

# Property Summary

405 E Strawbridge Ave  
For Lease



## PROPERTY DESCRIPTION

Welcome to the heart of vibrant downtown Melbourne! This exceptional +/- 3,060 sq. ft. office space offers a prime location for your business to thrive. 405 E Strawbridge Ave has 100 ft. of frontage on US-192 with excellent visibility for the 21,000 vehicles driving by daily.

This office features five (5) private offices, large open workspace, two (2) bathrooms + shower, kitchen area, reception, and an upstairs loft space.

Enjoy the convenience of nearby cafes, restaurants, and retail shopping.

Seize the opportunity to establish your business in this dynamic and strategic location.

Contact us today to schedule a viewing and take the first step towards elevating your business in downtown Melbourne!

## LOCATION DESCRIPTION

Conveniently located on E Strawbridge Avenue between Oak and Hickory St.

Close to "Historic Downtown" area , vibrant with shopping, dining, galleries and entertainment.

## OFFERING SUMMARY

Lease Rate:	\$21.57 SF/yr (MG)
Number of Units:	1
Available SF:	3,060 SF
Lot Size:	0.29 Acres
Building Size:	3,060 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,911	61,447	124,192
Total Population	5,965	130,988	283,935
Average HH Income	\$41,179	\$63,428	\$69,597

## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
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## BLAKE WILSON

Sales and Leasing Associate  
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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.



## Lease Spaces

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,060 SF	Lease Rate:	\$21.57 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
405 E Strawbridge Ave	Available	3,060 SF	Modified Gross	\$21.57 SF/yr	-

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## Additional Photos



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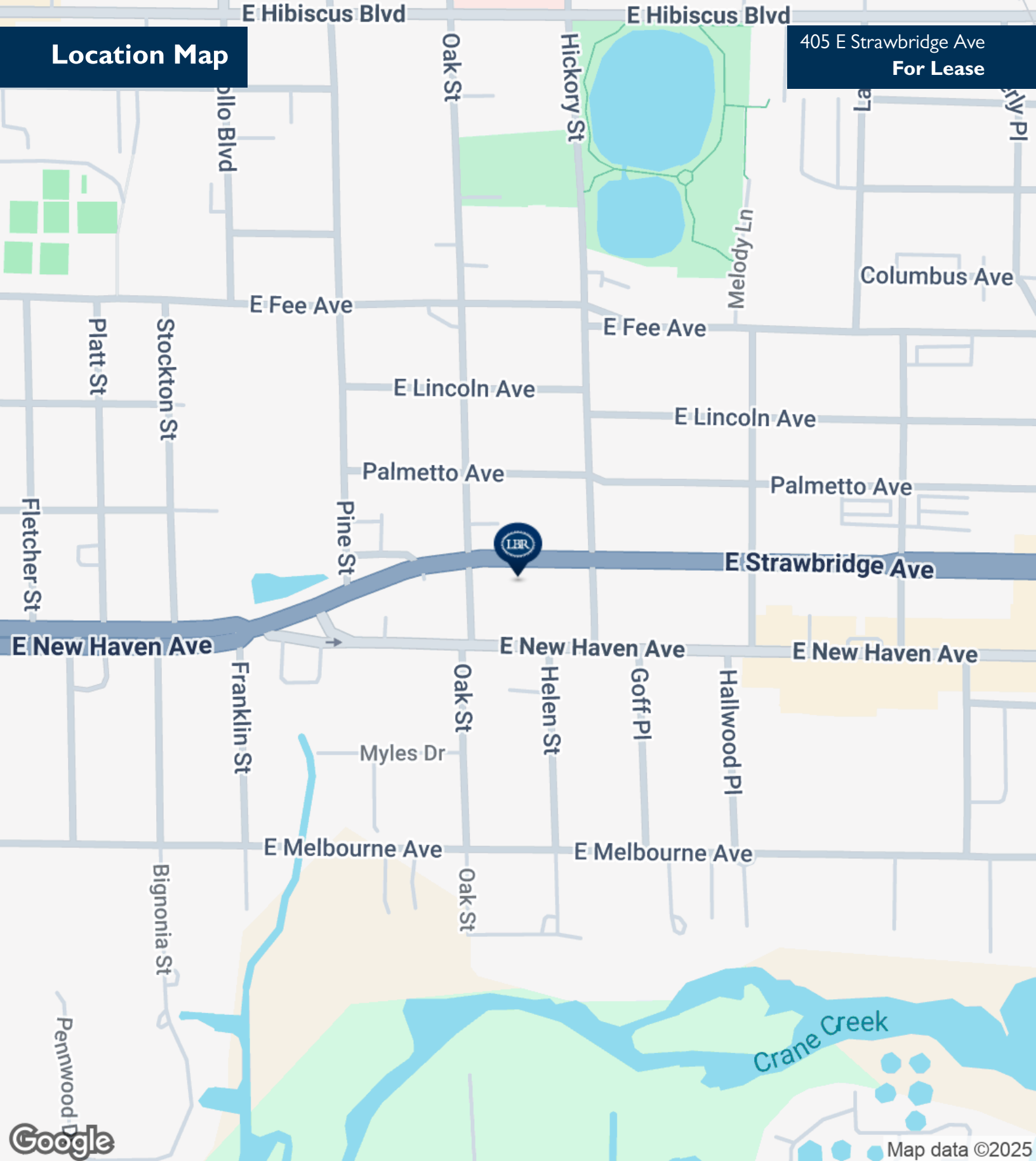


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## Location Map

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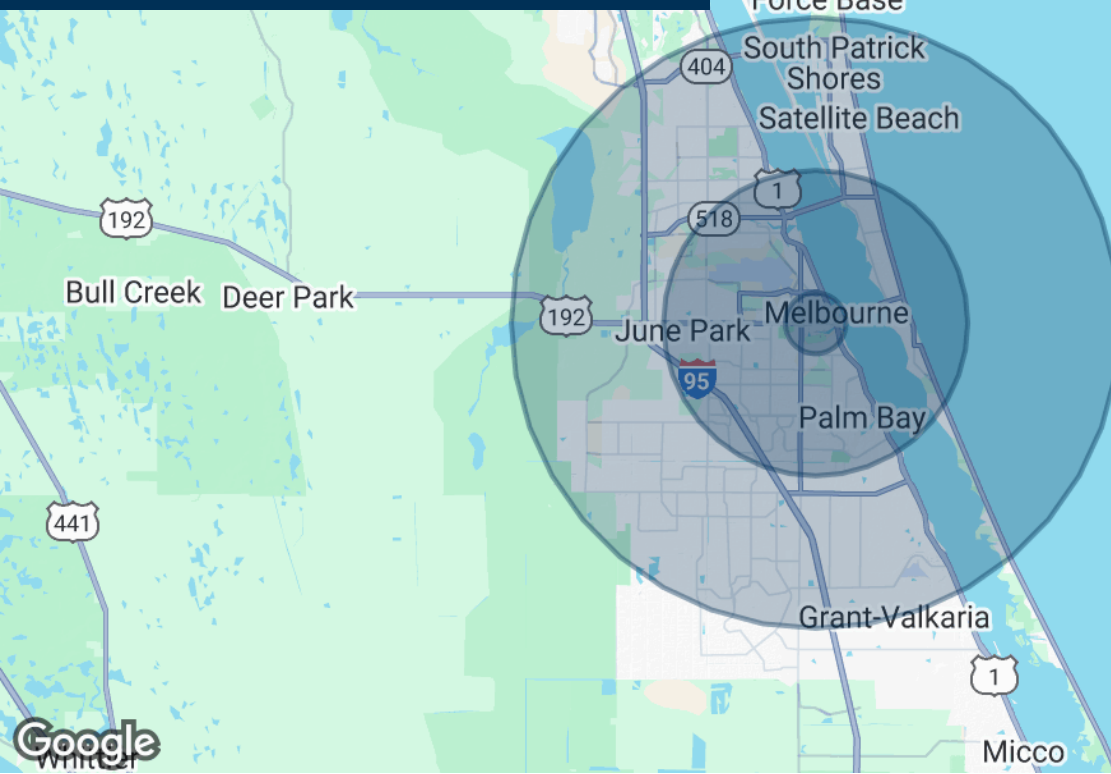
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# Demographics Map & Report

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Map data ©2025 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,965	130,988	283,935
Average Age	42.3	44.4	45.0
Average Age (Male)	38.7	41.8	42.8
Average Age (Female)	46.4	46.8	46.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,911	61,447	124,192
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$41,179	\$63,428	\$69,597
Average House Value	\$216,206	\$207,670	\$223,884

2020 American Community Survey (ACS)

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