

# Property Summary

Hibiscus Business Center  
For Lease



## PROPERTY DESCRIPTION

Multi-tenant office property. Common areas include restrooms, hallways, elevators, stairwells and garden seating areas. Conveniently located and close to shopping, restaurants, Melbourne International Airport and some of Brevard County's largest employers. Bus stops are located in front of and across Hibiscus Blvd. with a signalized traffic light for crossing.

## PROPERTY HIGHLIGHTS

- Well maintained property and lush landscaping
- Quiet and peaceful environment
- On-site maintenance
- Professionally managed and inspected regularly
- Easy access from two main roads, Hibiscus Blvd. and Dairy Rd.
- Small leasable spaces easily convert to larger spaces
- Convenient and easy parking - ingress/egress

## OFFERING SUMMARY

Lease Rate:	\$16.00 - 20.00 SF/yr (MG; Gross)
Available SF:	400 - 1,800 SF
Lot Size:	101,930 SF
Building Size:	32,135 SF
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,514	56,936	114,818
Total Population	3,671	132,540	283,089
Average HH Income	\$49,944	\$57,043	\$64,648

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

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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



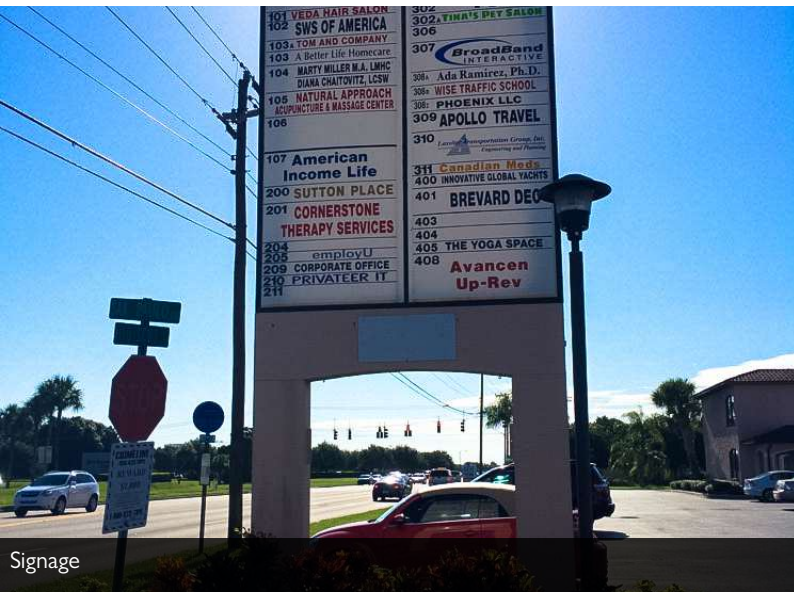
Suite 400 Loft Office



Suite 400



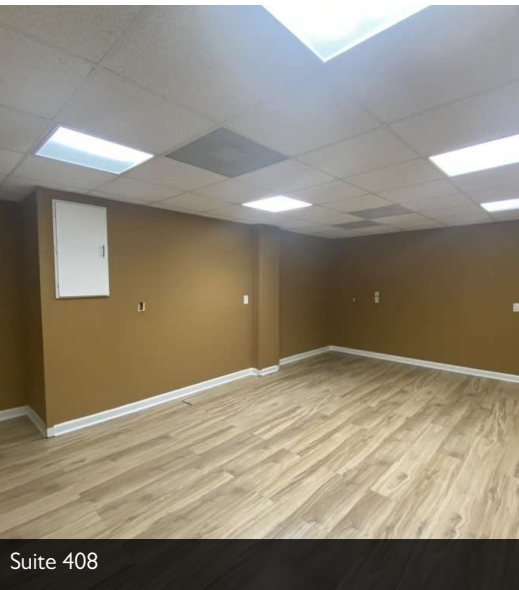
## Hibiscus Business Center For Lease



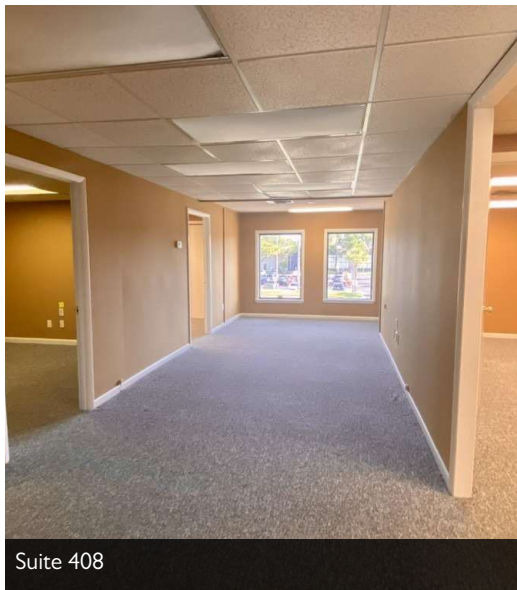
Signage



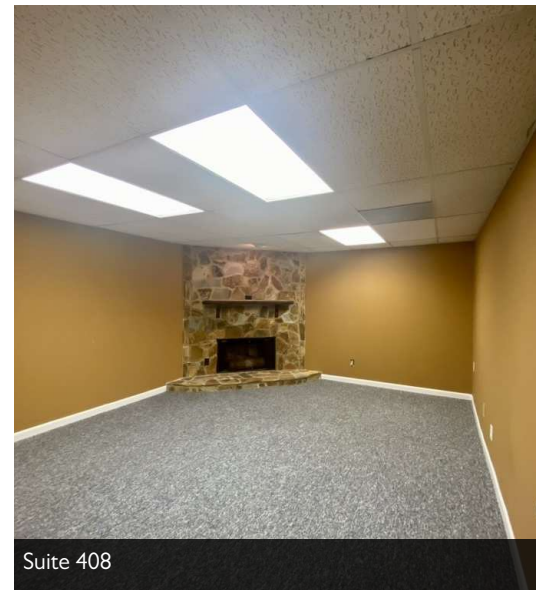
Second Floor Common Space



Suite 408



Suite 408



Suite 408

## BRIAN L. LIGHTLE, CCIM, SIOR, CRE

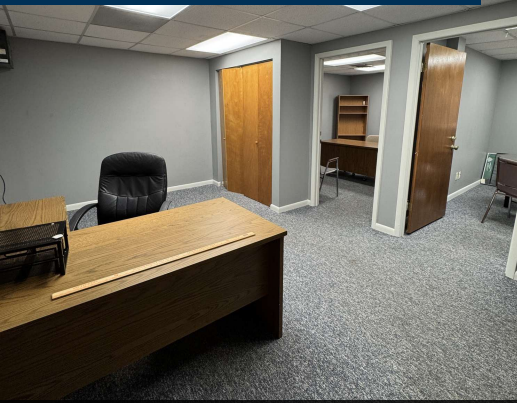
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## Additional Photos



308Z

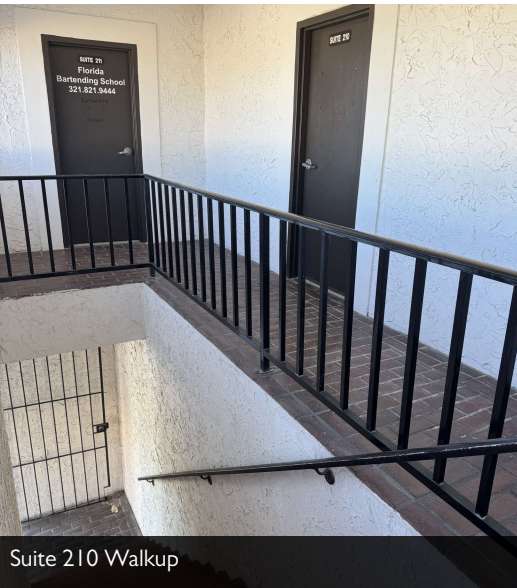


308Z



308Z

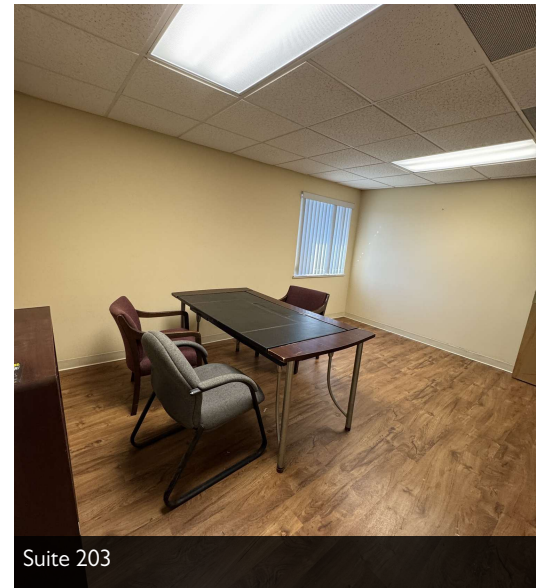
## Hibiscus Business Center For Lease



Suite 210 Walkup



Suite 210



Suite 203



Suite 106B

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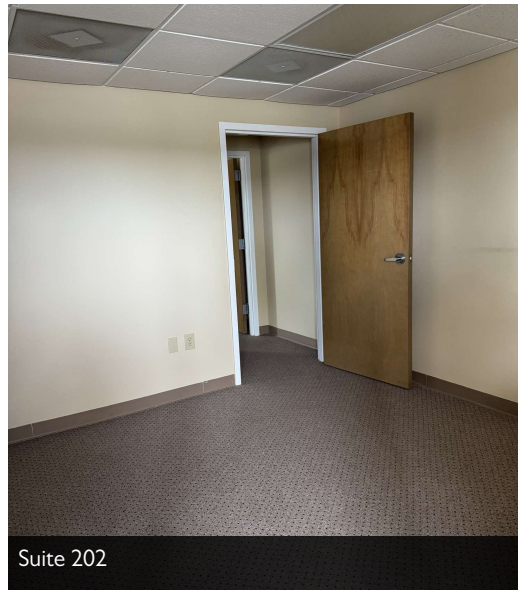
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Suite 405

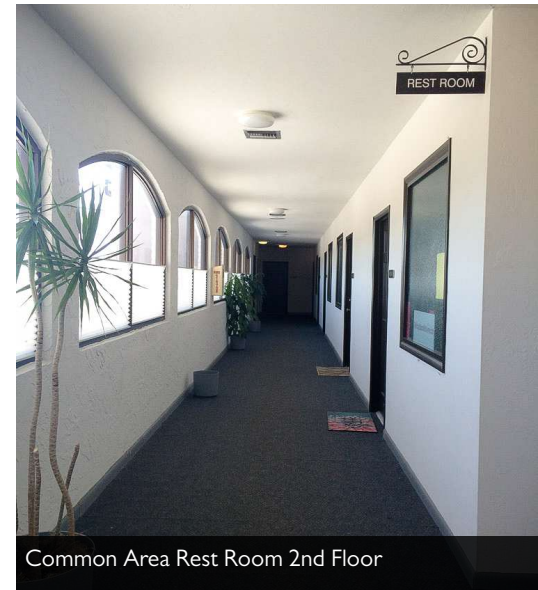
Suite 405



Suite 202



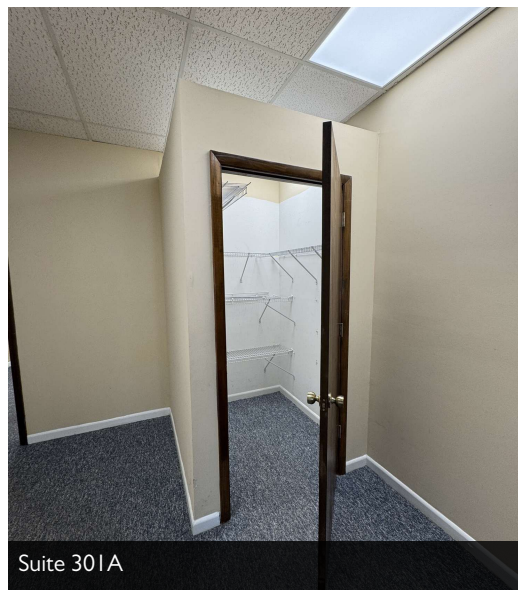
Suite 202



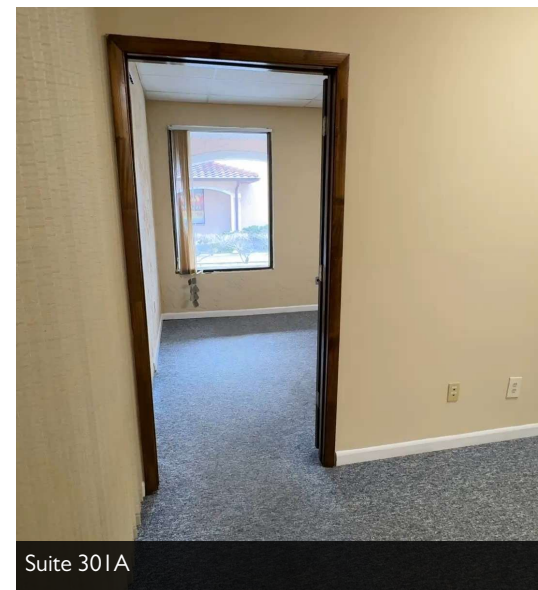
Common Area Rest Room 2nd Floor



Suite 301 A



Suite 301A



Suite 301A

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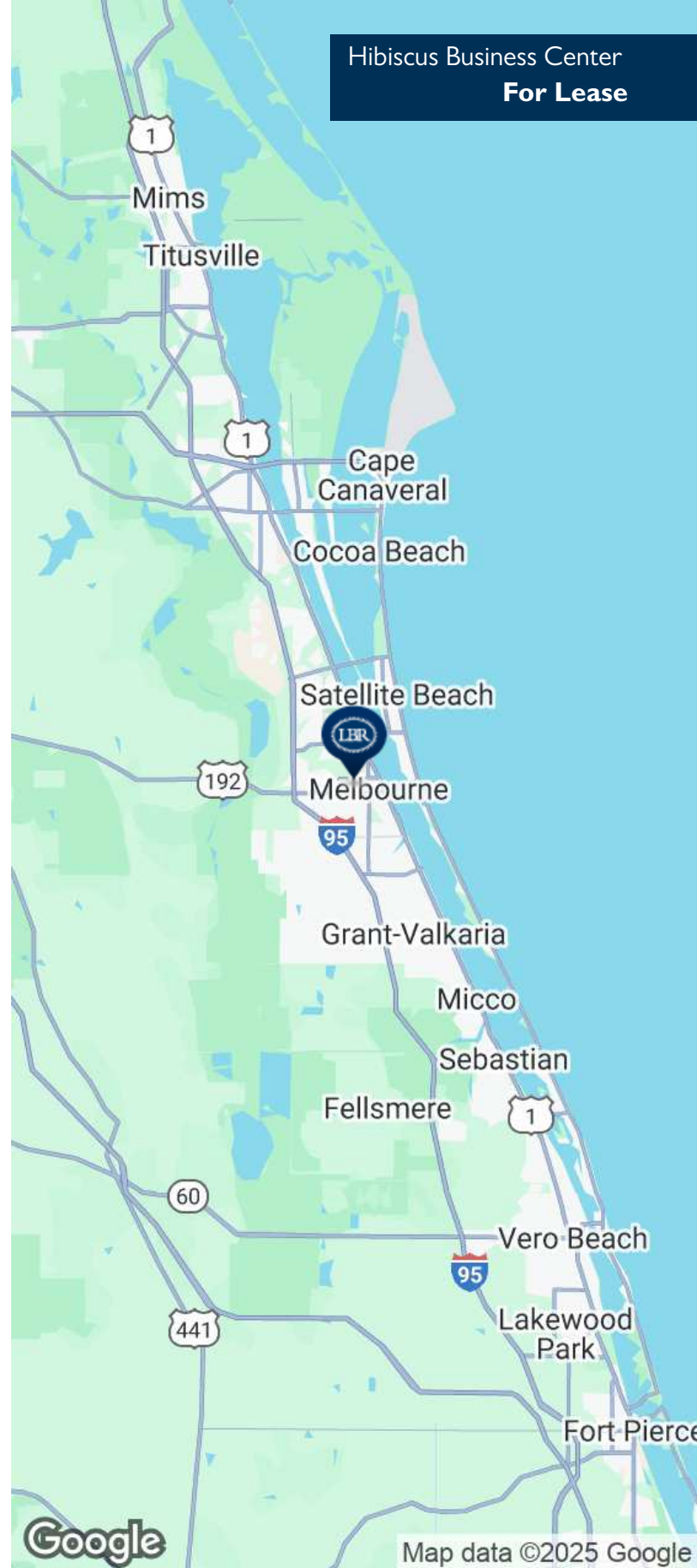
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## Location Map



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