

# OFFERING MEMORANDUM



## ***OPPORTUNITY IN INDIALANTIC, FL***

OFFICE SPACE FOR LEASE | 1,534 SF | 2ND FL UNIT



# OFFERING SUMMARY

**Location:** 442 4th Ave, Indialantic , FL 32903  
2nd floor unit

**Elevator:** No

**Private Entry:** Yes (2nd entry through 1st floor)

**County:** Brevard

**Area:** 1,534 sf

**Base Rate:** \$19.00/sf

**Lease Type:** Modified Gross

**Furnished:** Yes

**Parking:** Open, +/- 10 spots

**Term:** Negotiable

**Rooms:** Private offices (2), open areas (2), bath (1),  
kitchenette (1), storage/IT (1), patio/deck (1)

**OFFERED AT:**  
**\$21.00/sf**



## EXECUTIVE TEAM



**John Curri**  
*Owner & CEO*



**Karen D'Alberto**  
*VP/Principal*



Please contact us with any questions, for more details or please  
send offer/terms via email to:

**John Curri** - john@curriproperties.com | 321-961-4487  
**Karen D'Alberto** - karen@curriproperties.com | 321-622-3196

**WWW.CURRICOMMERCIAL.COM**

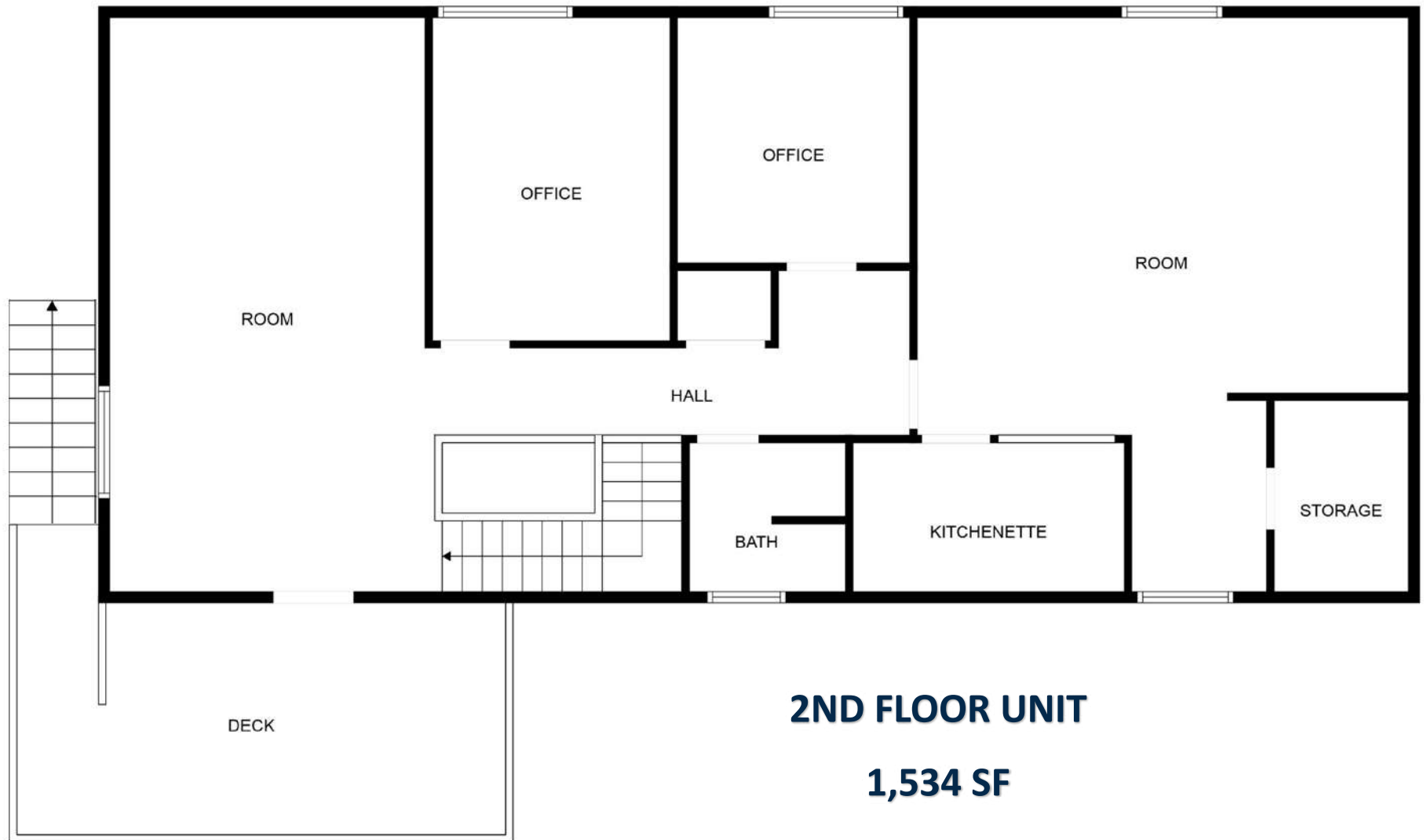


Curri Commercial, LLC is pleased to present a move-in ready office space for lease in vibrant Indialantic, Florida. Just one street from 5th Ave (US-192), a street lined with businesses and some of the best local shops and eateries Brevard County has to offer and just 2 miles over the causeway from Historic Downtown Melbourne. This meticulously maintained property offers a well-appointed façade, 2 entries, and tons of parking. The 2nd floor unit is 1,534 sf and features 2 private offices, 2 open work areas, a patio deck, kitchenette, 1 bathroom with shower, large storage/IT closet, furnishings and skylights for lots of natural light! Check it out!





# FLOOR PLAN







Well-appointed building façade & gorgeous oaks



Light and bright with lots of natural light



Tons of parking (behind building)



Front parking for customers or visitors



1 Restroom (equipped with shower)



2 private sizable offices



Kitchenette w/ sink, disposal, refrigerator, spot for microwave, & lots of counter space & cabinets



Large storage closet/IT closet



222 sf patio/deck



2 entry points available

- Private side entrance via patio deck

- 1st floor office/lobby entrance



2 open work areas for workstations or conference tables



Fully furnished



# EXTERIOR IMAGES





# OFFICE IMAGES





# OFFICE IMAGES





## ADDITIONAL IMAGES





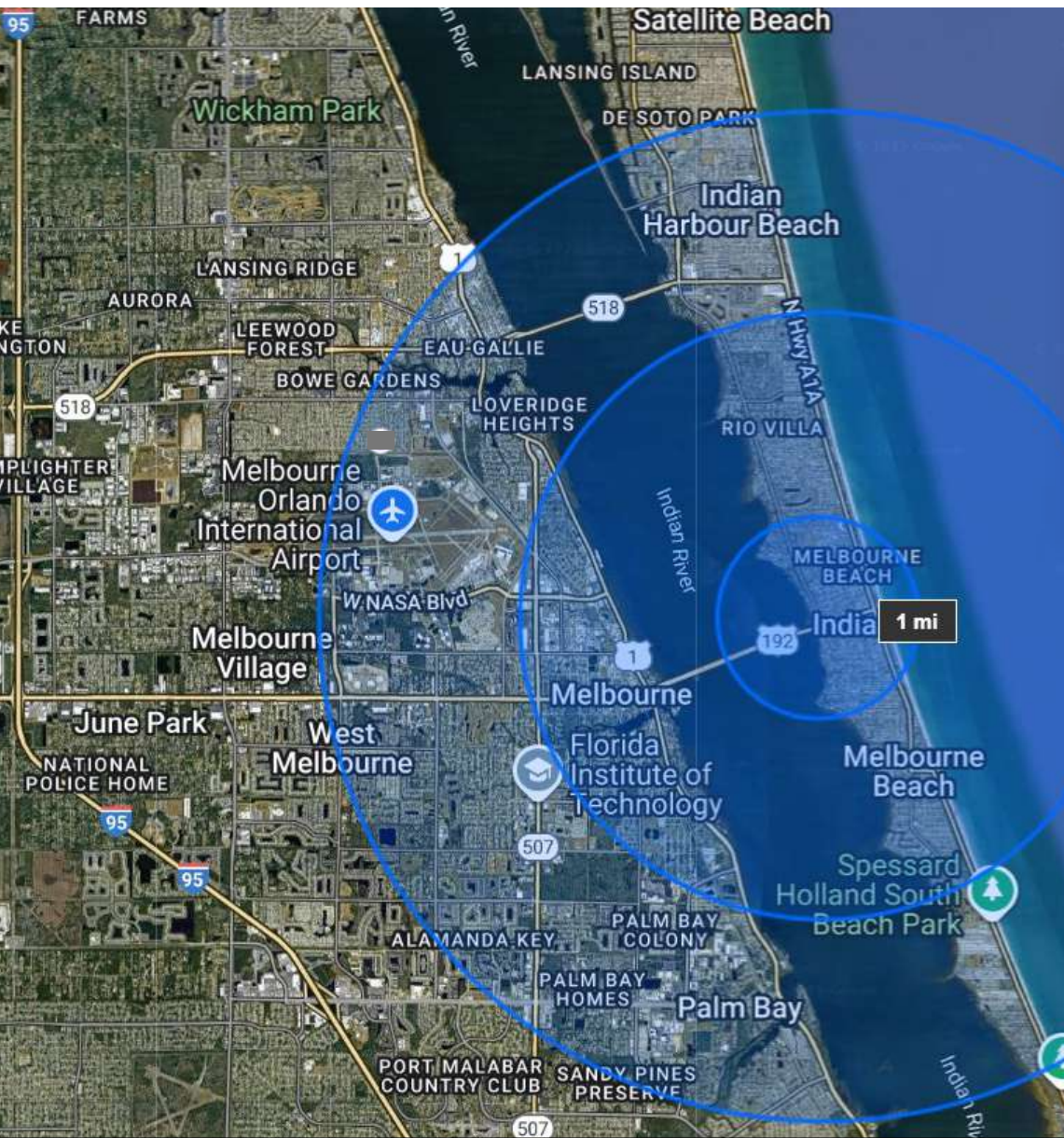








# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
<b>2023</b>	9,529	41,372	114,313
<b>Household Income</b>			
<b>2023 Median Income</b>	\$93,018	\$66,806	\$71,038
<b>Age</b>			
<b>2023 Median Age</b>	51.9	50.2	46.9
<b>Employees</b>			
<b>Total 2023</b>	7,982	35,137	97,131



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Curri Commercial LLC  
1097 S. Patrick Dr, Satellite Beach, FL 32937  
[www.CurriCommercial.com](http://www.CurriCommercial.com)  
John Curri: (321) 961-4487 • Karen D'Alberto: (239) 699-8879



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