



-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

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

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



## OFFERING SUMMARY

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

**Lease Rate:** \$32.50 Base + (NNN)

**Building Size:** 10,000 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

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 !

## 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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## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.

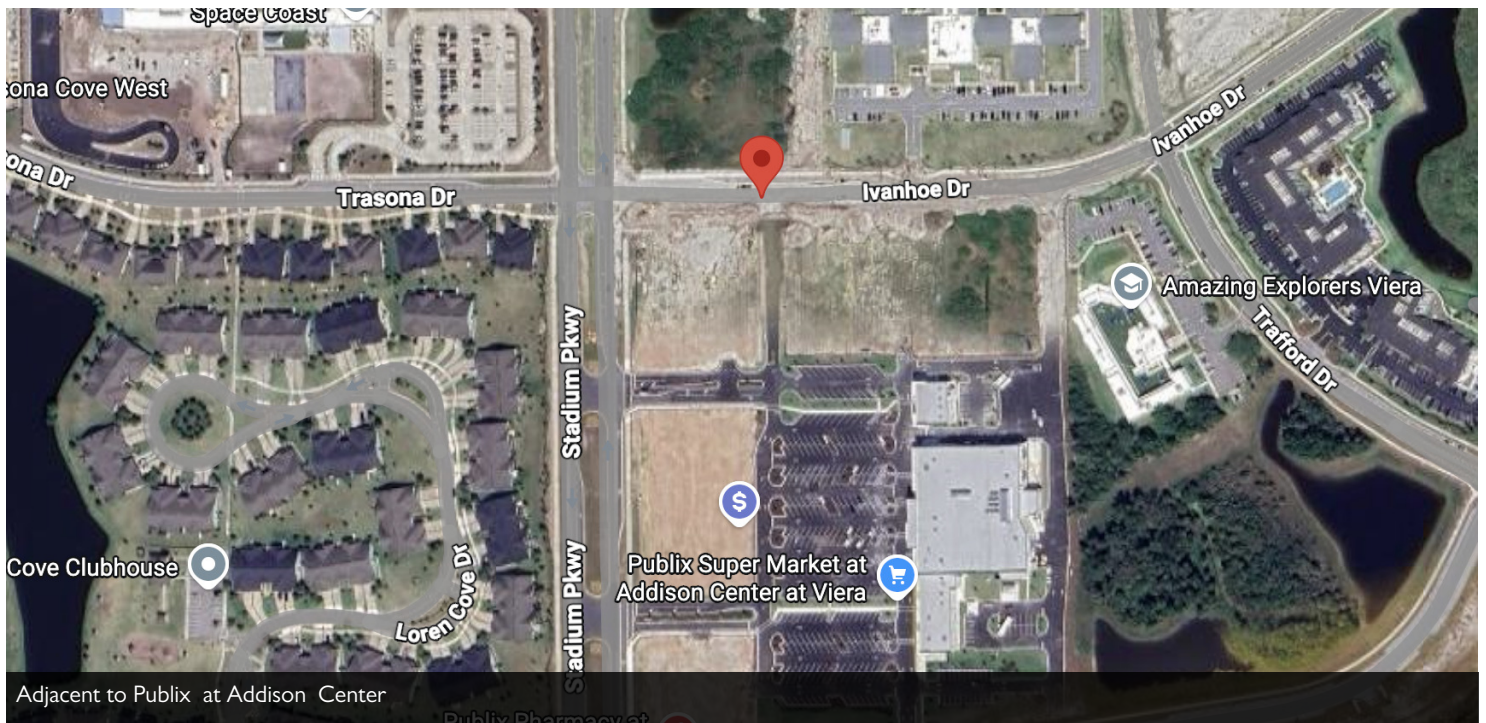


# ADDITIONAL PHOTOS

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



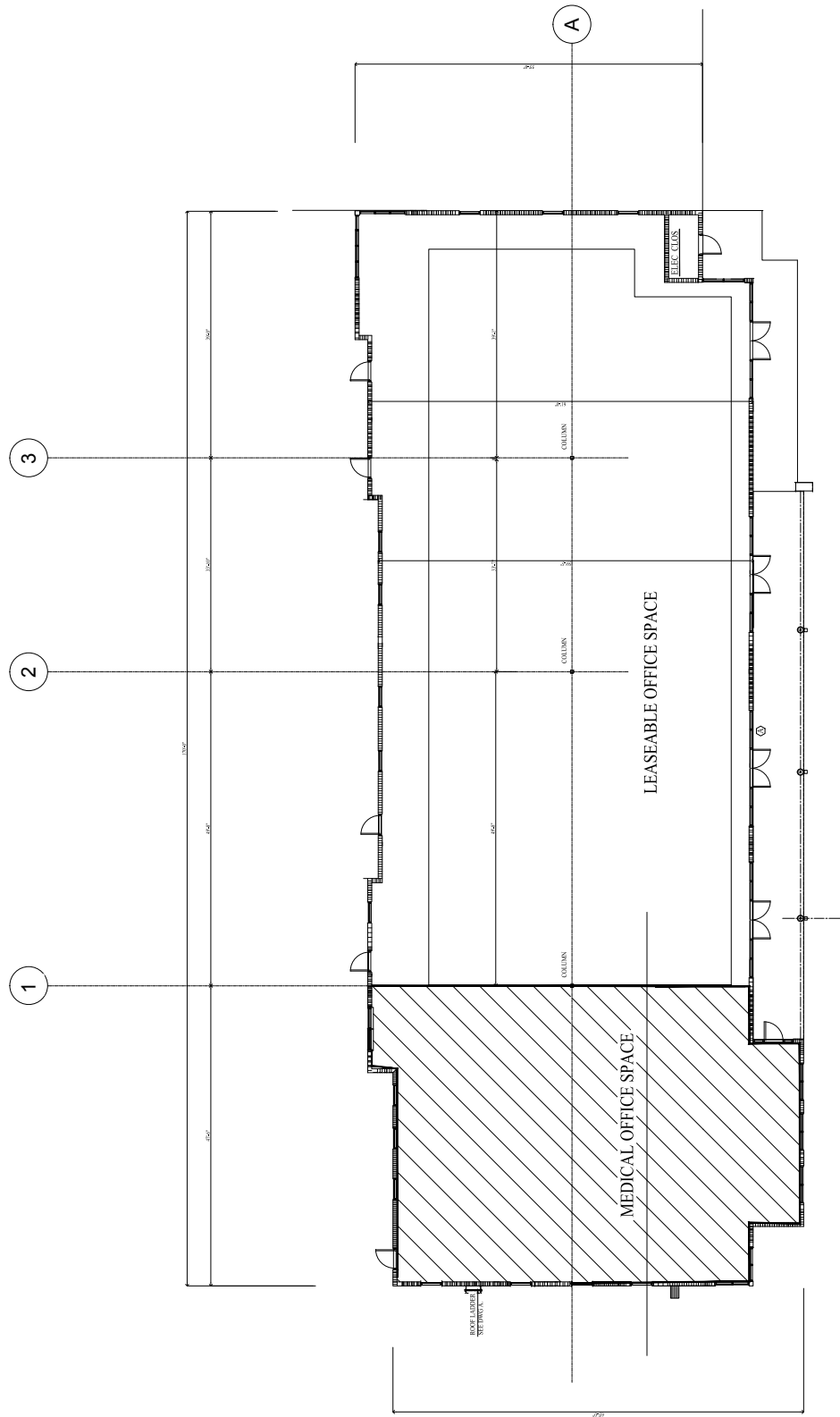
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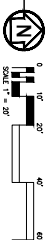
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Technical drawing of a lighting fixture assembly. The drawing shows a side view of a fixture with a horizontal arm and a vertical support. Key components and dimensions are labeled:

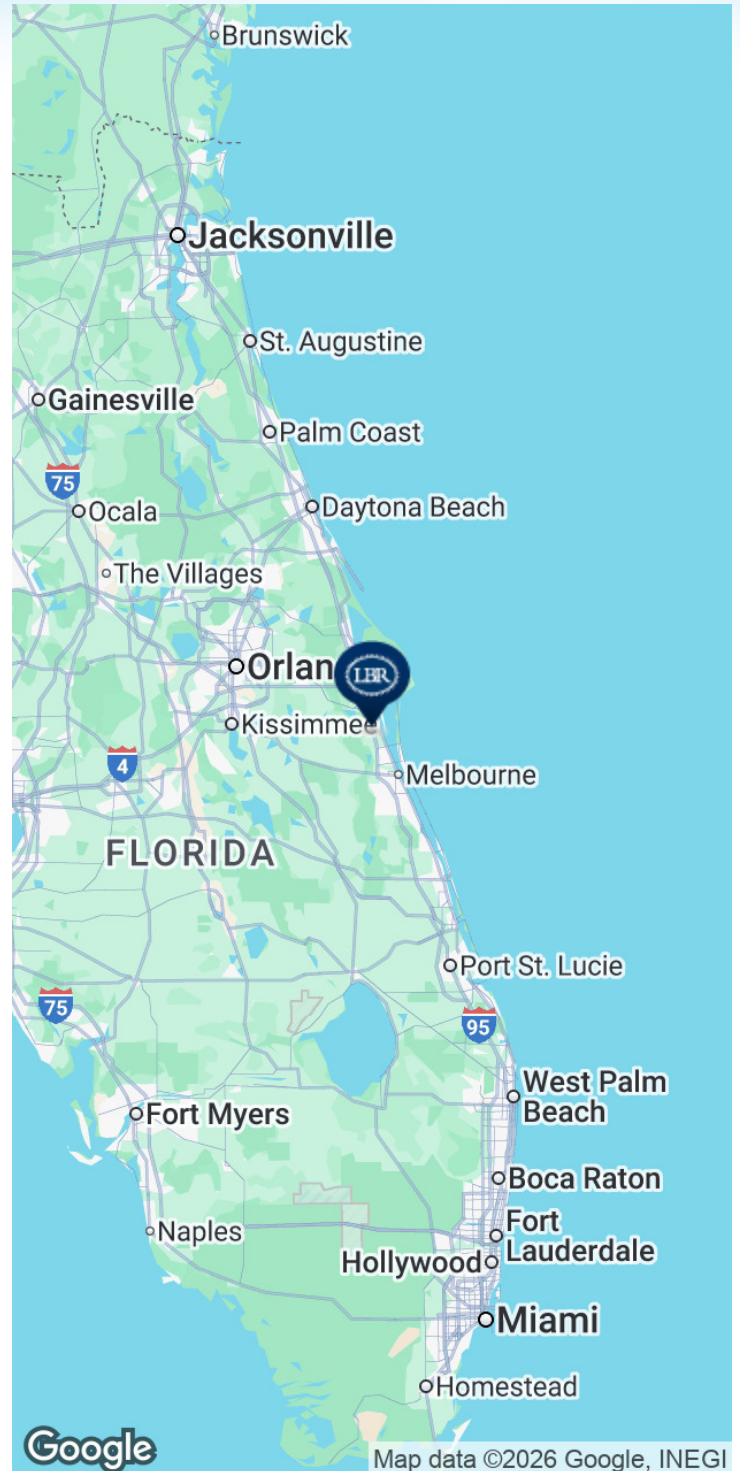
- CONDUIT**: Points to the top horizontal pipe.
- 7'-0"**: Dimension for the distance from the left wall to the start of the arm.
- 25'-0"**: Dimension for the length of the horizontal arm.
- IRON ARMATURE**: Points to the horizontal arm.
- RE-ORIENTABLE**: Points to the adjustable mounting bracket at the end of the arm.
- ALL CONDUITS SHALL BE WITHIN 3/16"**: A note indicating the maximum offset for the conduit.
- INVERTED SHADE**: Points to the light fixture hanging from the arm.
- DIRECT BEAMED LIGHT POLE**: Points to the vertical support structure on the left.

DAVID E. ALLEY, PE PE #53008	DATE 07-31-24	SCALE AS NOTED	PROJ. NO.: 240125	DESIGNED BY: DAP	DRAWN BY: DAP	CHECKED BY: DEA	DRAWING NO.: E101
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# LOCATION MAP

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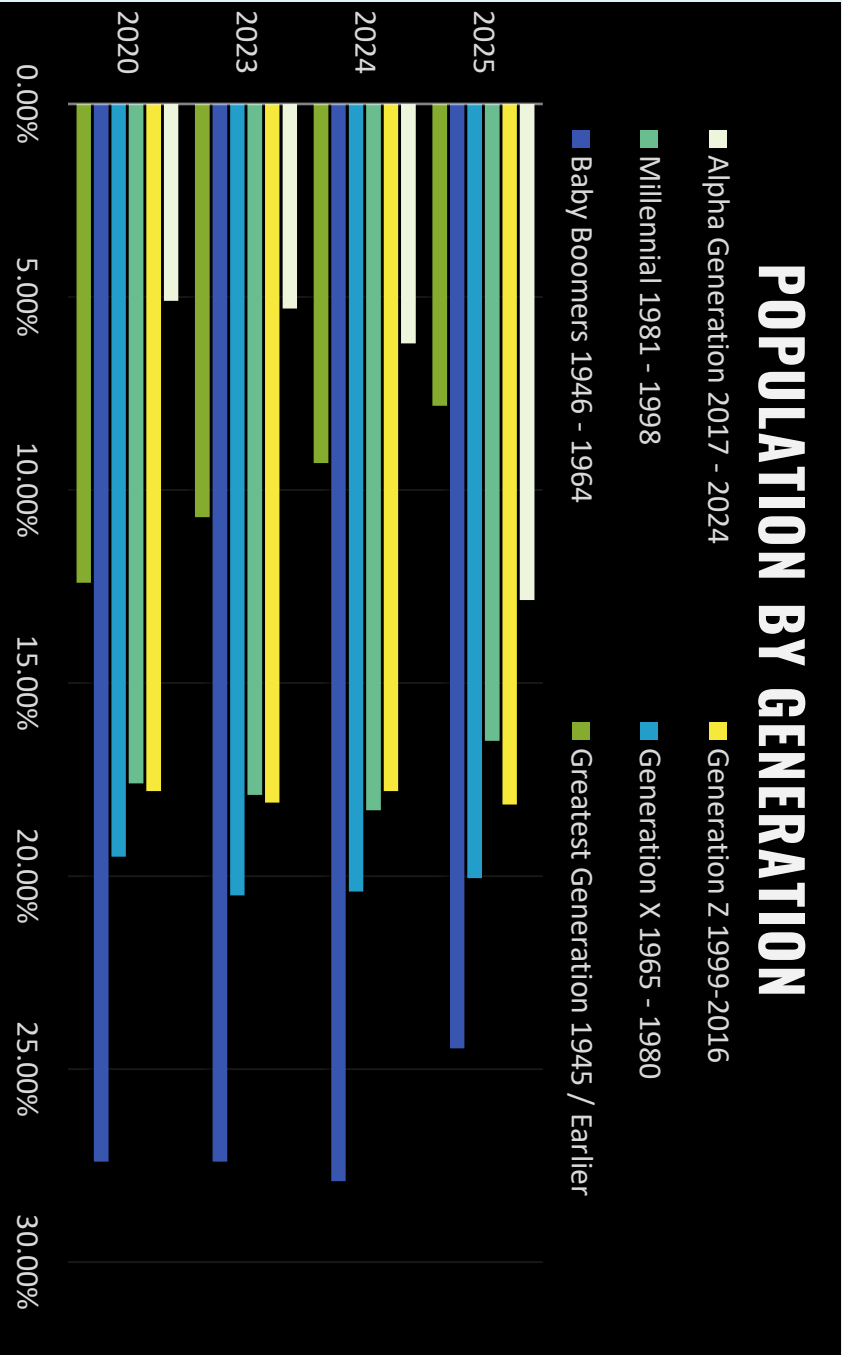
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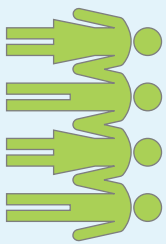
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# DEMOGRAPHICS | PEOPLE

## POPULATION BY GENERATION

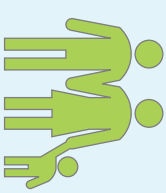


## Population Age 25+ Educational Attainment



46.9

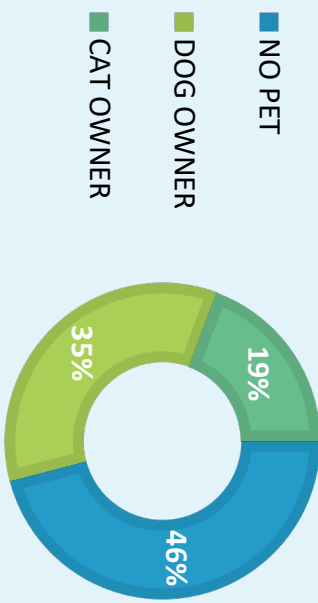
Median Age



2.45

Average Family Size

## PET OWNERS



## SMARTPHONE OWNERS (18+) – 94.9%

