

# Property Summary

Sheridan Professional Center  
For Lease



## PROPERTY DESCRIPTION

2nd Floor Medical and Professional Offices available in Melbourne ready to be built out.

The spaces available can be leased individually or combined together for a total of +/- 21,600 s.f.

## LOCATION DESCRIPTION

Centrally located between Babcock and US-1 on Bulldog Blvd.

The building is adjacent to Holmes Regional Medical Center.

Close to Shopping, Schools, Downtown Melbourne and Melbourne Airport.

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,473 - 10,025 SF
Lot Size:	2.45 Acres
Building Size:	43,590 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	357	3,111
Total Population	270	1,012	6,419
Average HH Income	\$119,919	\$91,936	\$65,003

## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
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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.



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	4,000 SF	NNN	\$18.00 SF/yr	This suite offeres a Reception Area, Nurses Station, Exam Rooms, Doctors Offices w/ Balconies, and Break Room. This suite is unfinished and can be built out to the Tenants needs.
Suite 204	Available	2,878 SF	NNN	\$18.00 SF/yr	This suite offers a Reception Area, Nurses Station, Exam Rooms, Doctors Offices w/Balconies, Procedure and Conference Room. The suite is unfinished and can be built out to Tenants needs.
Suite 205	Available	2,057 SF	NNN	\$18.00 SF/yr	The suite offers a Reception Area, Exam Rooms and Doctors Office w/ Balcony. The suite is unfinished and can be built out to Tenants needs.
Suite 206	Available	1,473 SF	NNN	\$18.00 SF/yr	The suite offers a Reception Area, Exam Rooms and Doctors Offices w/ Balconies. The suite is unfinished and can be built out to the Tenants needs.
Suite 207	Available	2,084 SF	NNN	\$18.00 SF/yr	Large open suite with lots of natural light, two (2) Interior Offices and and two (2) Private Restrooms. The suite is unfinished and can be built out to the Tenants needs.
Suite 200	Available	10,025 SF	NNN	\$18.00 SF/yr	Suite 200 available 6/1/2025, if Tenant wants to take entire 2nd Floor.

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## Additional Photos



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## Additional Photos



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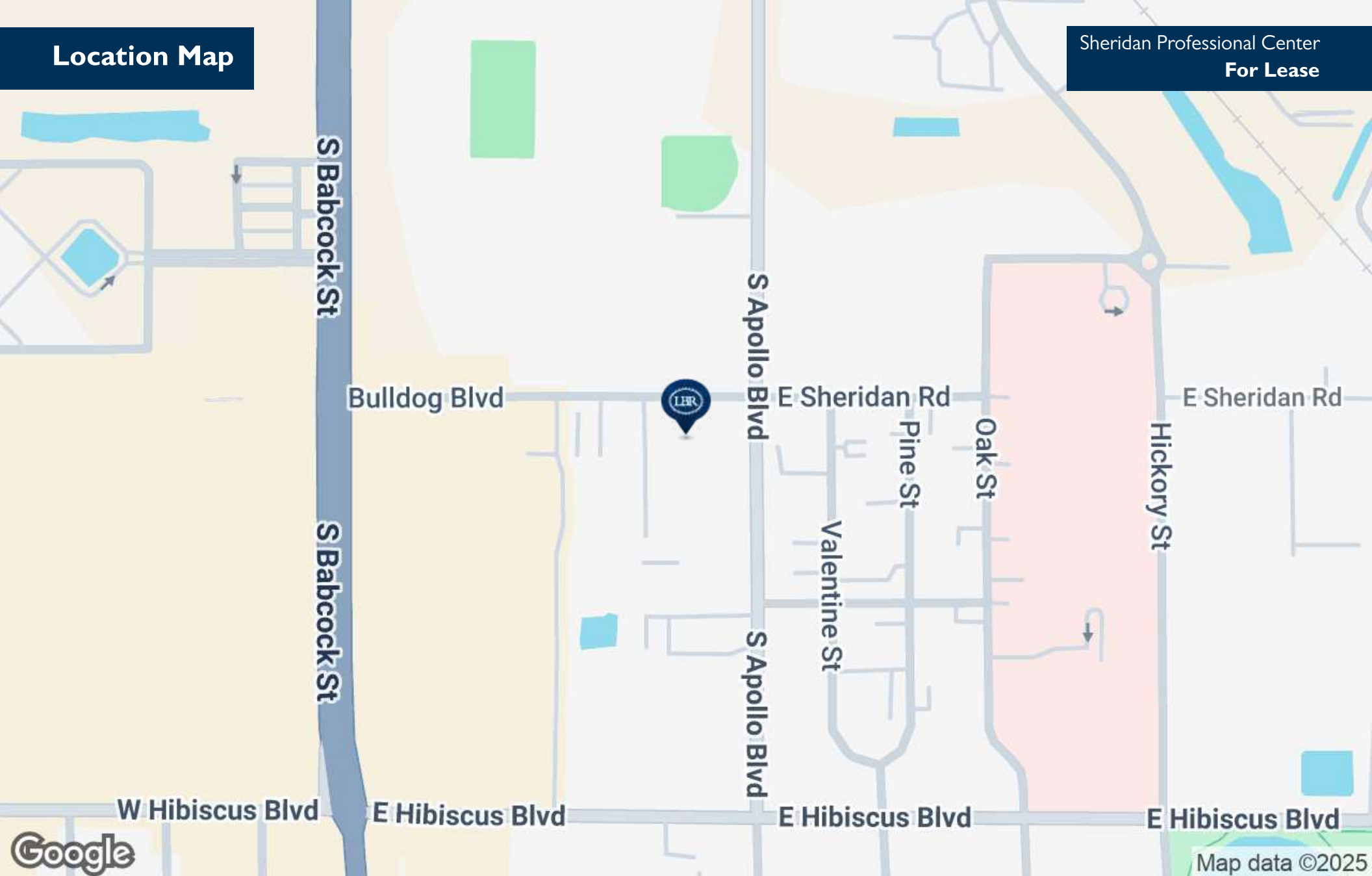


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## Location Map

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# Demographics Map & Report

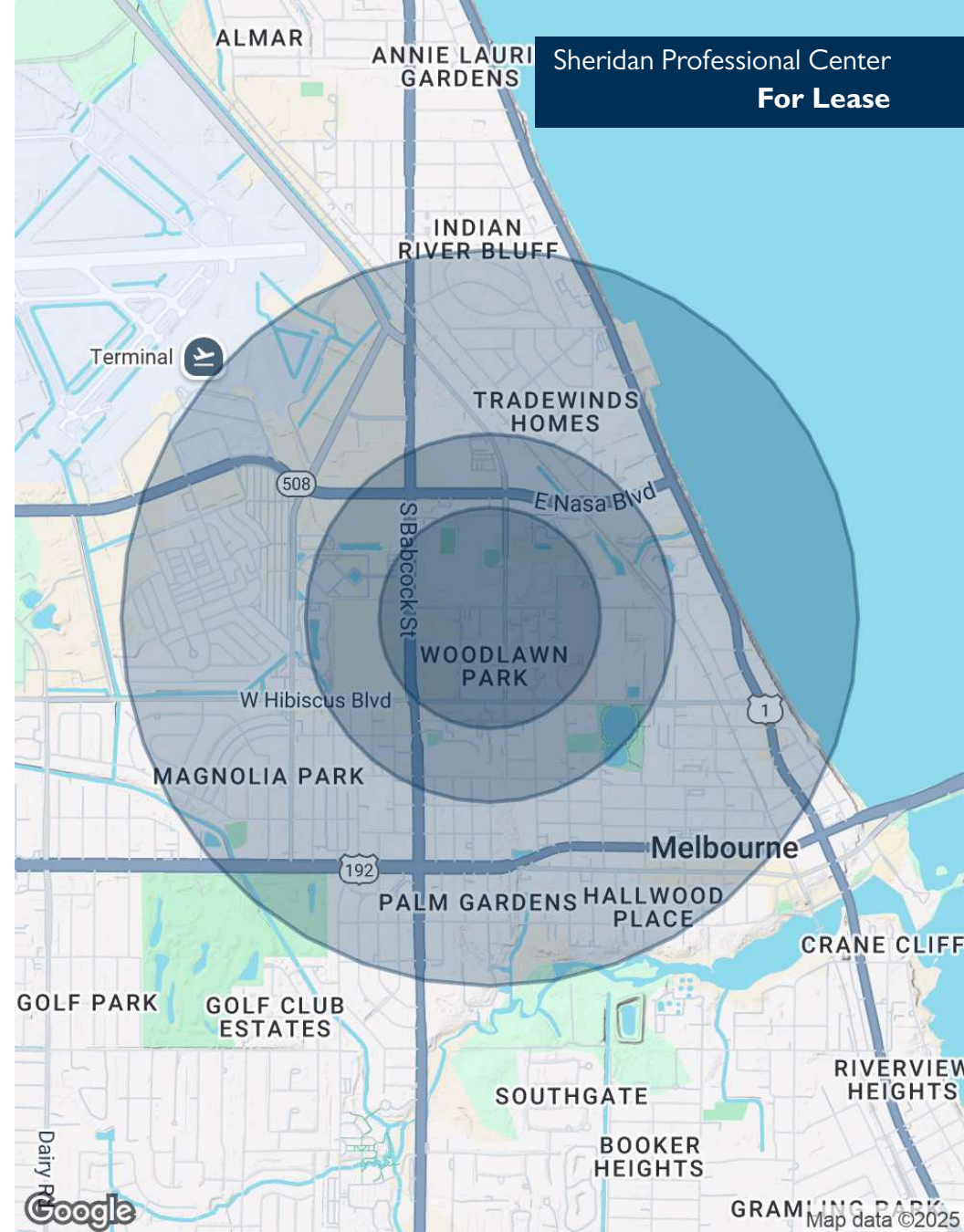
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	270	1,012	6,419
Average Age	56	50	51
Average Age (Male)	51	46	48
Average Age (Female)	61	53	53

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	357	3,111
# of Persons per HH	3.4	2.8	2.1
Average HH Income	\$119,919	\$91,936	\$65,003
Average House Value	\$243,248	\$234,822	\$260,257

Demographics data derived from AlphaMap



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