



-UNDER CONSTRUCTION-

**Addison Professional Center
Office / Medical / Professional
Under Construction - Delivery Spring 2026**

8795 Ivanhoe Drive Viera, FL 32940

UP TO +/-7,000 SF OF OFFICE/ MEDICAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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EXECUTIVE SUMMARY

Addison Professional Center / Under Construction • 8795 Ivanhoe Drive Viera, FL 32940



OFFERING SUMMARY

Available SF: up to +/- 7,000 SF

ADDISON PROFESSIONAL CENTER - MASTER PLANNED COMMUNITY - VIERA WEST

+/- 1500sf to +/- 7000sf of Space Available to Businesses Seeking Prominent Professional Office / Medical Office / Medical Related Use Location In Booming West Viera Area Modern Professional Office Building, As Pictured Above, Being Constructed on Outparcel of Addison Center of Viera Adjacent to the Prototype two-story Publix

Lease Rate: \$32.50 Base + (NNN)

Landlord Offering Tenant Improvement Allowance of \$50.00 PSF
Op Ex is Estimated to be \$7.00 PSF

Anticipated Delivery Spring of 2026 / Choose Your Preferred Space Now
Under Construction !

Building Size: 10,000 SF

LOCATION OVERVIEW

Prominent Space Coast Location in Addison Village, in Viera West Off Stadium Parkway
Viera Ranked A Top-Ten Master Planned Community in the US
Immediate Proximity South of Viera Hospital
Convenient Access to I-95 at N Wickham Road, +/- 1 Mile
Harriett T Moore Justice Center, +/- 2 Miles
Orlando International Airport, +/- 47 Miles

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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.

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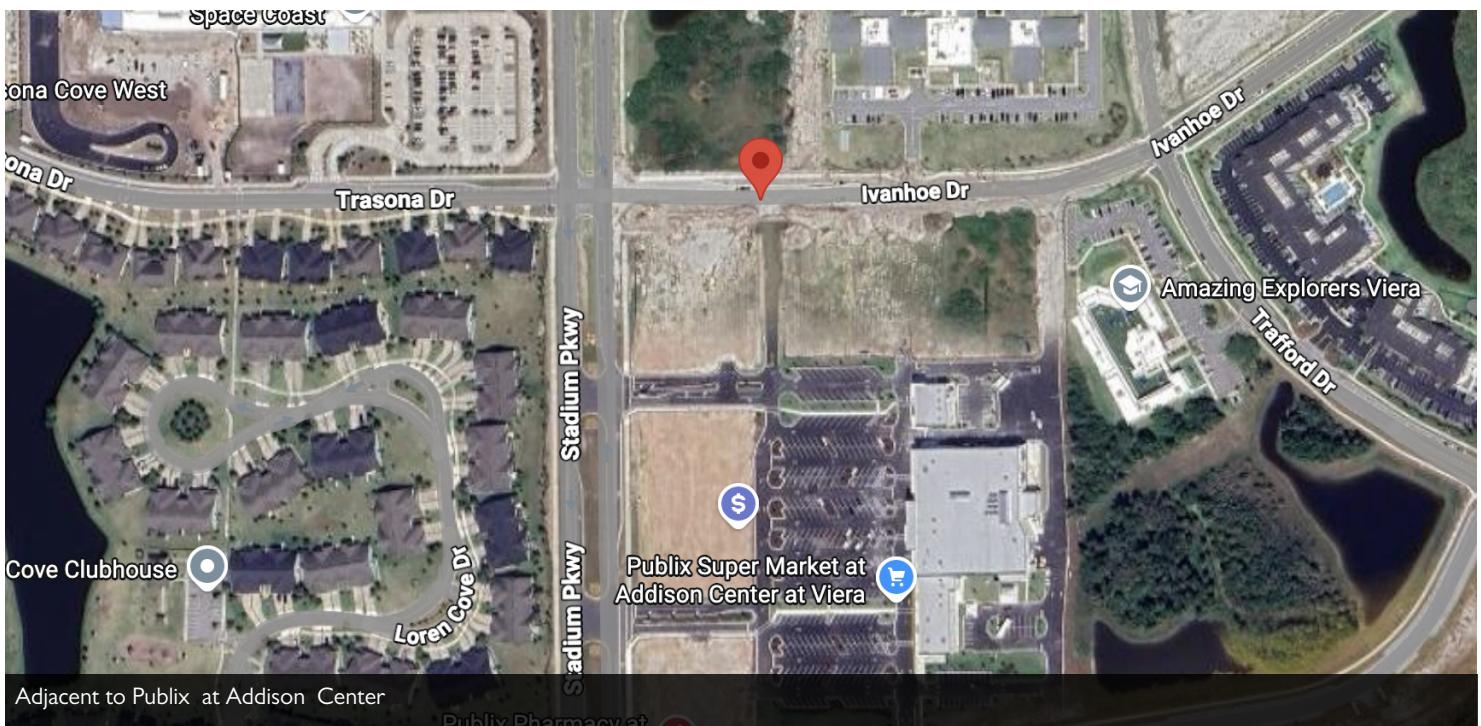
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

ADDITIONAL PHOTOS

Addison Professional Center / Under Construction • 8795 Ivanhoe Drive Viera, FL 32940



Delivery Spring 2026 Medical / Professional Office up to +/-7000sf



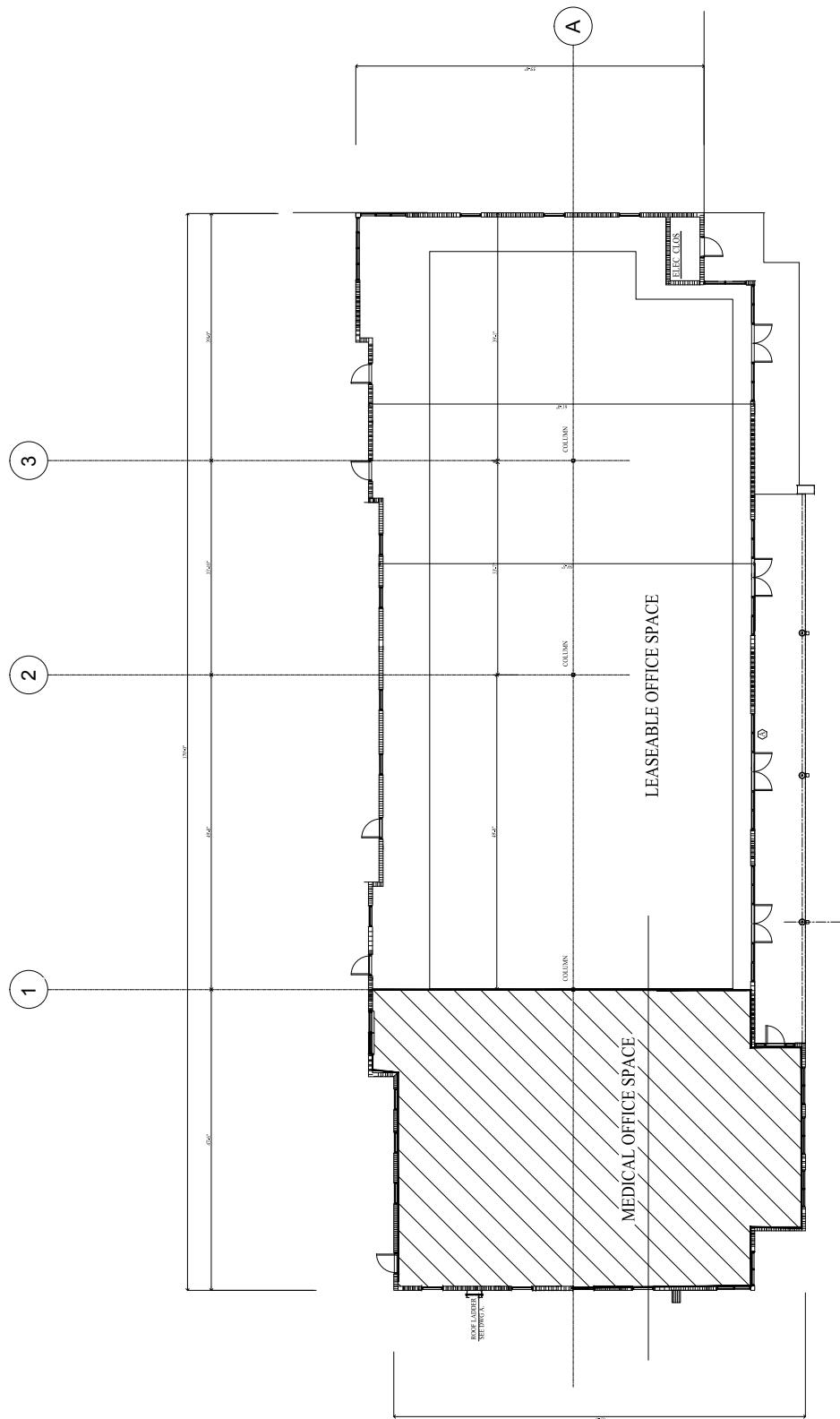
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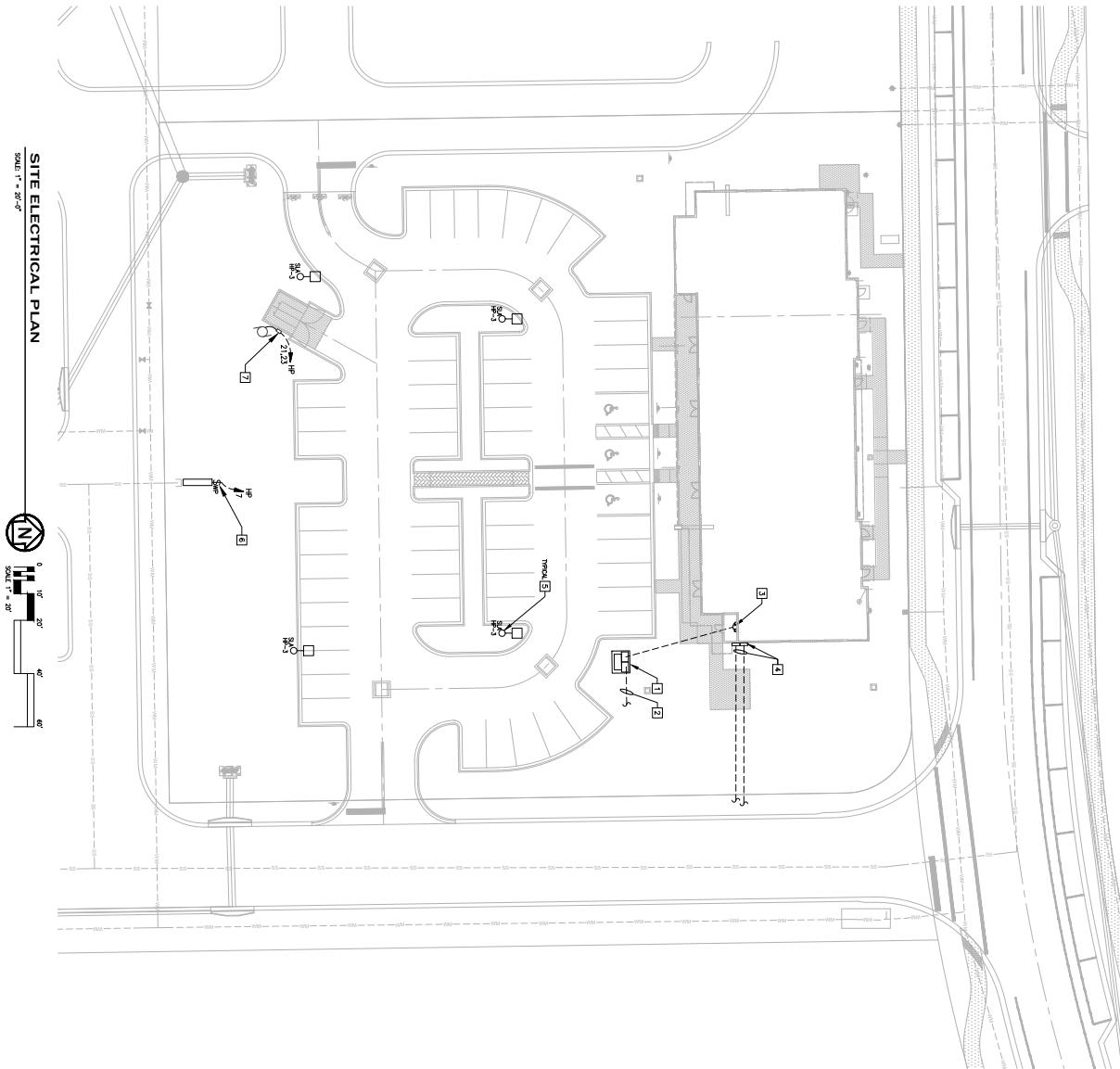
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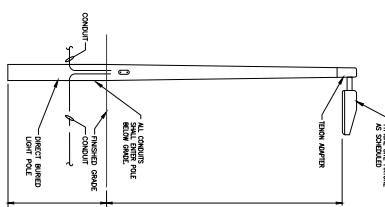
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**TYPICAL SITE
LIGHTING FIXTURE
NTS**



VEER MEDICAL CENTER
SHELL BUILDING
OFFICE PARK, VIERA, FL 32940
DRAWING TITLE



**CONSTRUCTION
ENGINEERING
GROUP**
Consulting Engineers

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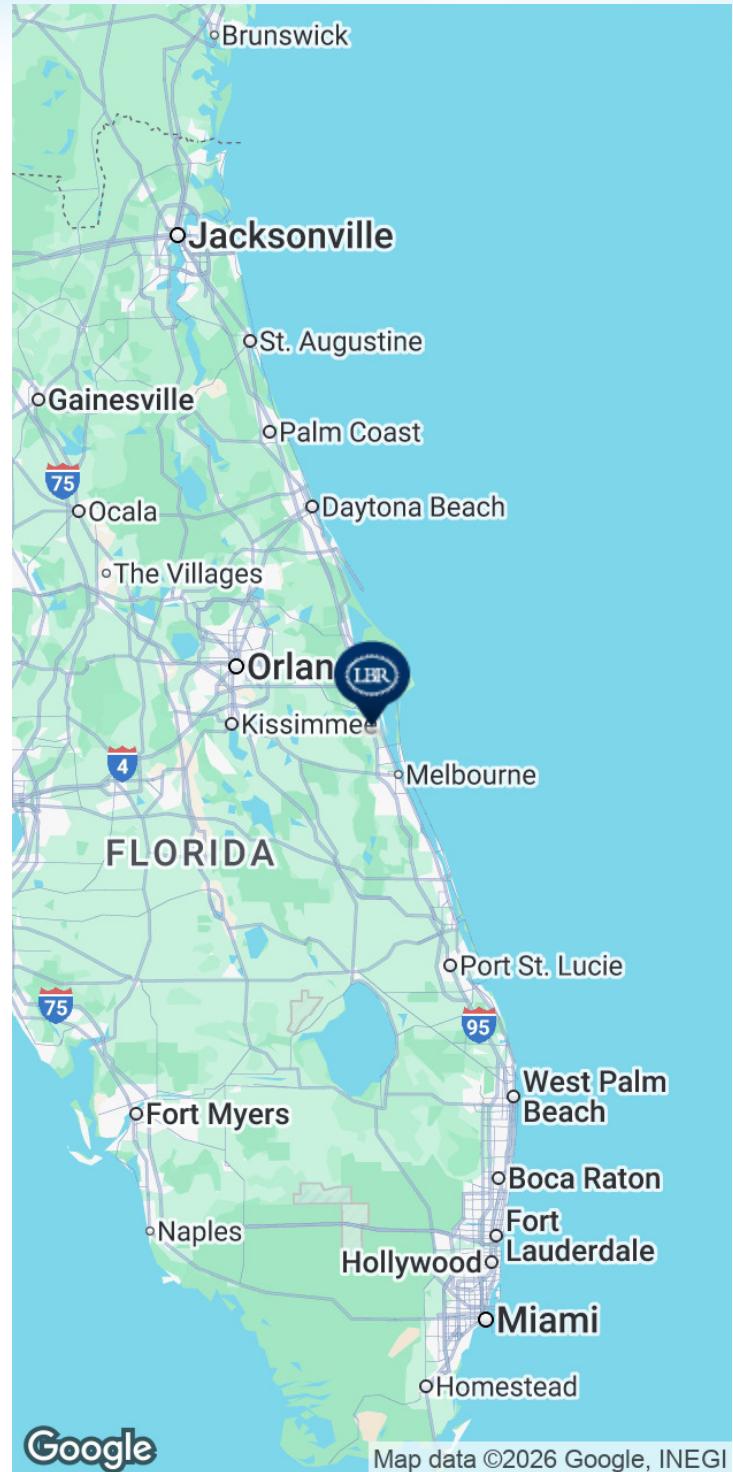
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LOCATION MAP

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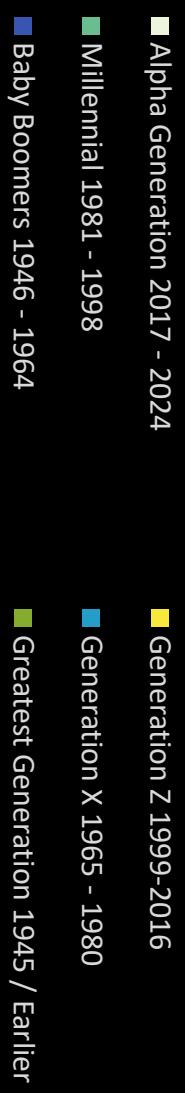
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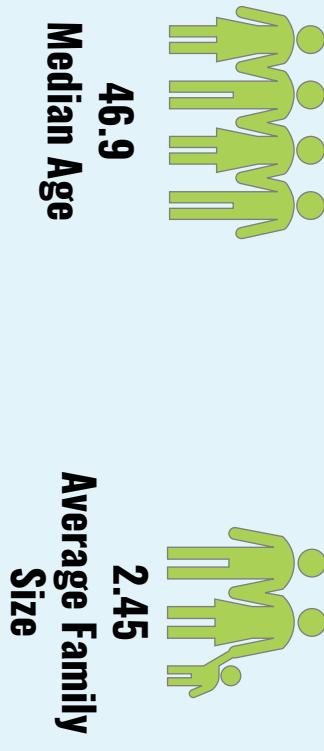
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DEMOGRAPHICS | PEOPLE

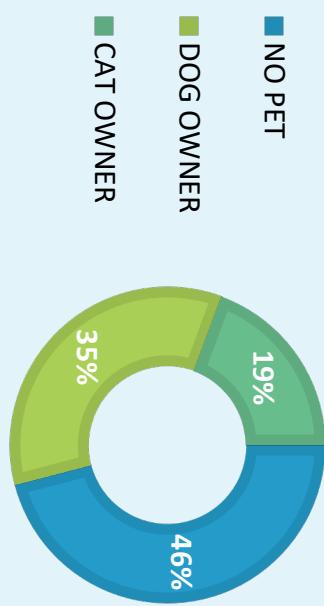
POPULATION BY GENERATION



46.9
Median Age



PET OWNERS



SMARTPHONE OWNERS (18+) – 94.9%

