

# Property Summary

The Professional Center at Viera  
For Lease



## PROPERTY DESCRIPTION

This is a NEW, CLASS A - MEDICAL OFFICE BUILDING developed by Pro-Ject International, known for their quality, well-run, projects.

This building is 10,000 square feet, built for maximum tenant build-out flexibility. Building can deliver from one (1) to two (2) suites.

This state-of-the-art building, energy efficient, building has panoramic windows that boast beautiful waterfront views while the contemporary architecture provides captivating and timeless identify for your business.

Suites can range in size from 2,500 sf to 5,000 sf and they can be built-to-suit your specific business needs and design criteria.

One of the few office buildings located in West Viera.

Project has great identity and signage opportunities.

## LOCATION DESCRIPTION

Viera, Florida, is a 22,000+ acre development located in the middle of Brevard County, which has been deemed a large part of the "Florida's Space Coast".

Today, Viera is home to Brevard County's Government Center, the Viera VA Outpatient Clinic the Health First Medical Hospital & Campus, the USSA Space Coast Base Complex, four (4) I-95 interchanges, the Brevard County Zoo, multiple Regional Parks and an ever-growing number of residents purchasing new home ranging from \$450,000 and up.

## ROB BECKNER, SIOR

Principal  
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## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	2,500 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,554	7,205	13,728
Total Population	3,363	16,884	30,353
Average HH Income	\$73,431	\$79,131	\$82,905



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	2,500 SF	NNN	\$30.00 SF/yr	This is a brand new 10,000 square foot medical building that can be leased in 2,500 sf increments. The building can be divided into a total of two (2) suites of 2,500 sf.
Suite 103	Available	2,500 SF	NNN	\$30.00 SF/yr	This is a brand new 10,000 square foot medical building that can be leased in 2,500 sf increments. The building can be divided into a total of two (2) suites of 2,500 sf.

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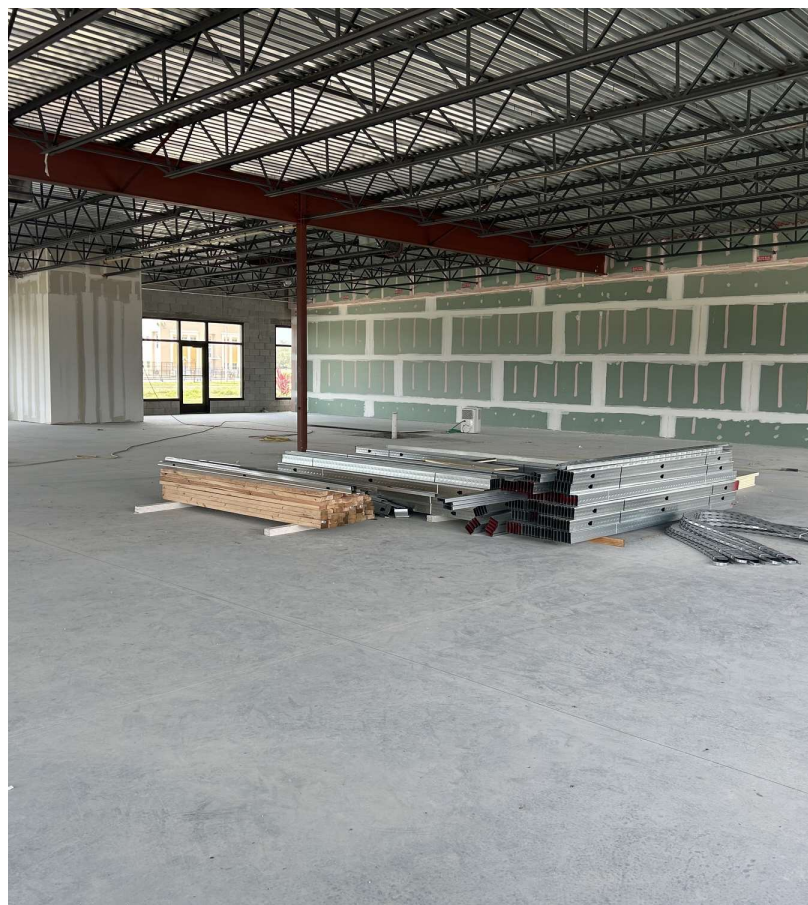


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

## Additional Photos



## The Professional Center at Viera For Lease



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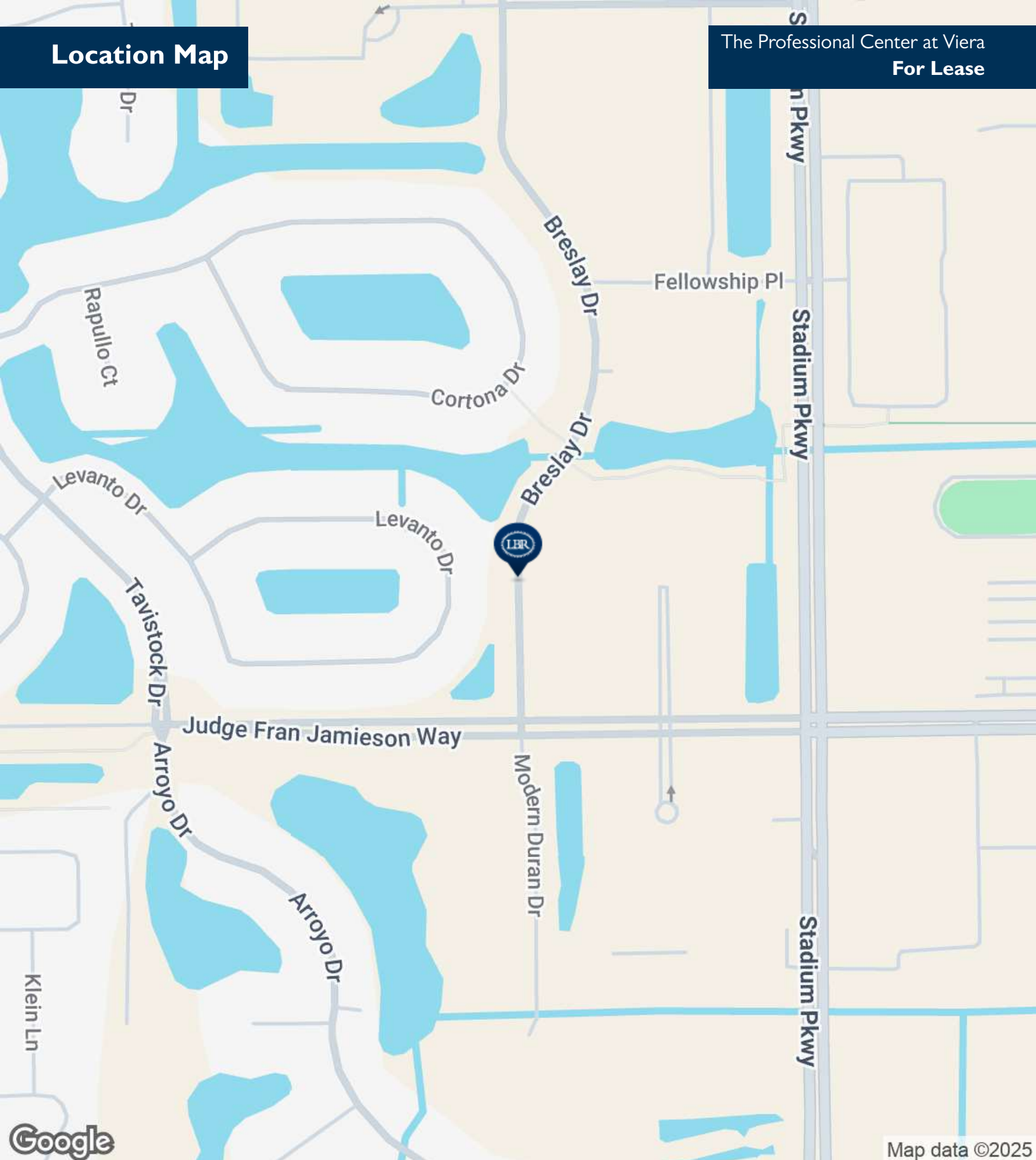
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## Location Map

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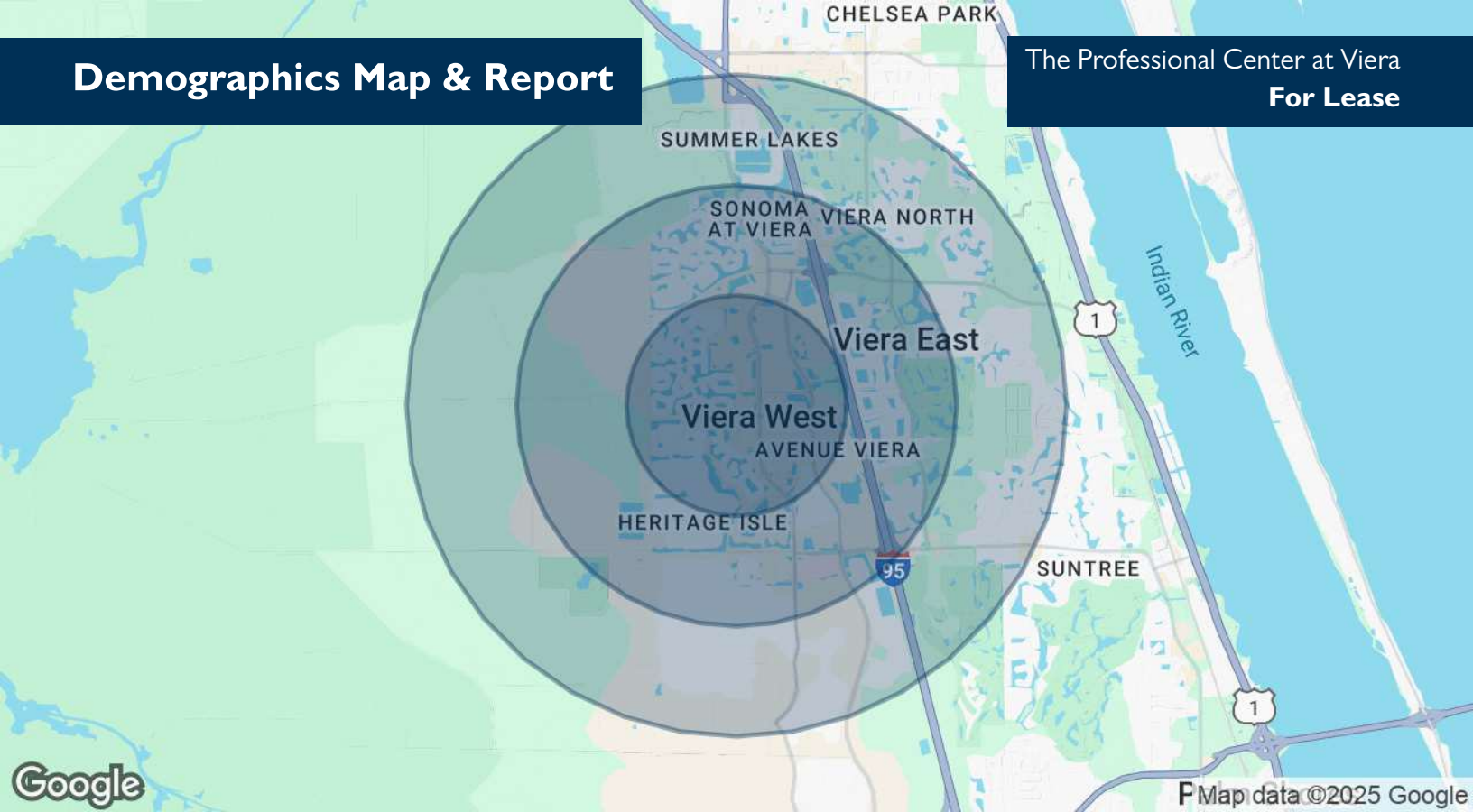
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# Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,363	16,884	30,353
Average Age	44.3	43.0	47.0
Average Age (Male)	42.8	42.7	46.6
Average Age (Female)	44.9	43.4	47.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,554	7,205	13,728
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$73,431	\$79,131	\$82,905
Average House Value	\$436,613	\$354,212	\$327,700

2020 American Community Survey (ACS)

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