



PROPERTY DESCRIPTION

THE ONLY EXISTING OFFICE SPACE AVAILABLE IN WEST VIERA.

Lynx I offers two 2,500 sq. ft. spaces that are easily combined to 5,000 sq. ft. Available for Immediate Occupancy.

Surrounded by retail and professional users in a beautiful Office Park development with walkability to restaurants such as Botta, Soup Shop, Foxtail and More.

Located directly across from Viera Hospital, in Central Viera.

- Office or Professional
- 4/1000 Onsite Parking
- Easy access to I-95, Wickham Rd and US-1
- Office Building with unique features, including modern common areas

LOCATION DESCRIPTION

Property located between Lake Andrew Dr. and Stadium Parkway.

This office space is directly south of the Health First Hospital Viera.

Two access points off of I-95, directly in the center of new development located in Viera.

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (7.50: NNN)
Available SF:	2,500 - 5,000 SF
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	2,678	86,260	270,097
Total Population	6,526	199,506	645,261
Average HH Income	\$120,319	\$110,319	\$99,607

LEASE INFORMATION

Lease Type:	7.50; NNN	Lease Term:	120 months
Total Space:	2,500 - 5,000 SF	Lease Rate:	\$34.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lynx I -A	Available	2,500 SF	NNN	\$34.00 SF/yr	2,500 - 5,000 sq ft available for immediate occupancy
Lynx I- B	Available	2,500 SF	NNN	\$34.00 SF/yr	2,500 - 5,000 sq ft available for immediate occupancy
Lynx I-A/B	Available	5,000 SF	NNN	\$34.00 SF/yr	5,000 sq ft available for immediate occupancy

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Additional Photos



7506 Lynx Way
For Lease

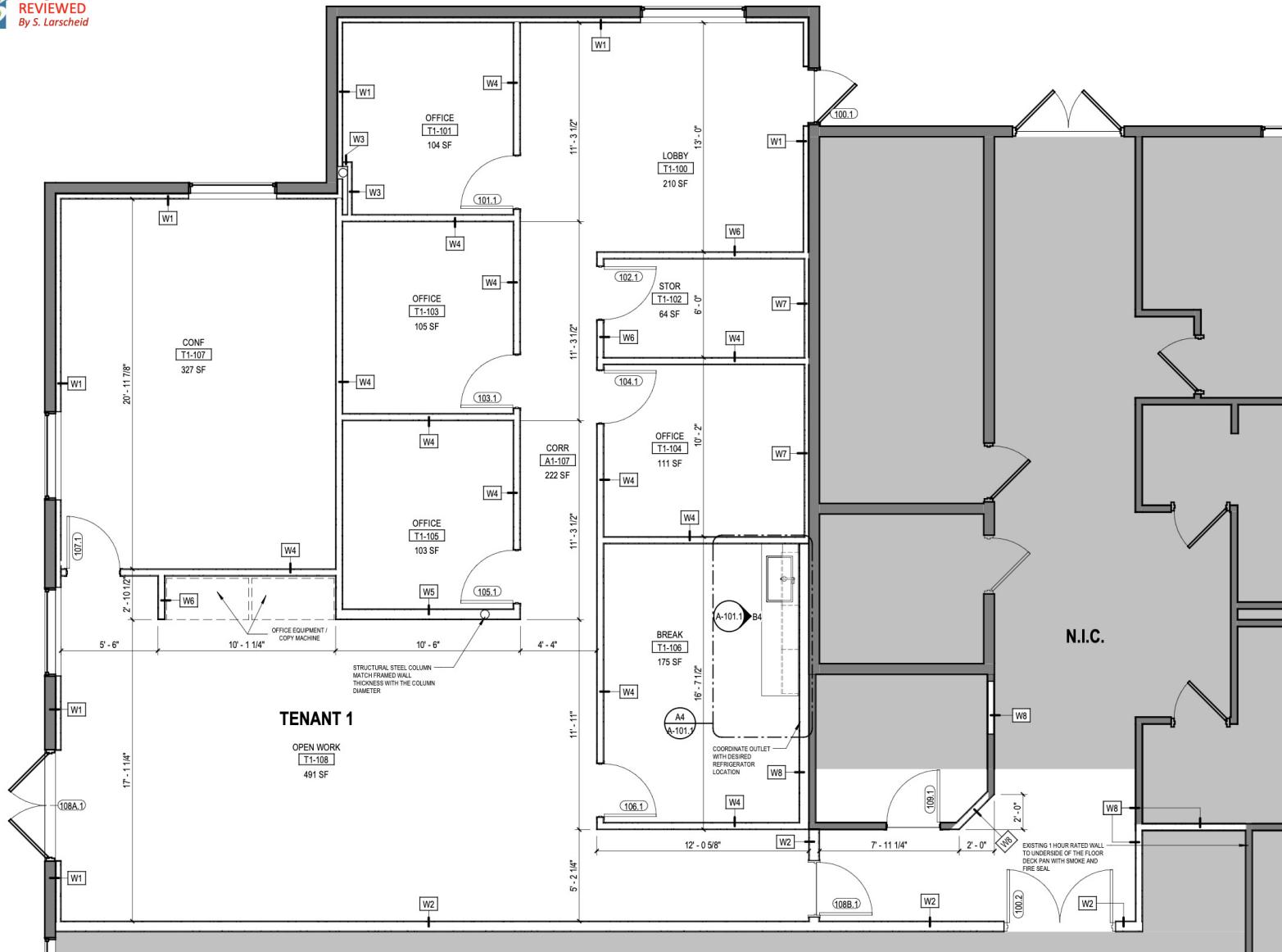


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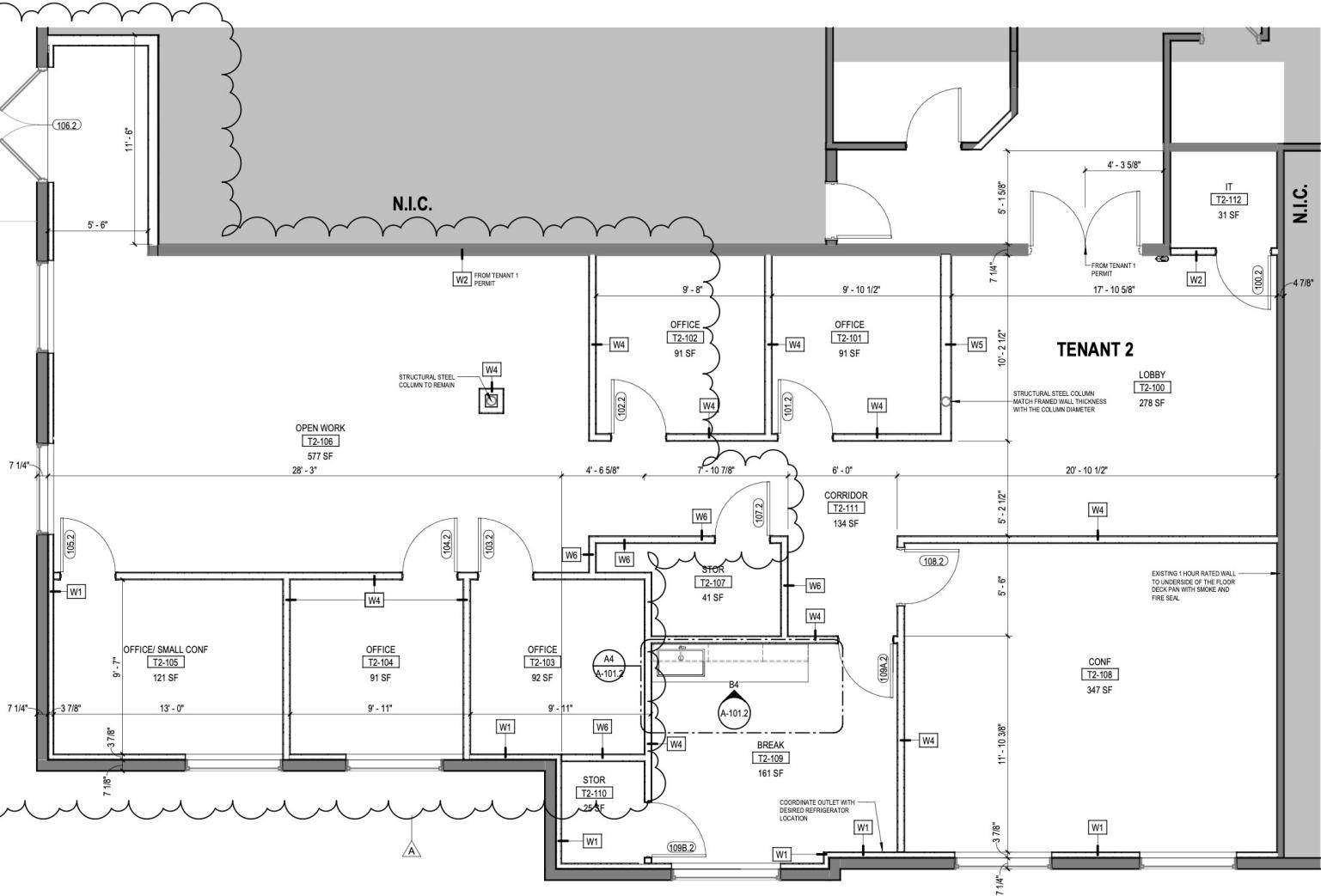
LBR LIGHTLE
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INCORPORATED
COMMERCIAL REAL ESTATE SERVICES



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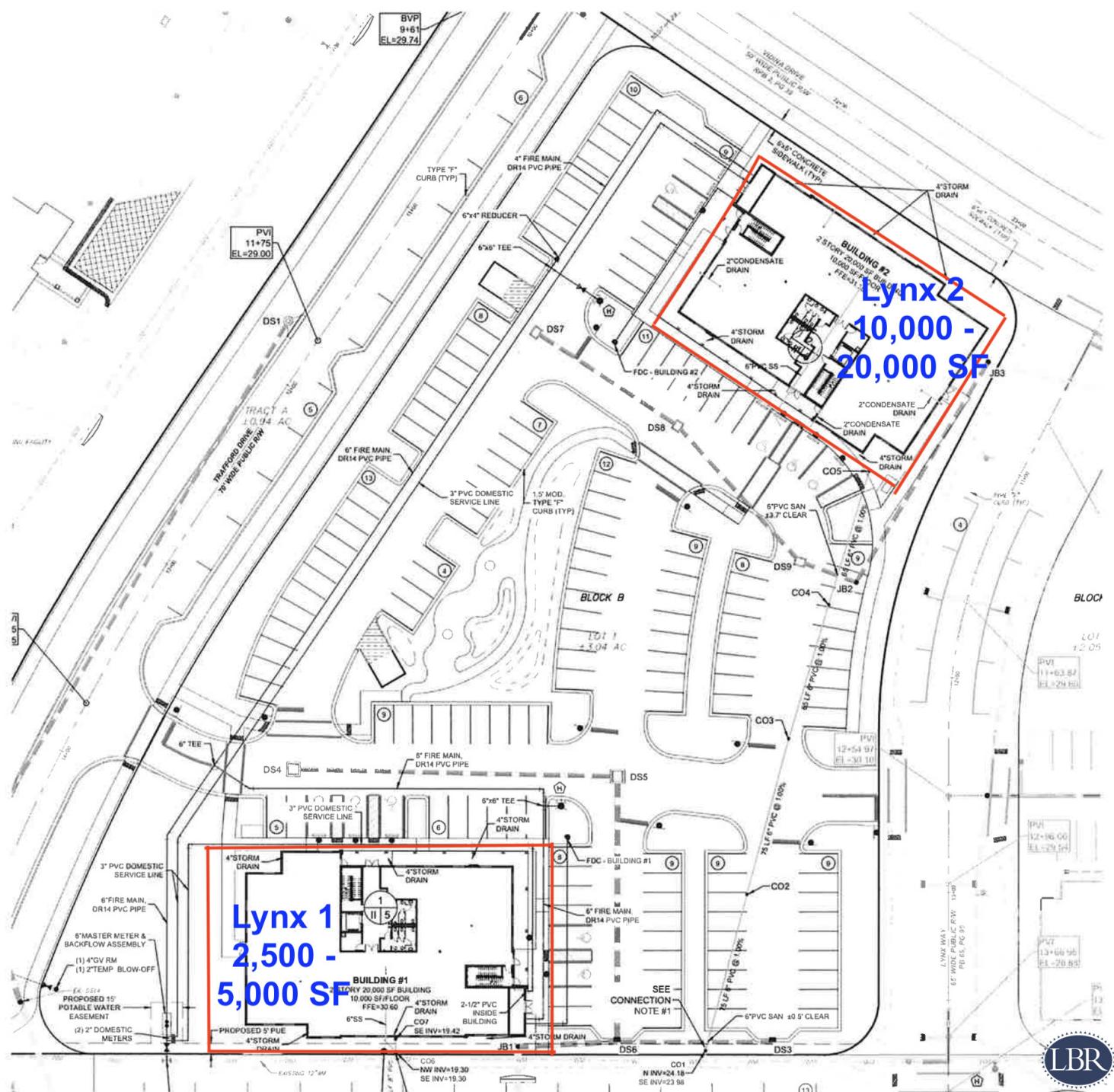


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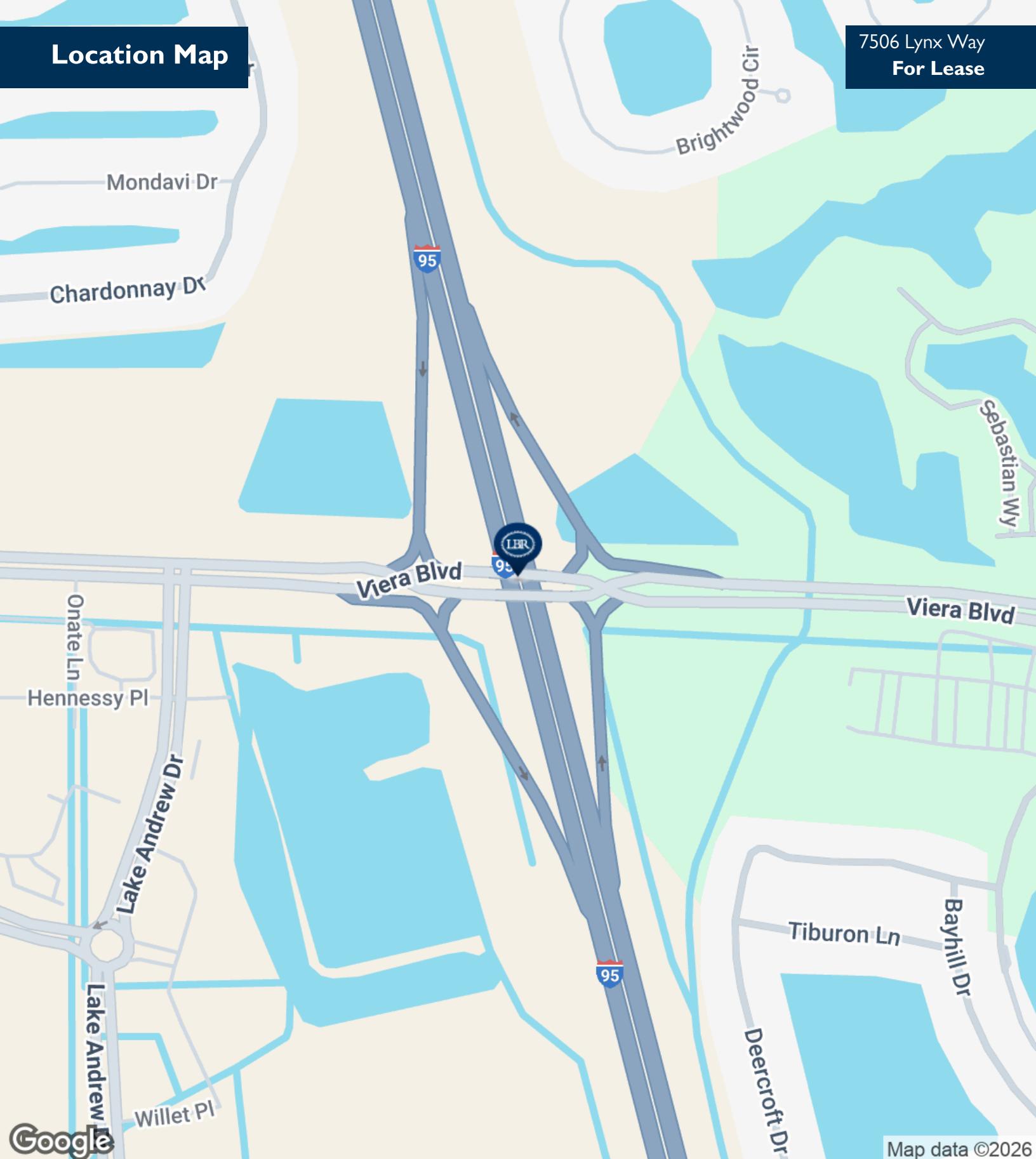
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The logo for Lightle Beckner Robison (LBR) is located in the top right corner. It features a blue circular emblem with the letters 'LBR' in white, surrounded by a dotted border. To the right of the emblem, the company name 'LIGHTLE BECKNER ROBISON' is written in a large, blue, serif font. Below the name, the word 'INCORPORATED' is written in a smaller, blue, serif font. At the bottom of the logo, the text 'COMMERCIAL REAL ESTATE SERVICES' is displayed in a blue, sans-serif font.

Location Map

7506 Lynx Way
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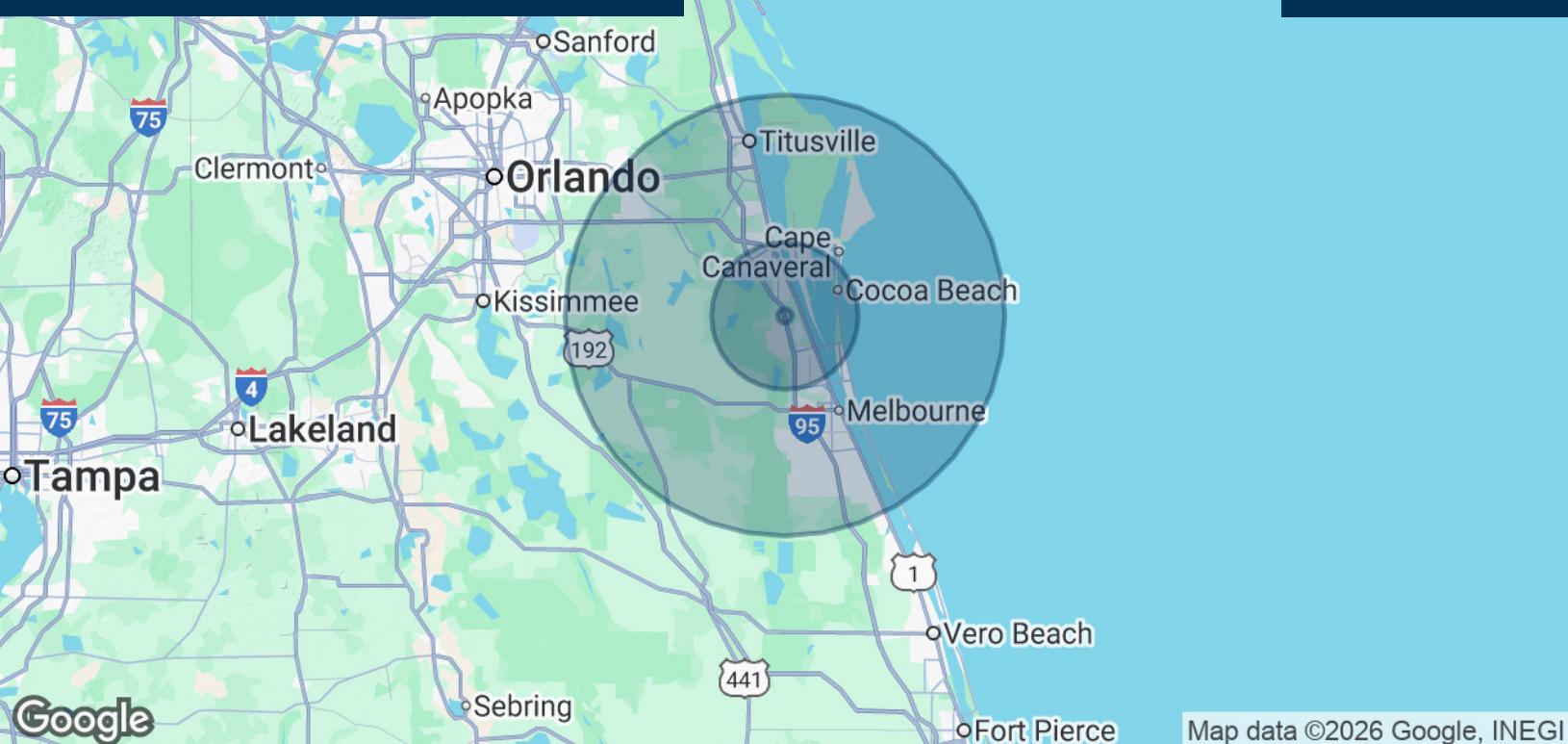
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Demographics Map & Report

7506 Lynx Way
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6,526	199,506	645,261
Average Age	44	47	46
Average Age (Male)	44	46	45
Average Age (Female)	45	48	47

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	2,678	86,260	270,097
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$120,319	\$110,319	\$99,607
Average House Value	\$449,152	\$431,494	\$379,380

Demographics data derived from AlphaMap

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