



PROPERTY DESCRIPTION

Riverfront office space!
Only three (3) spaces remain
Underground parking
Monument sign options
Margaritaville to start construction in 2025

Conveniently situated on US 1 with river views Indian River Lagoon creating a pleasurable work atmosphere.

LOCATION DESCRIPTION

Located on South Harbor City Boulevard (US Hwy 1) provides easy access

Marina Towers is situated midway between Eau Gallie Causeway (SR 518) and Melbourne Causeway (US 192)

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	2,000 - 7,016 SF
Lot Size:	1.95 Acres
Building Size:	71,989 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,435	52,143	109,335
Total Population	2,953	120,041	266,800
Average HH Income	\$47,153	\$60,280	\$64,819

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,000 - 7,016 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	Available	2,000 - 7,000 SF	Modified Gross	\$25.00 SF/yr	-
Third Floor	Available	6,267 SF	Modified Gross	\$25.00 SF/yr	-
Fourth Floor	Available	7,016 SF	Modified Gross	\$25.00 SF/yr	-

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Additional Photos

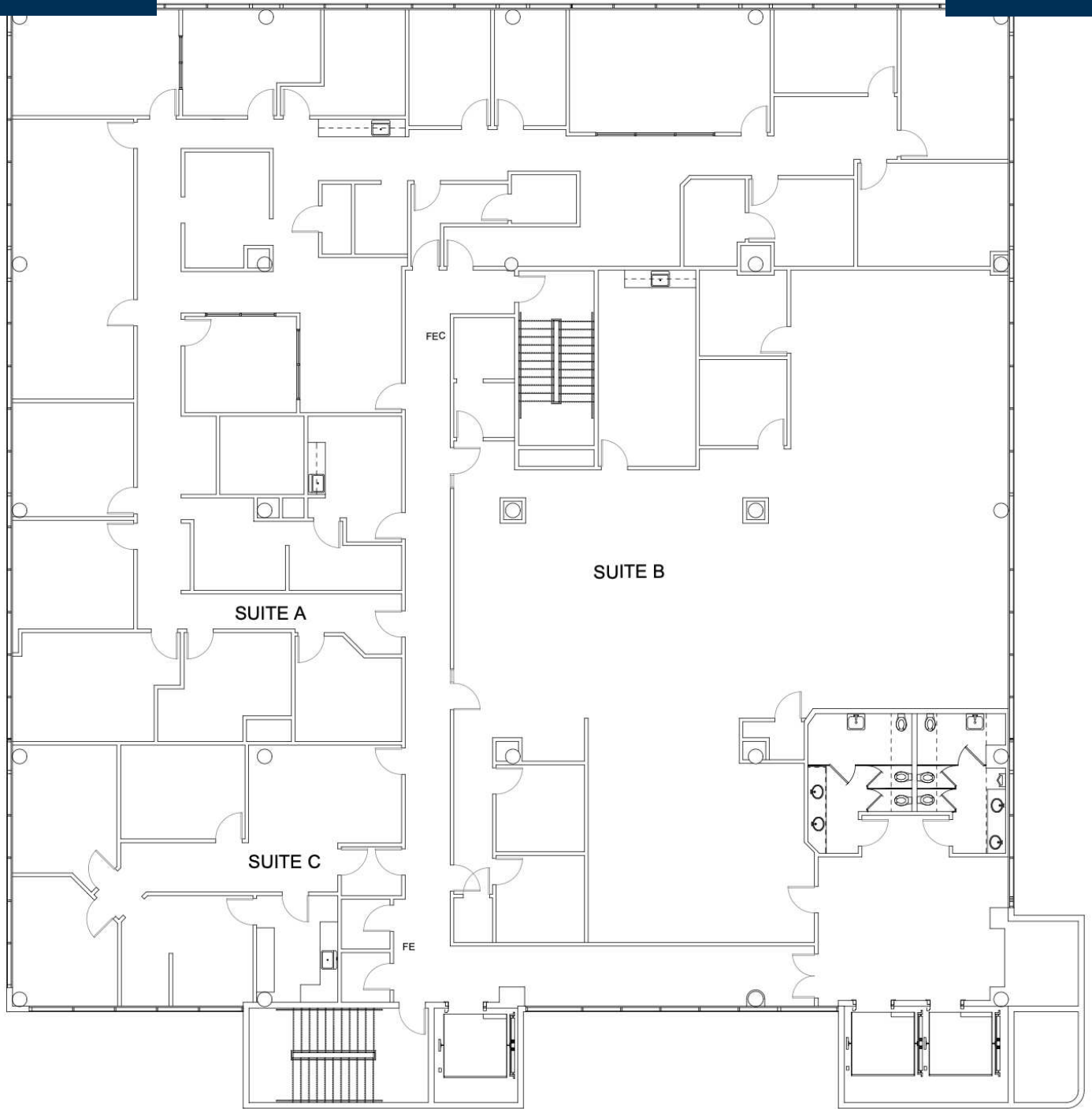


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2ND FLOOR PLAN

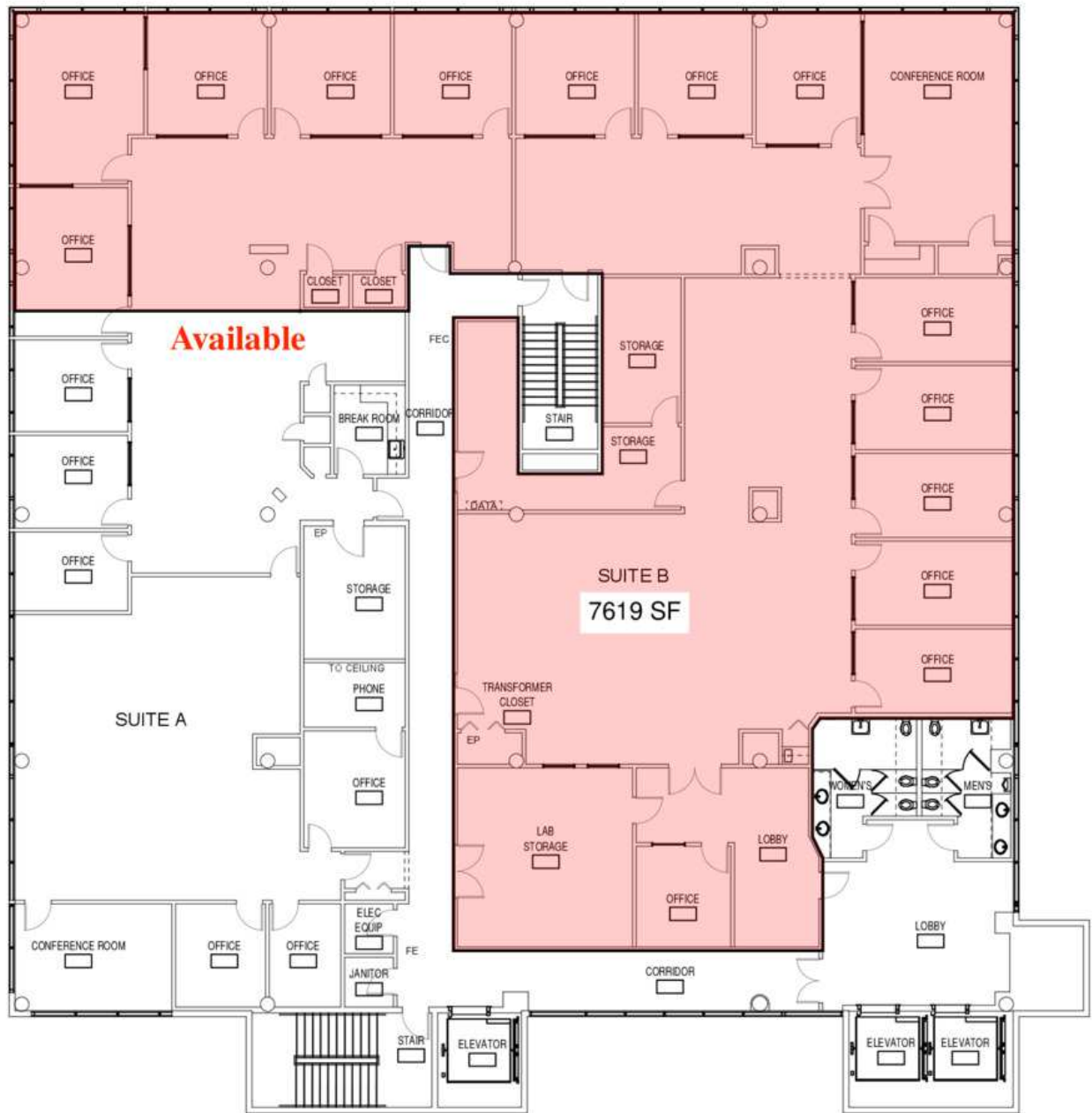
1/8" = 1'-0"



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3RD FLOOR PLAN
1/8" = 1'-0"
0 8 16 24

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LIGHTLE
BECKNER
ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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FOURTH FLOOR PLAN
1/8" = 1'-0"
0 8 16 24

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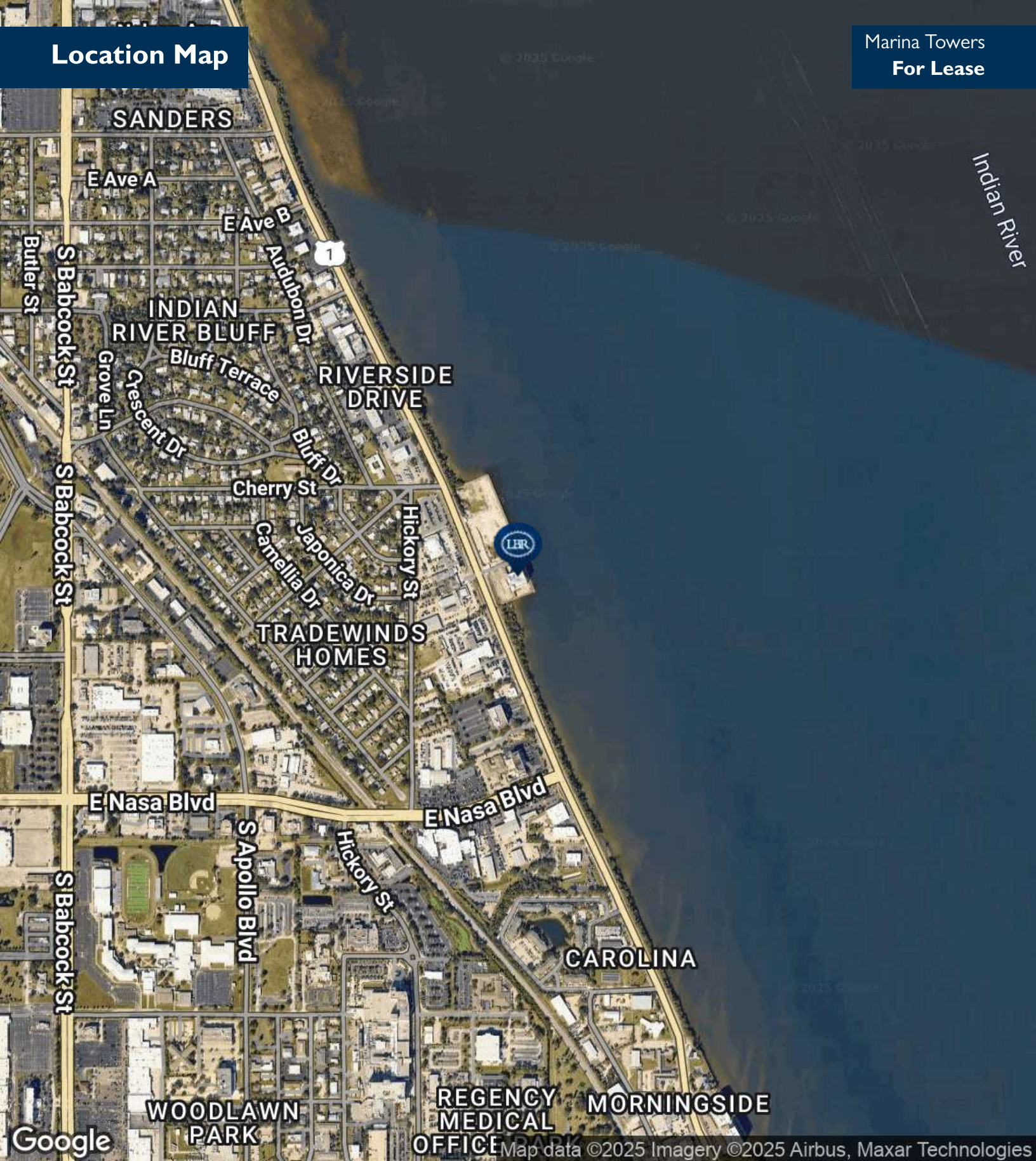
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Location Map

Marina Towers
For Lease



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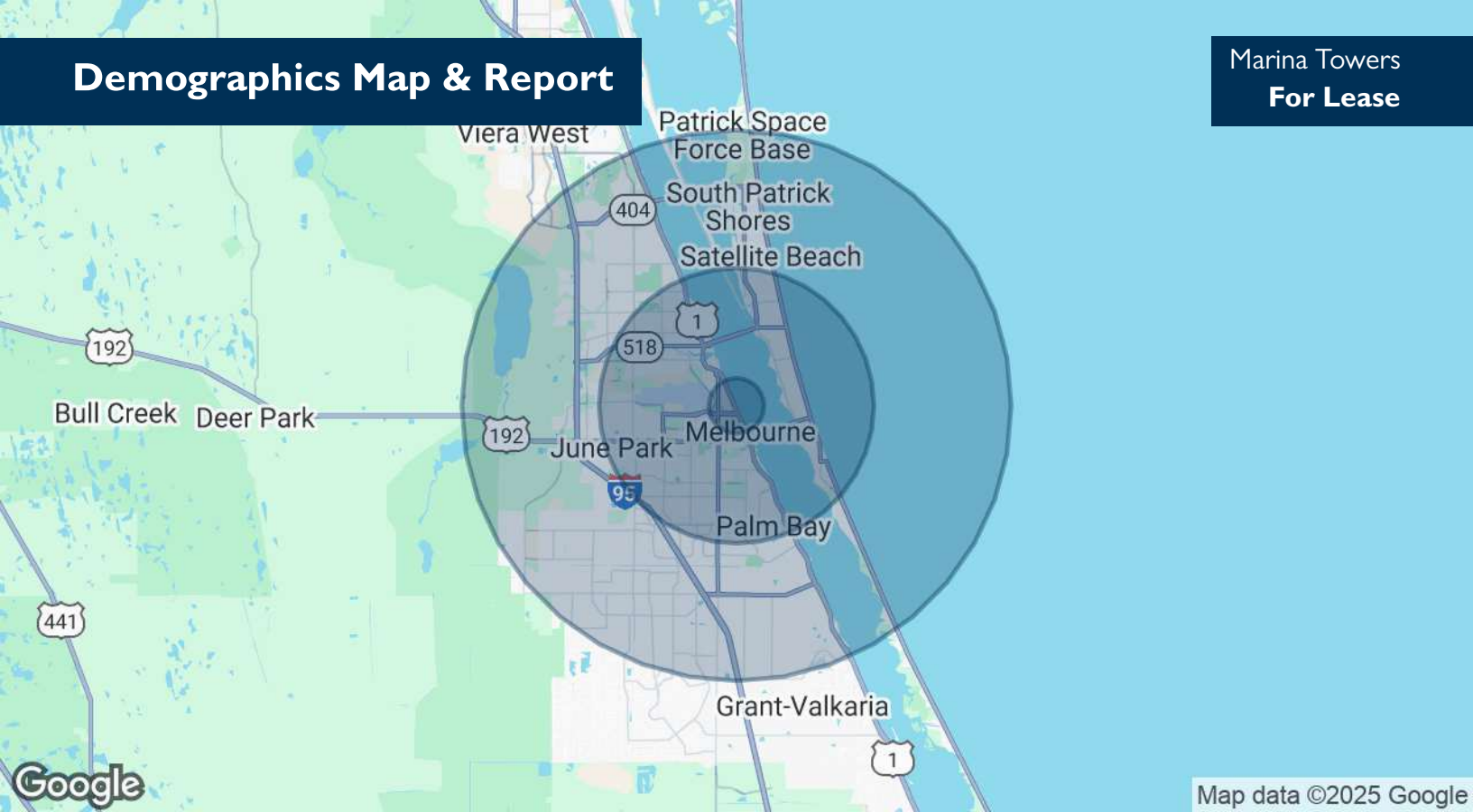
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Demographics Map & Report

Marina Towers
For Lease



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,953	120,041	266,800
Average Age	47.9	44.6	43.9
Average Age (Male)	42.2	42.2	42.0
Average Age (Female)	51.6	46.6	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,435	52,143	109,335
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$47,153	\$60,280	\$64,819
Average House Value	\$207,129	\$221,524	\$233,735

2020 American Community Survey (ACS)

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