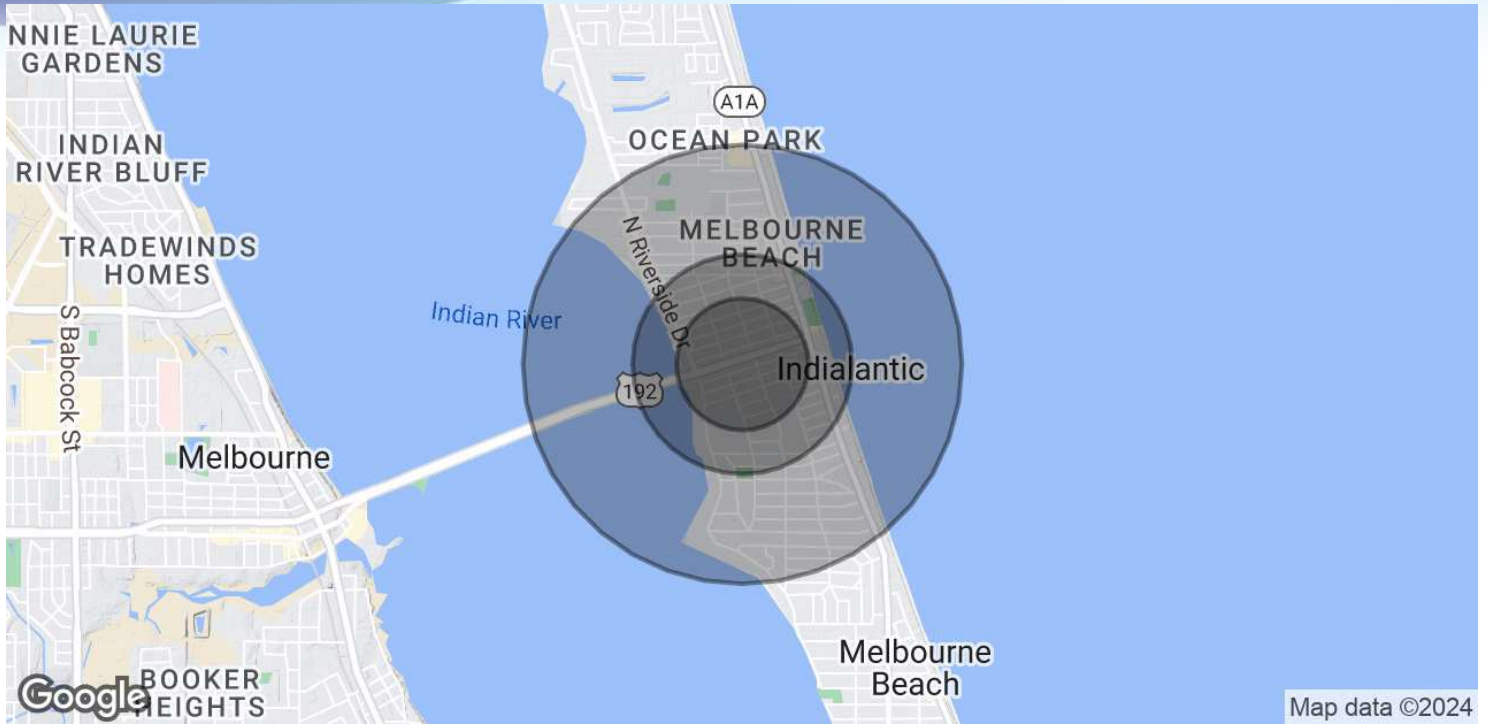
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	597	1,901	4,942
Average Age	48	48	49
Average Age (Male)	47	47	48
Average Age (Female)	49	49	50

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	833	2,225
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$129,125	\$125,560	\$132,053
Average House Value	\$663,955	\$646,748	\$639,385

Demographics data derived from AlphaMap

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### 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.