



### PROPERTY DESCRIPTION

This is a prominent multi-tenant building, well located in Merritt Island, anchored by NSI Imaging. The building is suitable for both Medical Users or Professional Users.

The Second Floor is currently built out for one large tenant of approximately 19,000 SF. This Second Floor space was previously a Call Center. So, the build-out has perimeter offices with large bull pens at either end, and conference rooms in the center. The Call Center Infrastructure is still in the space, some of which could be VERY ATTRACTIVE to some tenancies. EMERGENCY GENERATOR, UPS SYSTEM & AMPLE POWER. Additionally, the project boast an incredible 6.40/1000 Parking Ratio.

### PROPERTY HIGHLIGHTS

- Great Merritt Island Medical Corridor location!
- Anchored by NSI Imaging
- Whole Second Floor Available with Amazing back-up Infrastructure in

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	6
Available SF:	1,862 - 19,000 SF
Lot Size:	3.12 Acres
Building Size:	36,239 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

### HAYDEN BROUILLETTE

Office Sales and Leasing Associate  
321.722.0707 x23  
Hayden@teamlbr.com

### ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@TeamLBR.com





## Additional Photos



## Sykes Creek Professional Center For Lease



**HAYDEN BROUILLETTE**  
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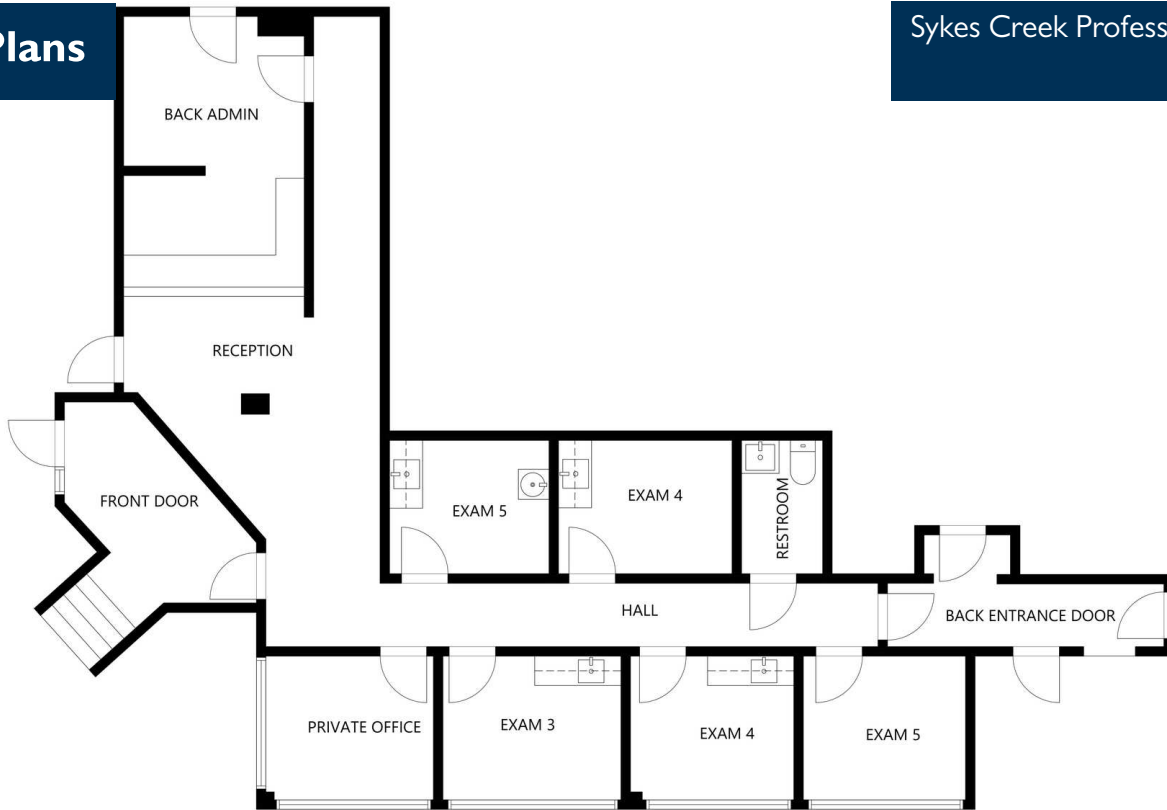


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# Floor Plans

Sykes Creek Professional Center  
For Lease



FLOOR 1



**HAYDEN BROUILLETTE**  
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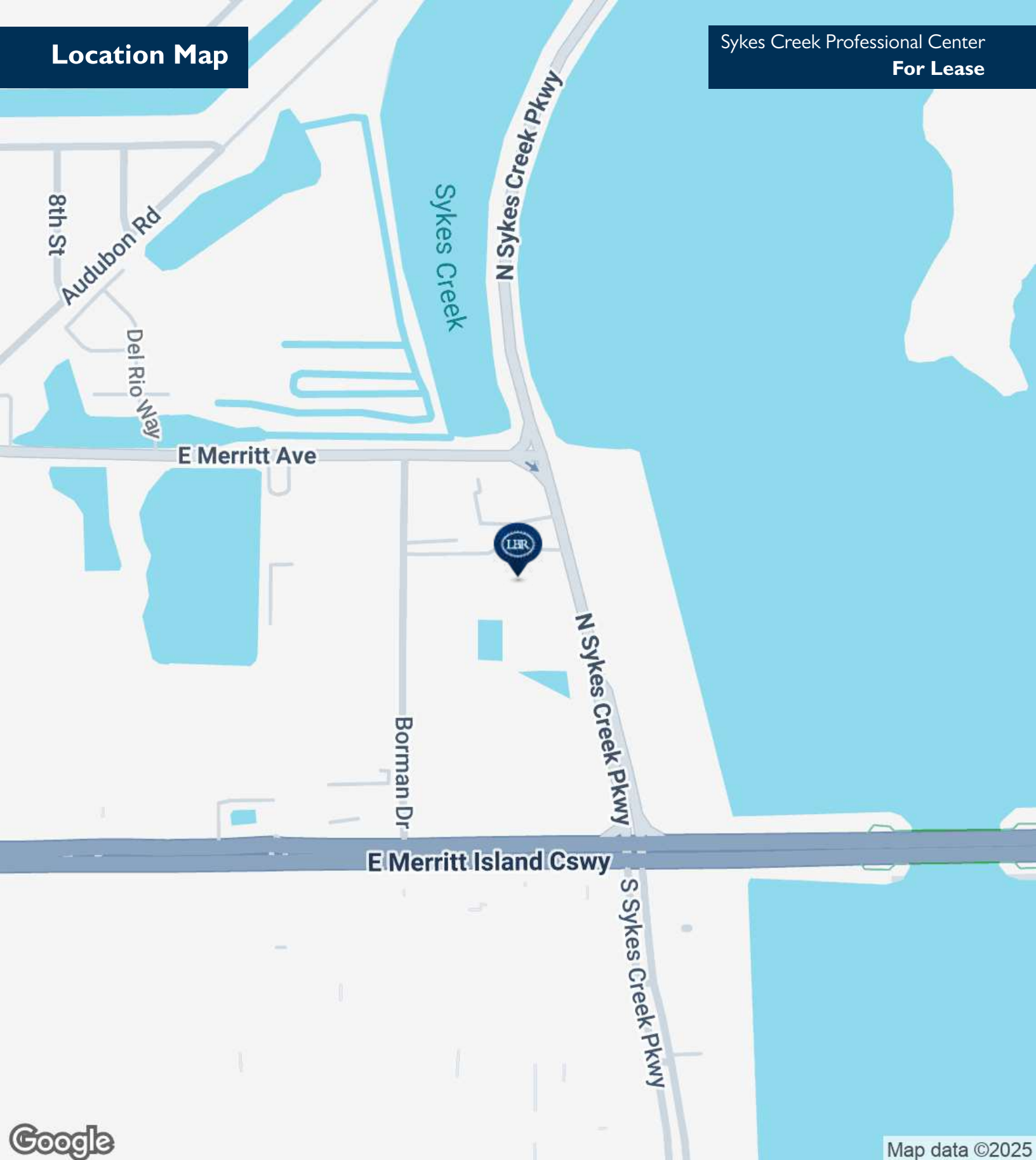
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## Location Map

Sykes Creek Professional Center  
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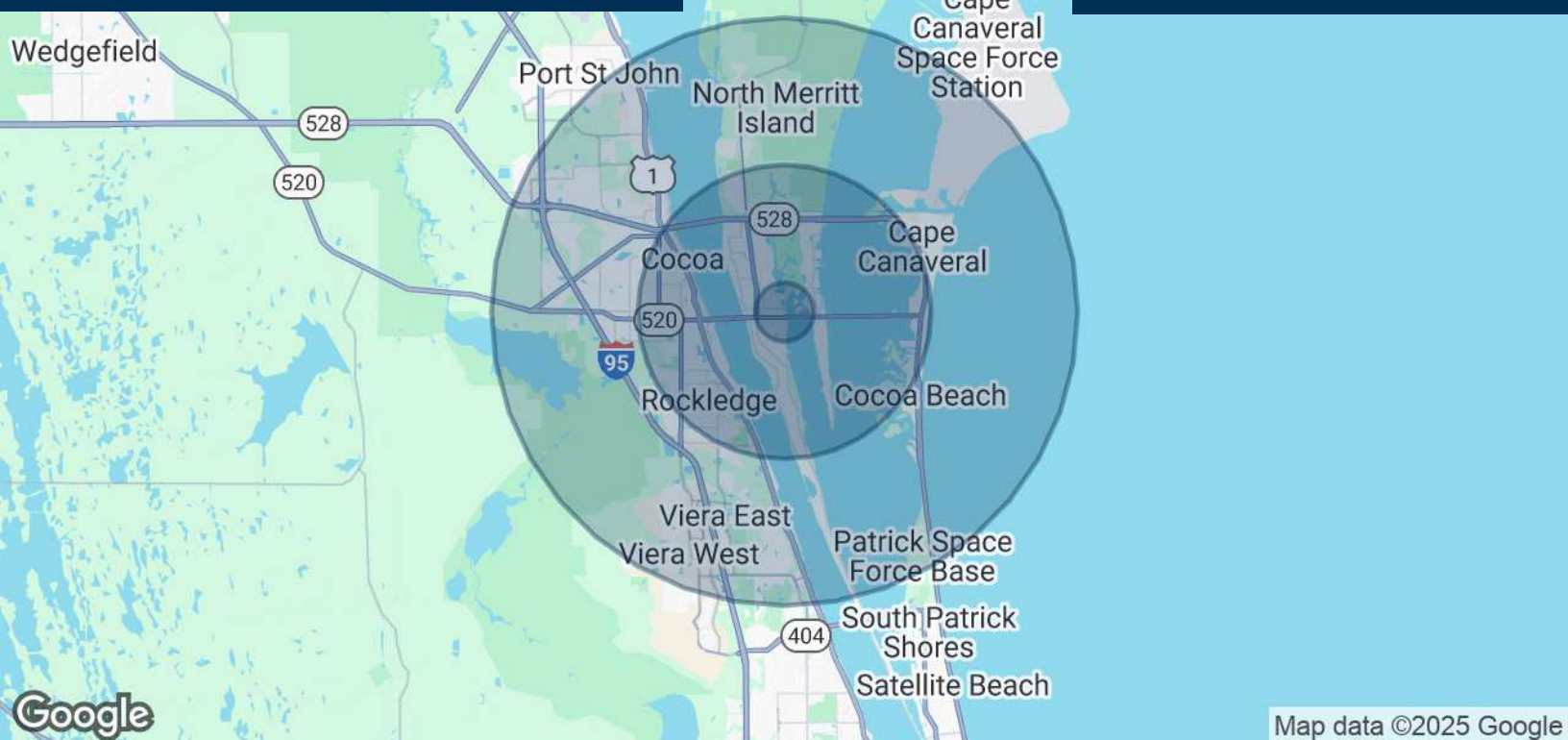
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# Demographics Map & Report

Sykes Creek Professional Center  
**For Lease**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)

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