

Property Summary

Hibiscus Business Center
For Lease



PROPERTY DESCRIPTION

Multi-tenant office property. Common areas include restrooms, hallways, elevators, stairwells and garden seating areas. Conveniently located and close to shopping, restaurants, Melbourne International Airport and some of Brevard County's largest employers. Bus stops are located in front of and across Hibiscus Blvd. with a signalized traffic light for crossing.

PROPERTY HIGHLIGHTS

- Well maintained property and lush landscaping
- Quiet and peaceful environment
- On-site maintenance
- Professionally managed and inspected regularly
- Easy access from two main roads, Hibiscus Blvd. and Dairy Rd.
- Small leasable spaces easily convert to larger spaces
- Convenient and easy parking - ingress/egress

OFFERING SUMMARY

Lease Rate:	\$16.00 - 20.00 SF/yr (Gross)
Available SF:	470 - 2,260 SF
Lot Size:	101,930 SF
Building Size:	32,135 SF
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,514	56,936	114,818
Total Population	3,671	132,540	283,089
Average HH Income	\$49,944	\$57,043	\$64,648

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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.

LBR INCORPORATED
COMMERCIAL REAL ESTATE SERVICES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	470 - 2,260 SF	Lease Rate:	\$16.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1101 W Hibiscus Blvd / Suite 203	Available	500 SF	Gross	\$20.00 SF/yr	2 offices, and storage. The room at the entrance may be used as a reception area with an office in the rear of the space. Restrooms located in the common areas. Window onto hallway, vinyl plank flooring.
1101 W Hibiscus Blvd / Suite 210	Available	470 SF	Gross	\$20.00 SF/yr	This suite is available now! Small but quaint unit on the 2nd floor (no elevator access). Does have its own bathroom. Windows in office.
1103 W Hibiscus Blvd / Suite 400	Available	890 SF	Gross	\$20.00 SF/yr	Unique loft space. Restrooms in common area. Windows. Elevator and Stair Access
1103 W Hibiscus Blvd / Suite 408	Available	1,800 - 2,260 SF	Gross	\$16.00 - \$18.00 SF/yr	5 offices, conference room, open areas, 2 restrooms and open break area. This is a second floor office. No elevator. Fireplace.

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SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 202	-	450 SF	Gross	\$20.00 SF/yr	Second Floor Office, Window from Hallway into Reception or Office Hallway for Storage Office with Window Carpet Common Area Rest Room
Suite 310	Available	1,350 SF	Gross	\$20.00 SF/yr	-

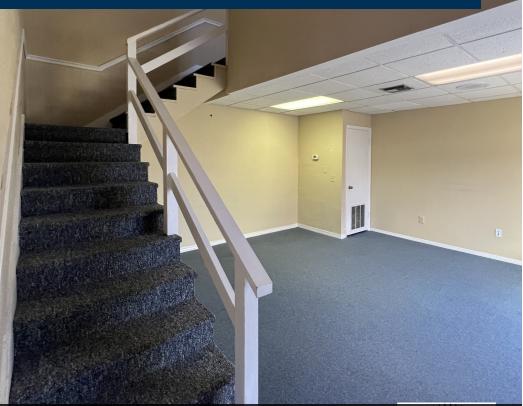
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Additional Photos



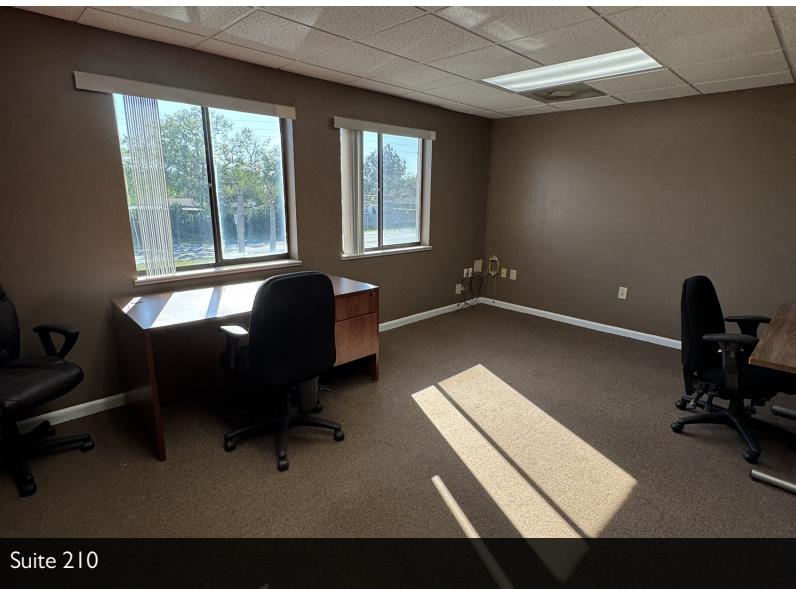
Suite 400 Loft Office



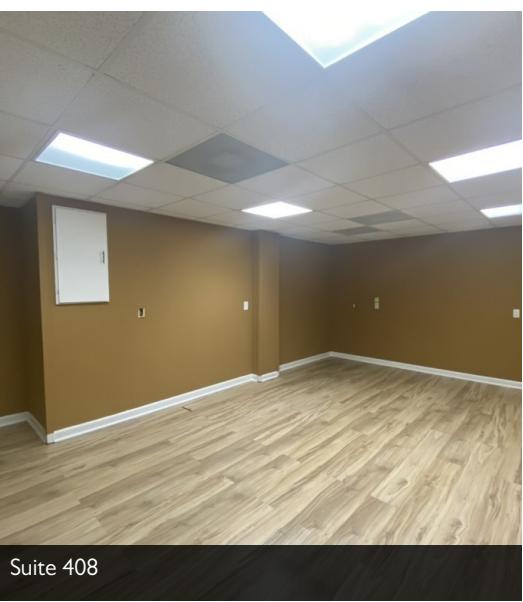
Suite 400



Suite 210



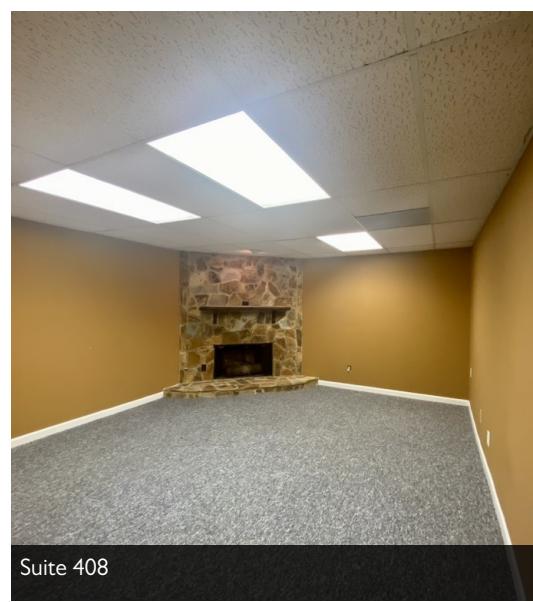
Suite 210



Suite 408



Suite 408



Suite 408

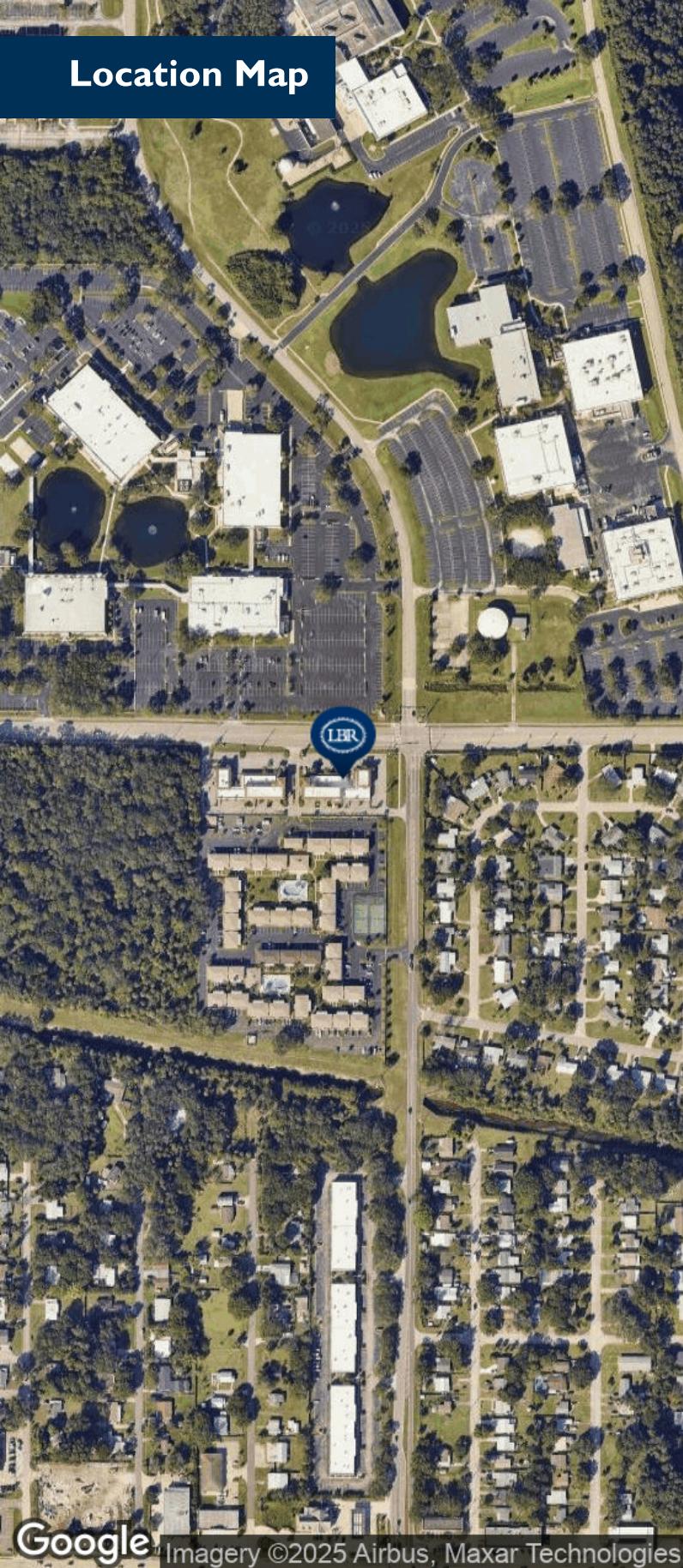
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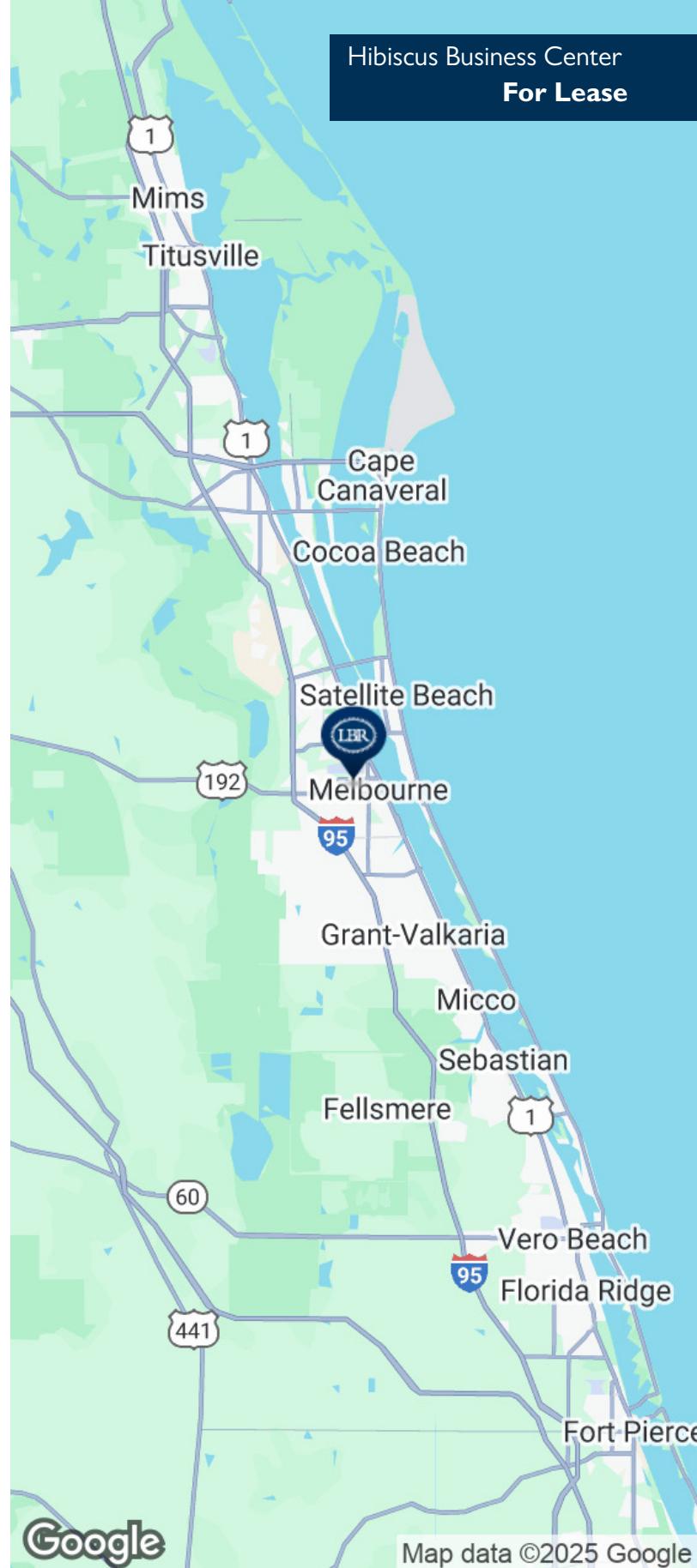
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Location Map



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