

# EXECUTIVE SUMMARY

Melbourne Financial Center • 1990 W New Haven Ave Melbourne, FL 32904



## OFFERING SUMMARY

**Available SF:** 927 - 3,837 SF

**Lease Rate:** \$16.00 SF/yr  
(\$5.95/sf NNN)

**Lot Size:** 2.36 Acres

**Year Built:** 1985

**Building Size:** 45,000 SF

**Zoning:** CP

**Market:** Brevard

## PROPERTY OVERVIEW

\*Property is a three-story professional office building consisting of 45,000± sf.

\*The building has two elevators, signage potential, and windows on all exterior offices.

\*Common areas are fully renovated.

\*Various floor plans available, ample parking, easy access, near shopping and restaurants.

\*Parking ratio 5/1000

\*All spaces are built out and ready for occupancy

## LOCATION OVERVIEW

NE Corner of Evans Rd and US 192

Hub Zone

Conveniently located on a major artery DISTANCES:

- 2 miles to Babcock St.
- 2.7 miles to Melbourne Int'l Airport
- 3 miles to US 1
- 3.7 miles to I-95

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

### Lightle Beckner Robison, Inc.

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

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# AVAILABLE SPACES

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**Lease Rate:** \$16.00 SF/YR (\$5.95/SF NNN)

**Total Space** 927 - 3,837 SF

**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	Availability
#303	Office Building	\$16.00 SF/YR	\$5.95/sf NNN	2,679 SF	Negotiable	June 1, 2025
#306	Office Building	\$16.00 SF/YR	\$5.95/sf NNN	1,386 SF	Negotiable	Available
#307	Office Building	\$16.00 SF/YR	\$5.95/sf NNN	927 SF	Negotiable	Available
#310	Office Building	\$16.00 SF/YR	\$5.95/sf NNN	2,956 SF	Negotiable	Available
#304	Office Building	\$16.00 SF/YR	\$5.95/sf NNN	3,837 SF	Negotiable	Available

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# ADDITIONAL PHOTOS

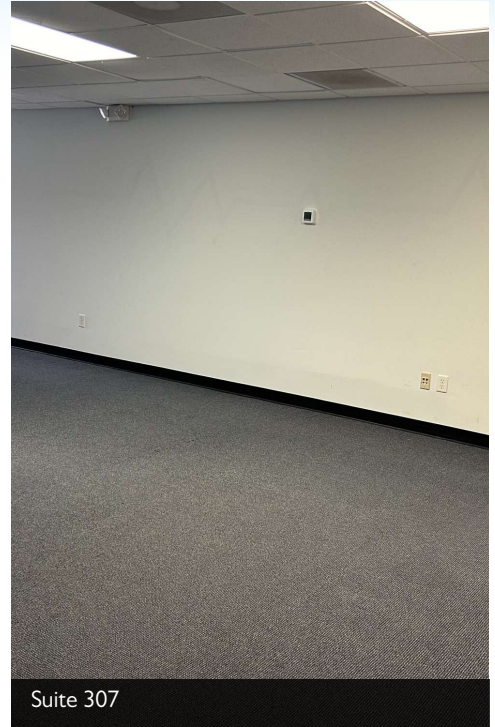
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Suite 307



Suite 307



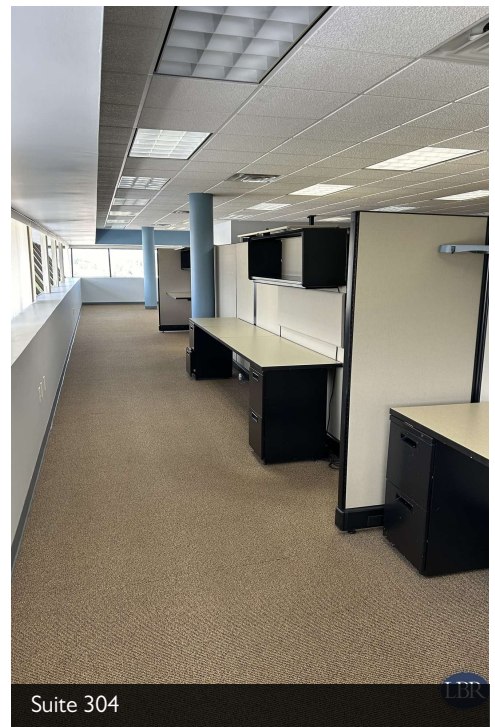
Suite 307



Suite 304



Suite 304



Suite 304

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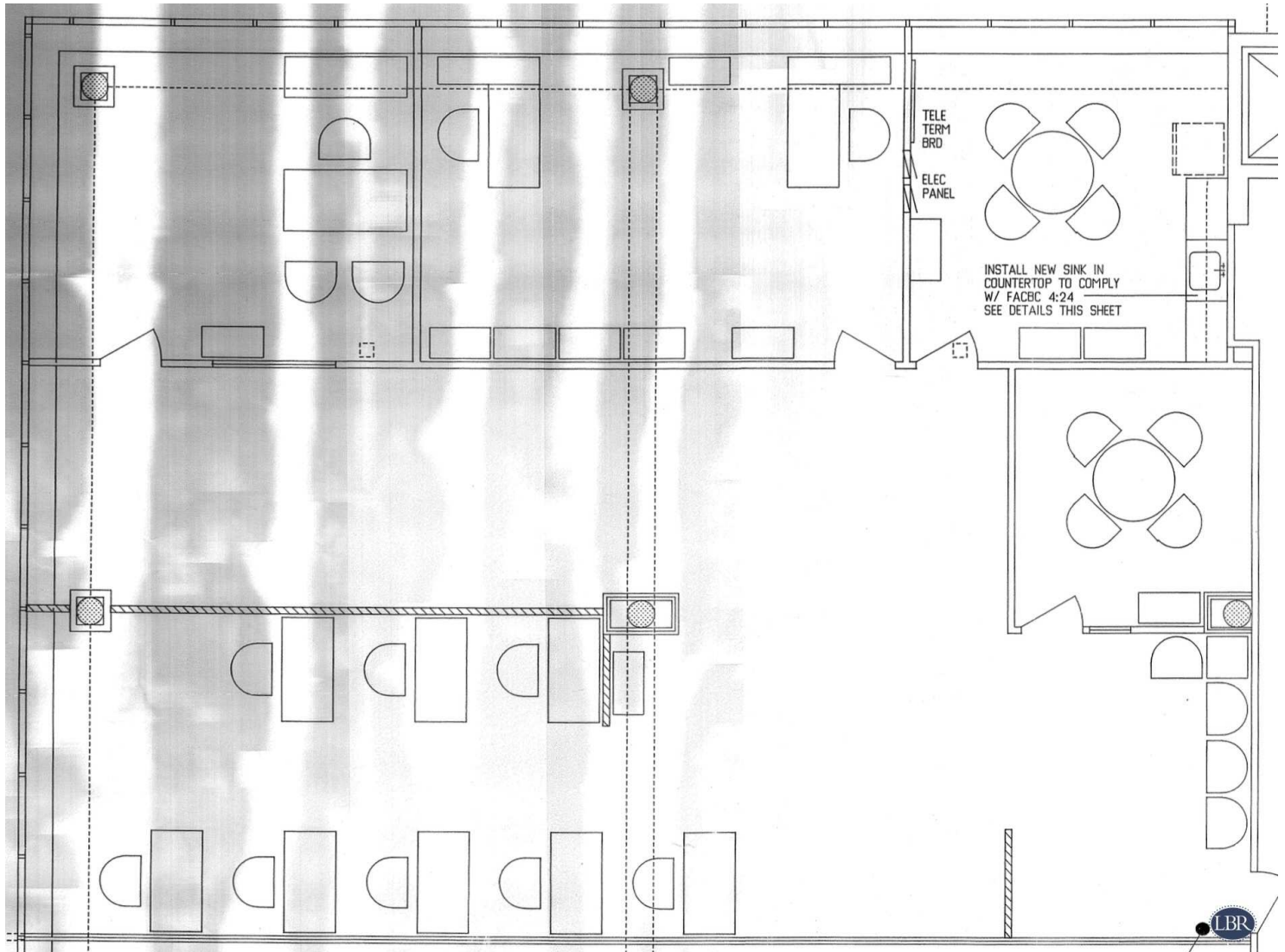
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# FLOOR PLAN

Melbourne Financial Center • 1990 W New Haven Ave Melbourne, FL 32904



Suite 303

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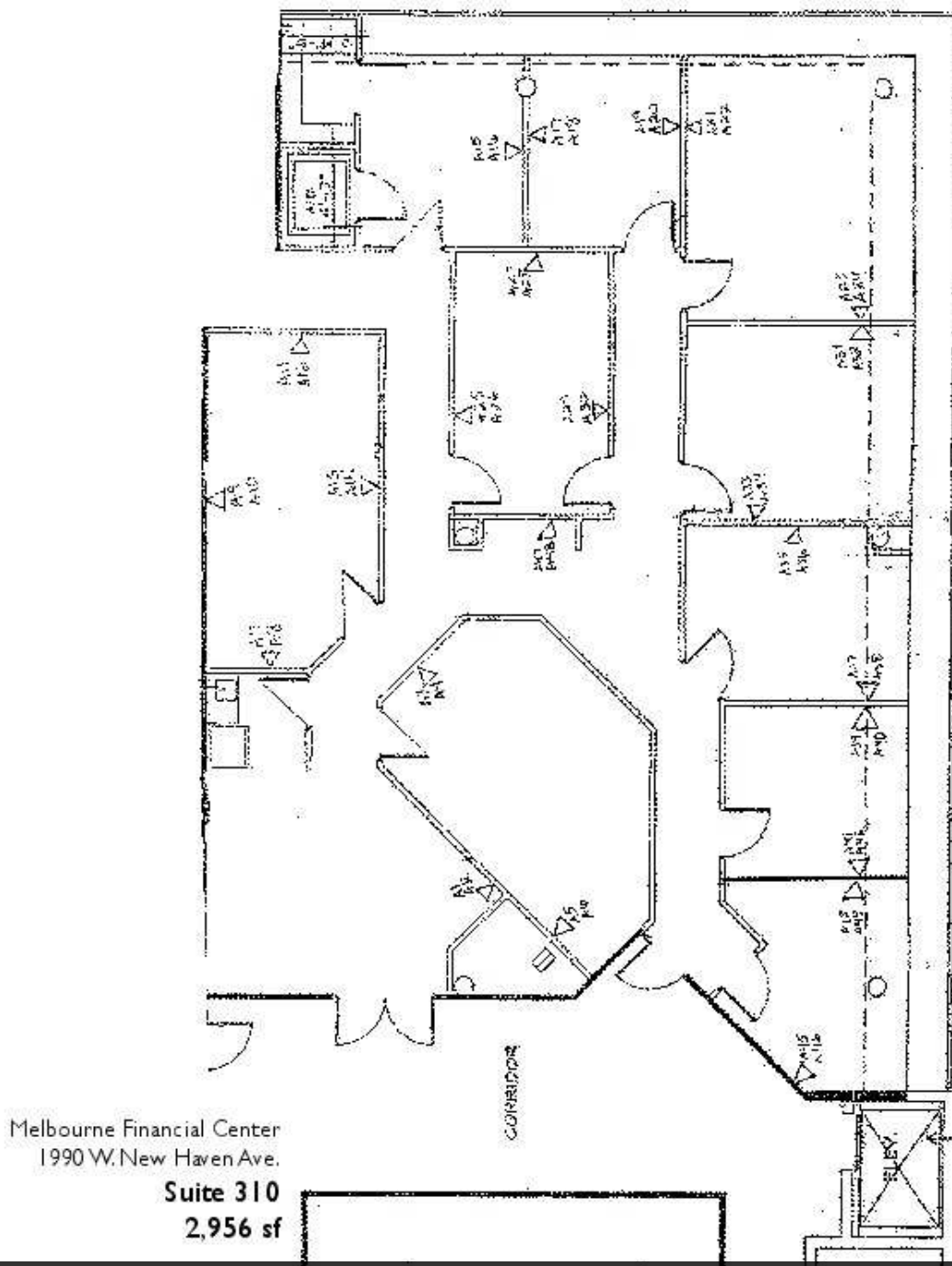
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# FLOOR PLAN

Melbourne Financial Center • 1990 W New Haven Ave Melbourne, FL 32904



Melbourne Financial Center  
1990 W. New Haven Ave.  
**Suite 310**  
**2,956 sf**

Suite 310

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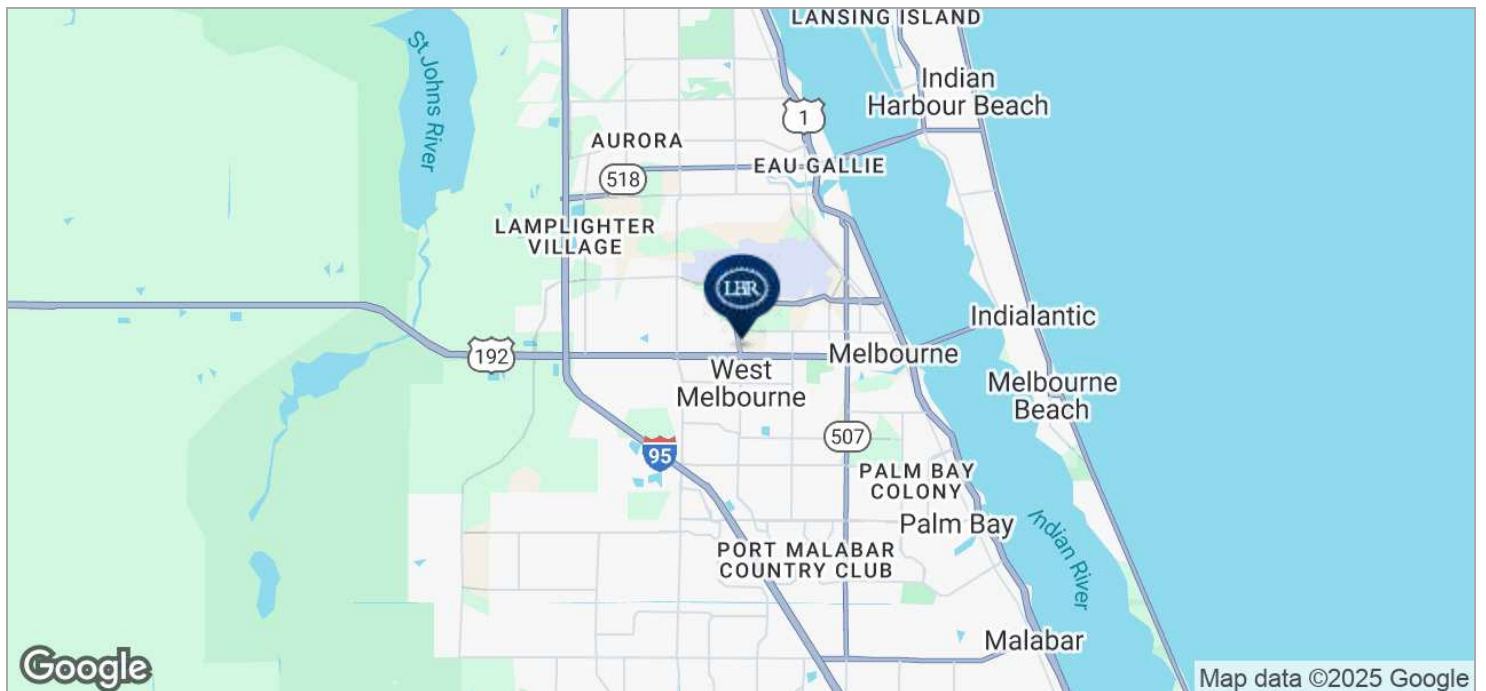
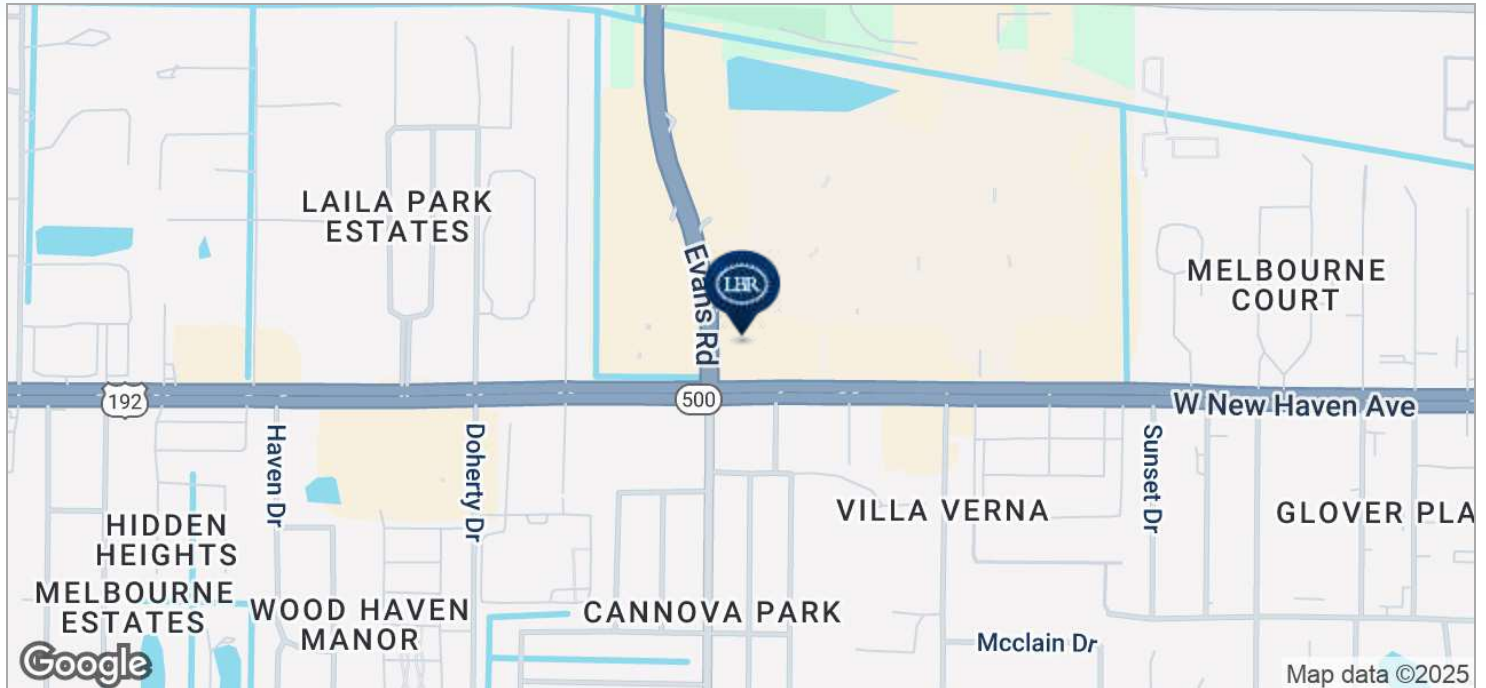


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# LOCATION MAPS

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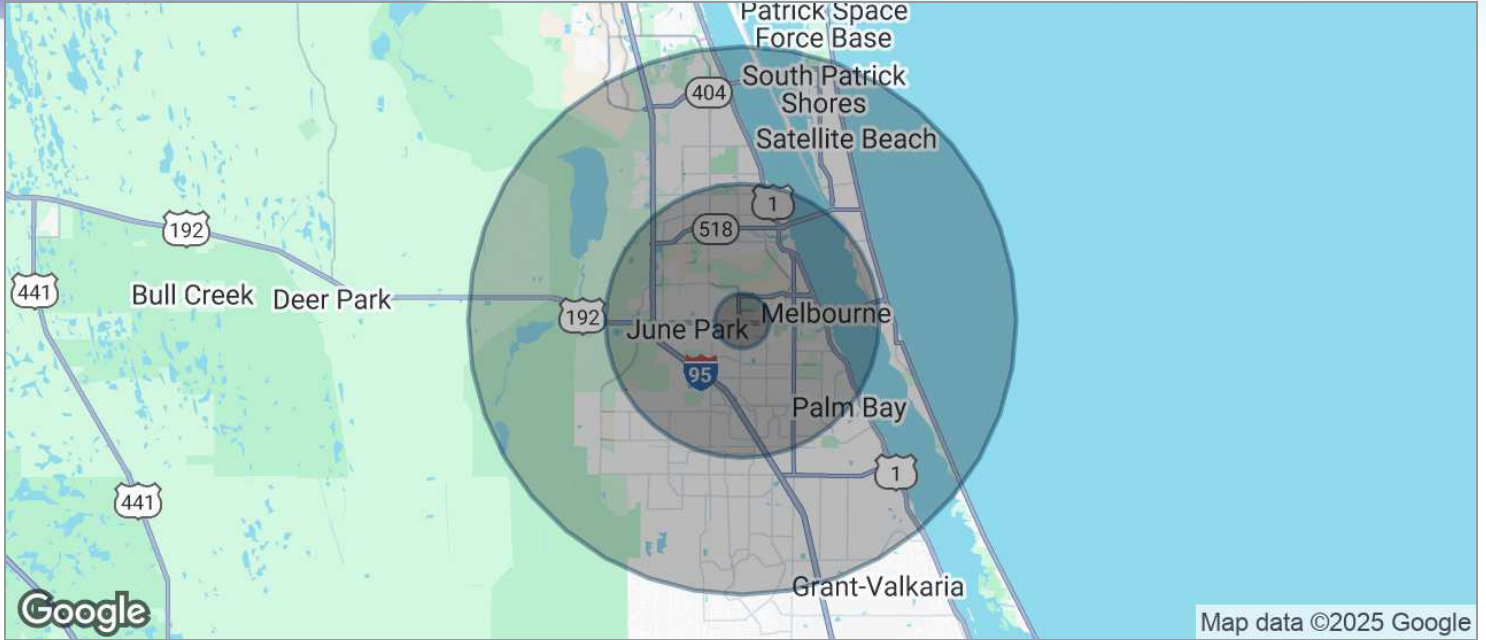
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,465	130,816	286,710
MEDIAN AGE	44.7	43.5	43.5
MEDIAN AGE (MALE)	43.4	40.7	41.8
MEDIAN AGE (FEMALE)	46.0	45.7	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,225	55,231	116,119
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$59,673	\$54,988	\$64,432
AVERAGE HOUSE VALUE	\$196,156	\$171,585	\$228,993

\* Demographic data derived from 2020 ACS - US Census

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