



-UNDER CONSTRUCTION-

Addison Professional Center Office / Medical

8795 Ivanhoe Drive Viera, FL 32940

UP TO +/-7,000 SF OF OFFICE/ MEDICAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

Addison Professional Center / Under Construction • 8795 Ivanhoe Drive Viera, FL 32940



OFFERING SUMMARY

Available SF: up to +/- 7,000 SF

Lease Rate: \$32.50 Base + (NNN)

Building Size: 10,000 SF

ADDISON PROFESSIONAL CENTER - MASTER PLANNED COMMUNITY - VIERA WEST

+/- 2000sf to +/- 7000sf of Space Available to Businesses Seeking Prominent Professional Office / Medical Office / Medical Related Use Location In Booming West Viera Area

Modern Professional Office Building, As Pictured Above, Being Constructed on Outparcel of Addison Center of Viera
Adjacent to the Prototype two-story Publix / Opening Soon

Landlord Offering Tenant Improvement Allowance of \$50.00 PSF
Op Ex is Estimated to be \$7.00 PSF
Anticipated Delivery Spring of 2026 / Choose Your Preferred Space Now Under Construction !

LOCATION OVERVIEW

Prominent Space Coast Location in Addison Village, in Viera West Off Stadium Parkway
Viera Ranked A Top-Ten Master Planned Community in the US
Immediate Proximity South of Viera Hospital
Convenient Access to I-95 at N Wickham Road, +/- 1 Mile
Harriett T Moore Justice Center, +/- 2 Miles
Orlando International Airport, +/- 47 Miles

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ADDITIONAL PHOTOS

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Artist Rendering



Under Construction Here on Outparcel of Publix Stadium Parkway



Building on Outparcel of Publix, Addison Center



Building Site off of Vidina / Ivanoe / Stadium Parkway

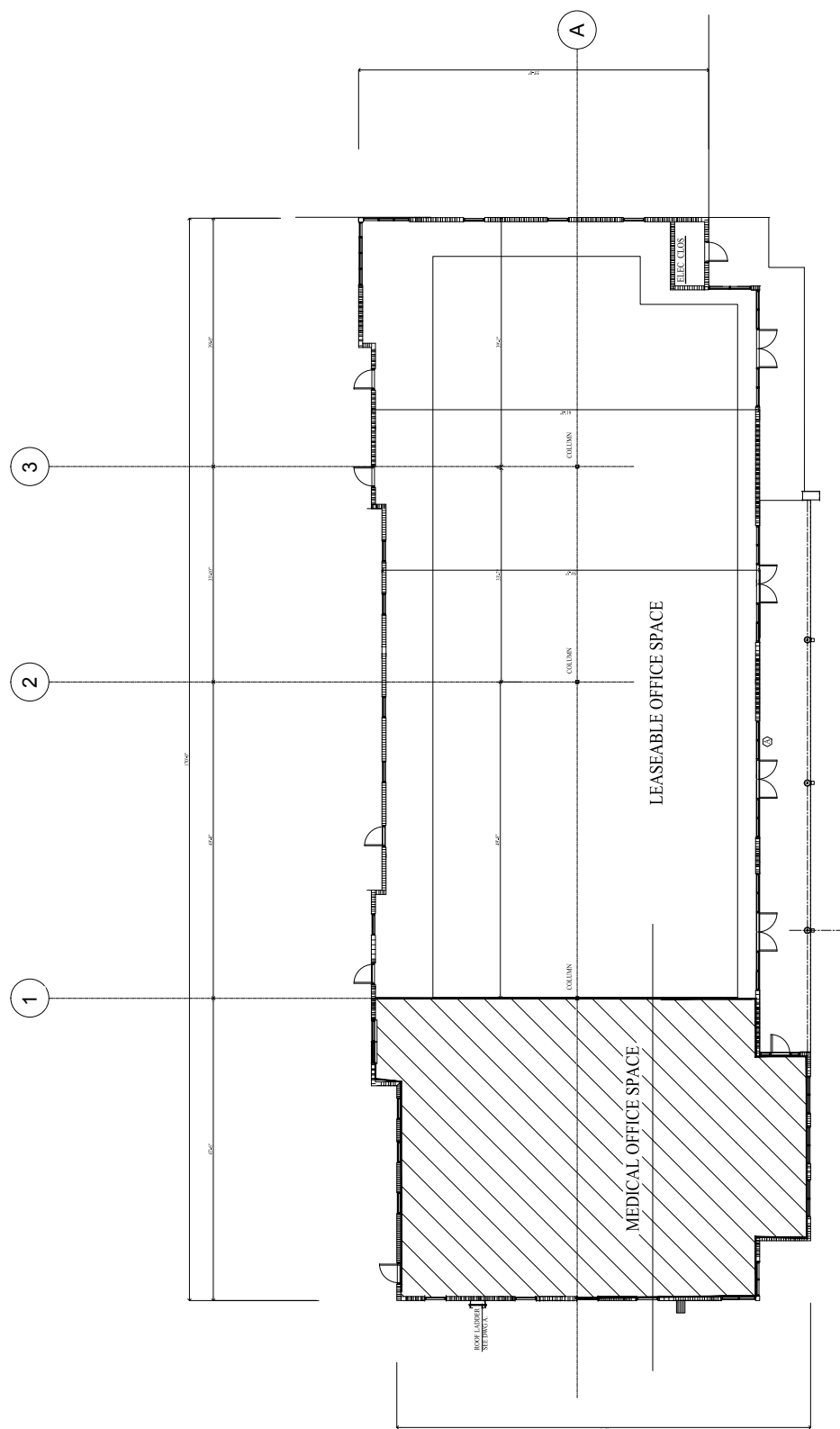
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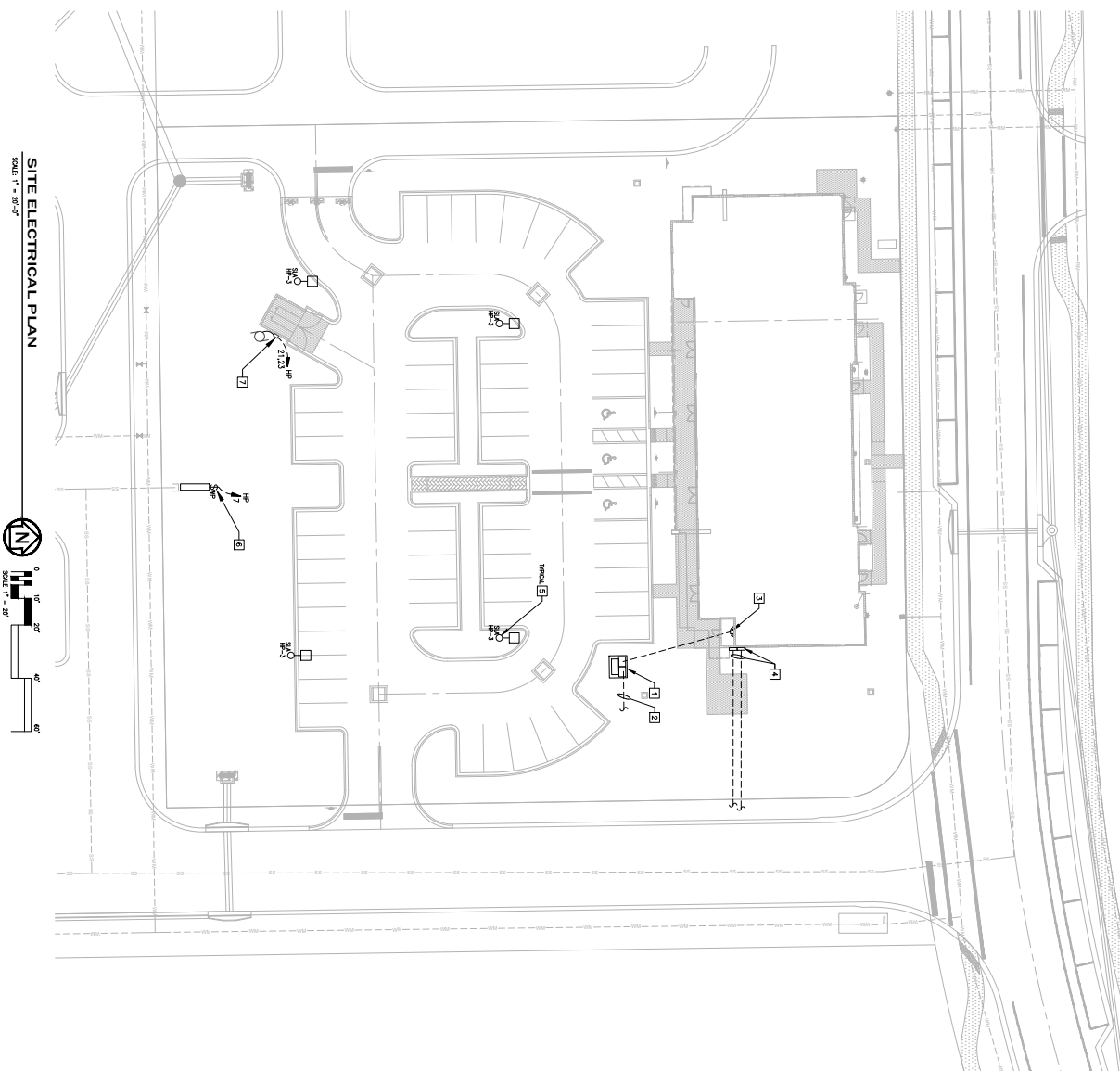
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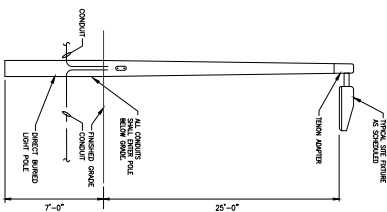
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1. RECOVER THE RE-ROUTED TRAVELLING LONDON, THEN VISIT LONDON LONDON WITH THE ROUTED TRAVELLING LONDON FOR THE SPECTACULAR.
2. ROUTE (2) OF THE ROUTED TRAVELLING LONDON, THEN VISIT LONDON LONDON WITH THE ROUTED TRAVELLING LONDON FOR THE SPECTACULAR.
3. RECOVER THE RE-ROUTED TRAVELLING LONDON, THEN VISIT LONDON LONDON WITH THE ROUTED TRAVELLING LONDON FOR THE SPECTACULAR.
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VEER MEDICAL CENTER
SHELL BUILDING
OFFICE PARK, VIERA , FL 32940
DRAWING TITLE
SITE ELECTRICAL PLAN



2651 EAU GALLIE BLVD, SUITE A
MELBOURNE, FL 32935

TEL. 321.253.1221
WWW.CEGENGINEERING.COM

C.O.A. #0008097

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DAVID E. ALLEY, PE PE #53008	DATE 07-31-24	SCALE AS NOTED	PROJ. NO.: 240125	DESIGNED BY: DAP	DRAWN BY: DAP	CHECKED BY: DEA	DRAWING NO.: E101
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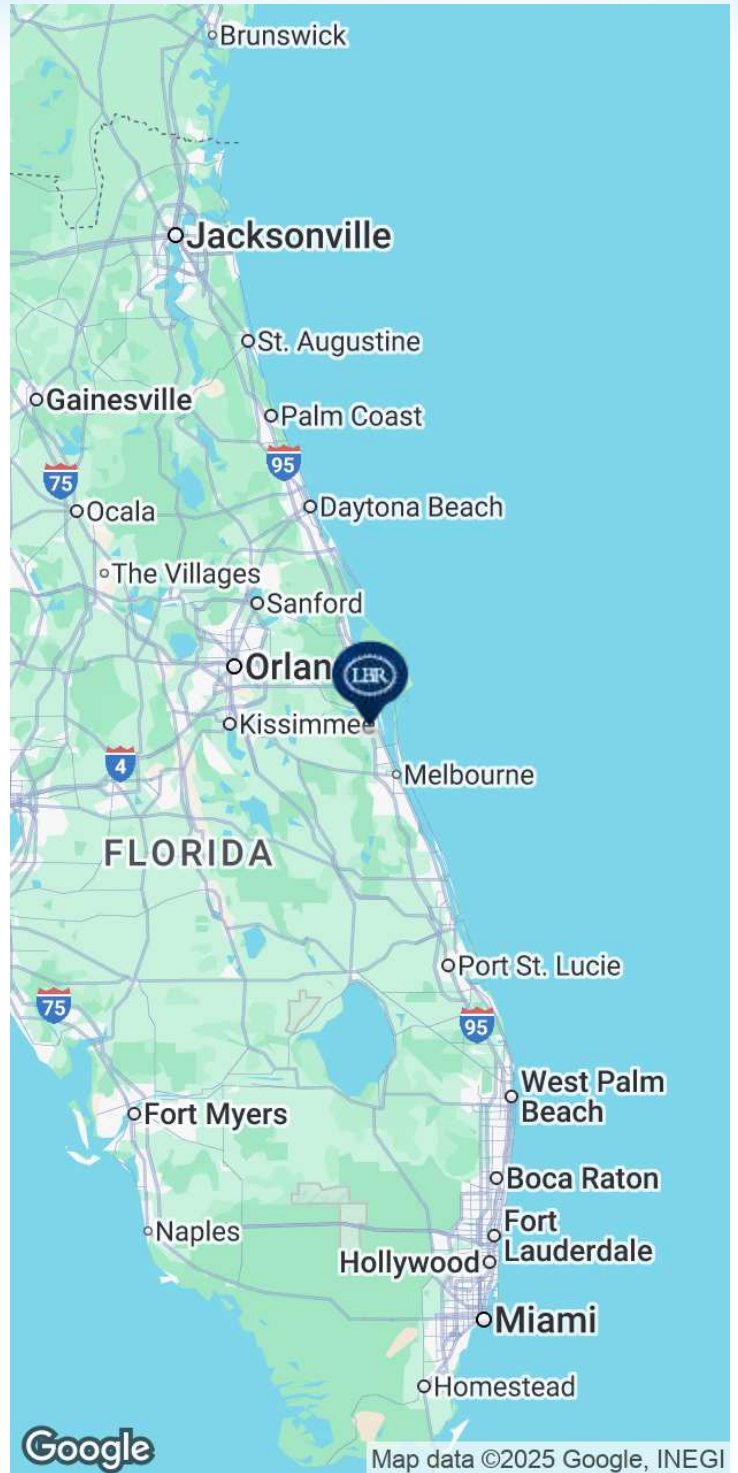
VIERA 2024

37,000+ TOTAL POPULATION	15,400+ HOMES	49.3 MEDIAN AGE	2.43 AVG HOUSEHOLD SIZE
VIERA RESIDENTS HOMEOWNERS 84% RENTERS 16%	MEDIAN HOUSEHOLD INCOME \$92,559	MEDIAN HOME VALUE \$421,226	EDUCATION BACHELOR, GRAD OR PROFESSIONAL DEGREE 52.9%
POPULATION GENERATION Z 1999–2016 17.8%	POPULATION MILLENNIAL 1981–1998 18.3%	POPULATION GENERATION X 1965–1980 20.4%	POPULATION BABY BOOMERS 1946–1964 27.9%
860+ BUSINESSES	13,000+ EMPLOYEES	3,900,000+ SQ COMMERCIAL SPACE FT.	

Source: Data presented is projected by ESRI/TVG; commercial space includes entitlements committed for retail, office and light industrial land uses.

LOCATION MAP

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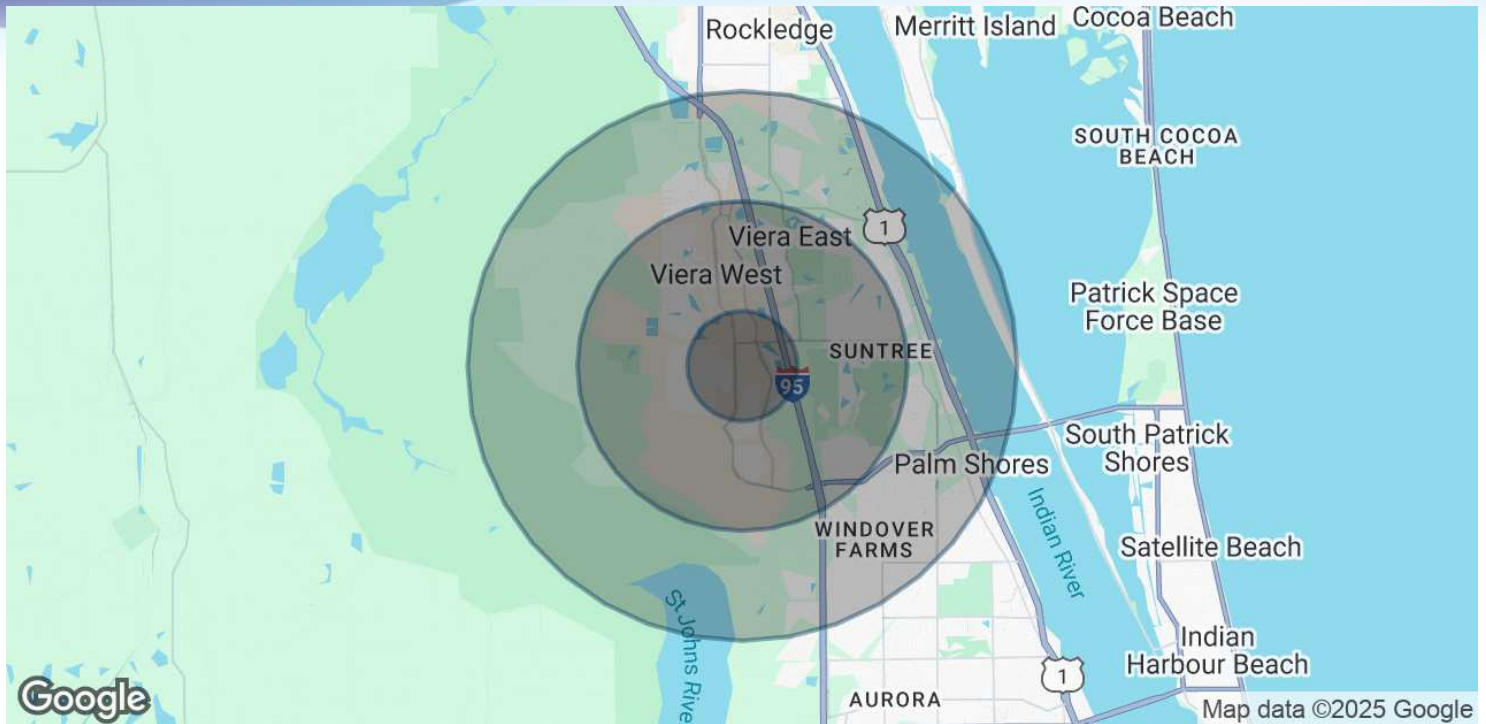
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,769	33,999	64,929
Average Age	40.8	47.5	48.3
Average Age (Male)	40.4	46.1	47.9
Average Age (Female)	40.4	48.2	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,132	15,169	29,123
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$89,285	\$92,175	\$96,610
Average House Value	\$364,955	\$340,397	\$337,591

2020 American Community Survey (ACS)

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