

## Property Summary



### PROPERTY DESCRIPTION

This class 'A' office and flex building consists of 1st Floor for Formal Reception Area with Large Lab or Light Manufacturing, to include Highbay Warehouse Area for Storage or Shipping/Receiving.

The 2nd Floor is 100% Office Space with Cube Area, along with Executive Space.

### LOCATION DESCRIPTION

Located directly off Hibiscus Blvd between Dairy Rd and Gateway Dr

### PROPERTY HIGHLIGHTS

- Property has Full Kitchen/Breakarea with Indoor and Outdoor Seating
- Parking to support 400 Employees
- 50,000 sf Pad Site available for Future Expansion
- Large Windowed Offices with Conference Rooms
- Furniture Can Be Included

### OFFERING SUMMARY

Sale Price:	\$25,000,000
Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	112,489 SF
Lot Size:	20.03 Acres
Building Size:	112,489 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
Total Population	4,109	144,292	330,533
Average HH Income	\$74,347	\$87,613	\$96,189



#### ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@TeamLBR.com

#### HAYDEN BROUILLETTE

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

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

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.



## Additional Photos



1110 West Hibiscus Boulevard, Melbourne, FL 32901



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

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## Additional Photos



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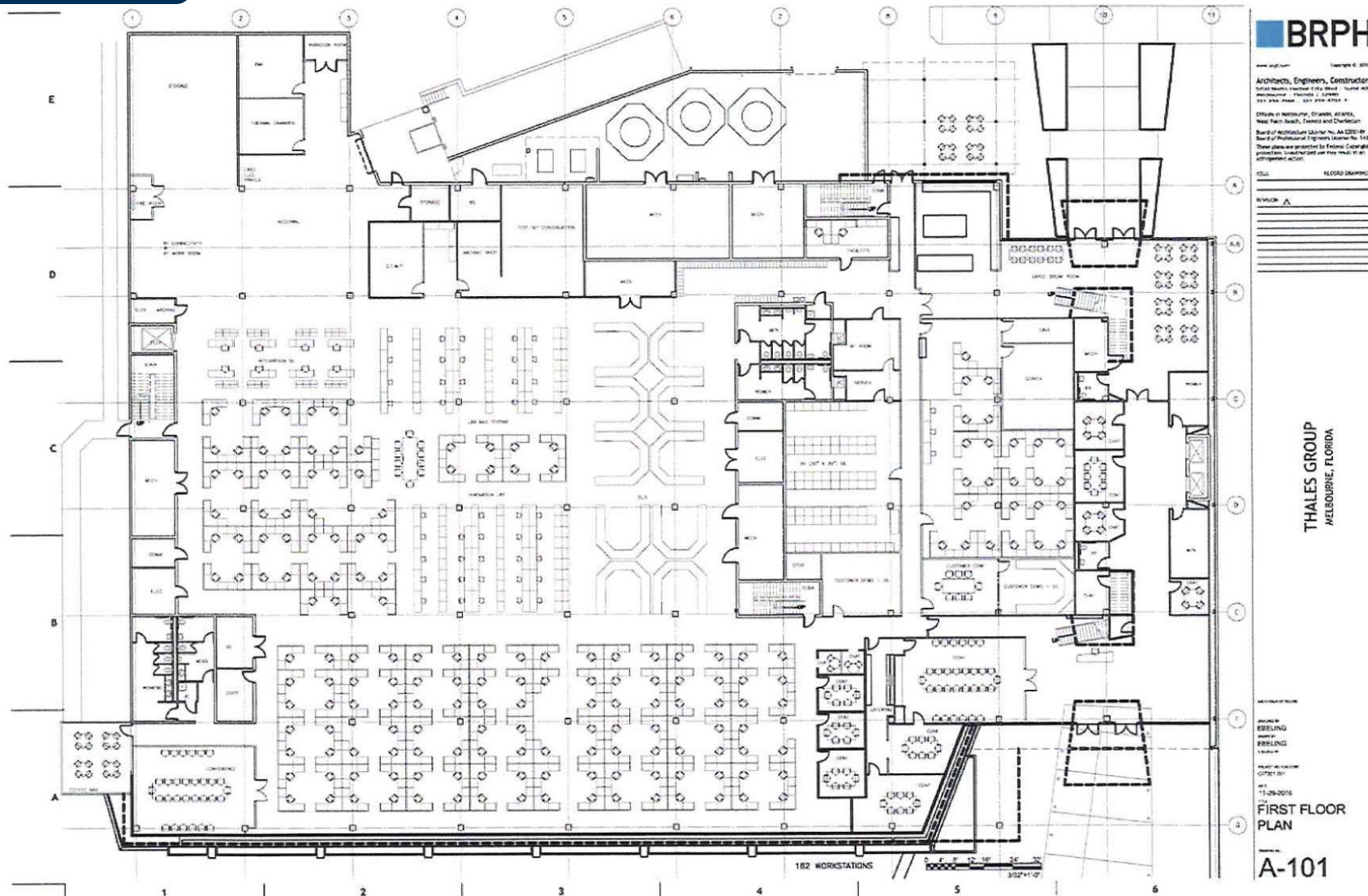
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## Location Map



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# Demographics Map & Report

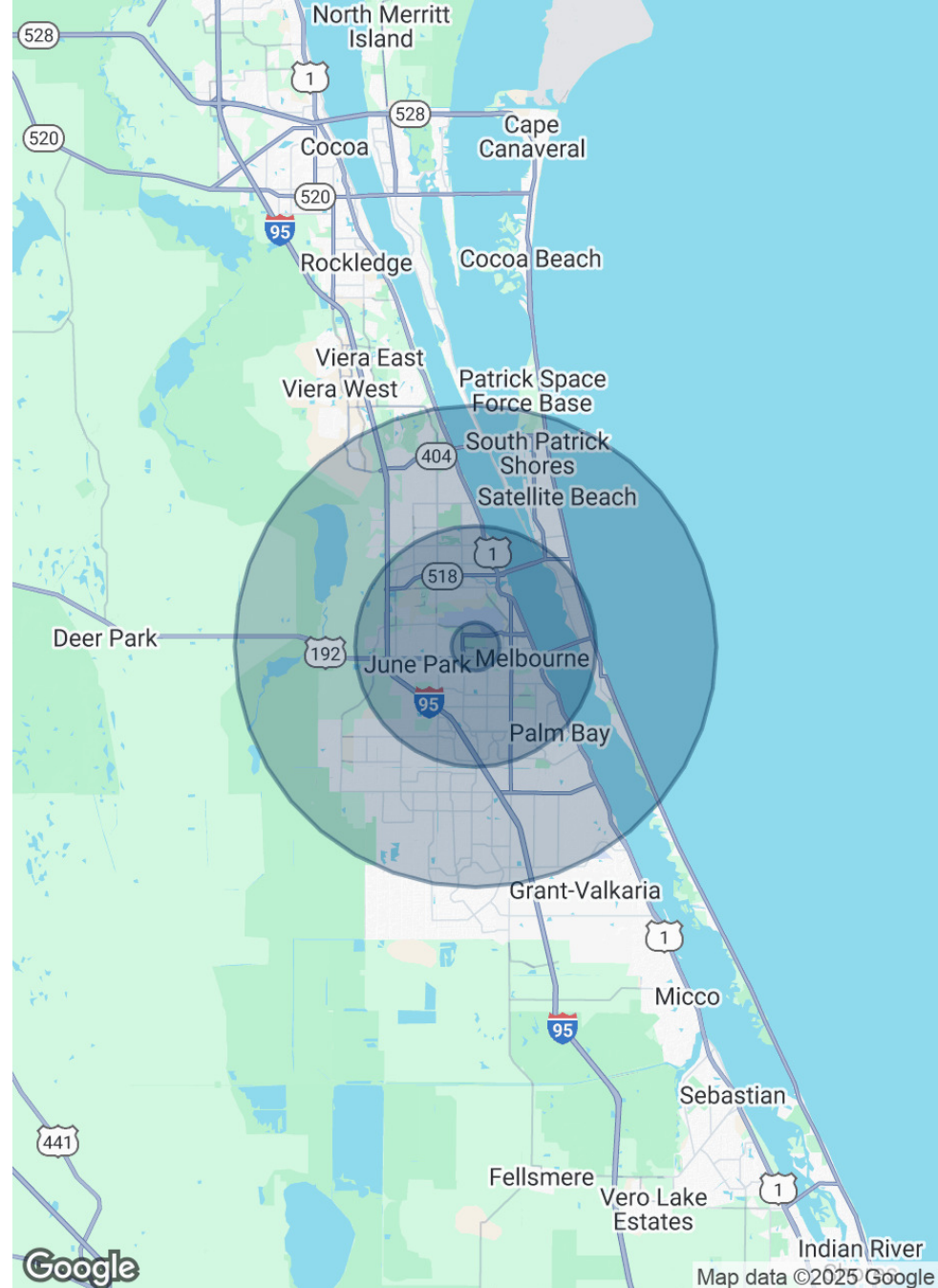
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,109	144,292	330,533
Average Age	50	45	45
Average Age (Male)	48	44	44
Average Age (Female)	52	47	47

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,347	\$87,613	\$96,189
Average House Value	\$263,978	\$340,150	\$366,485

Demographics data derived from AlphaMap



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