



-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: \$35.00 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.

321.722.0707 • teamlbr.com
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

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



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



Adjacent to Publix at Addison Center / Actual Construction Photo

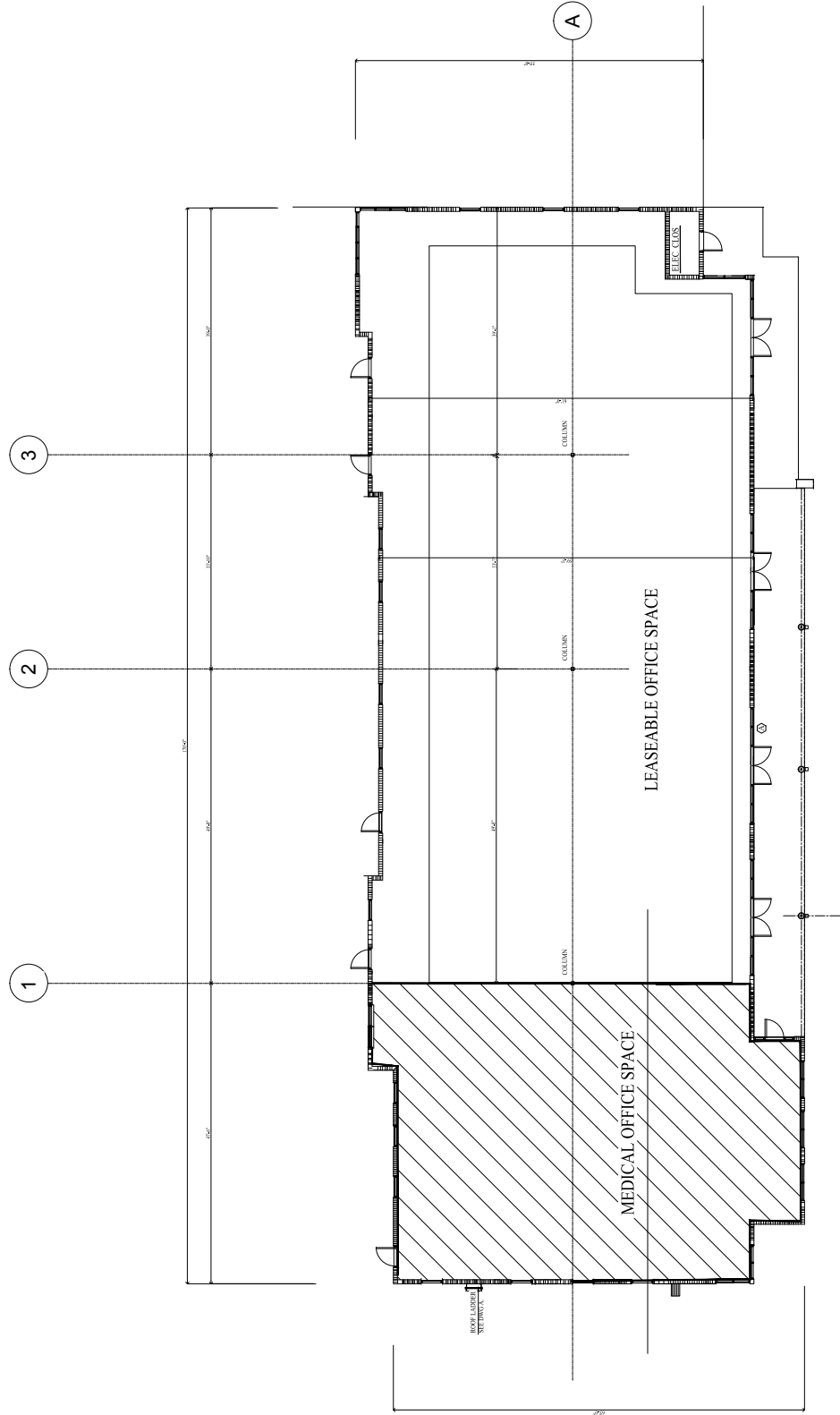
BRIAN L. LIGHTLE, CCIM, SIOR, CRE

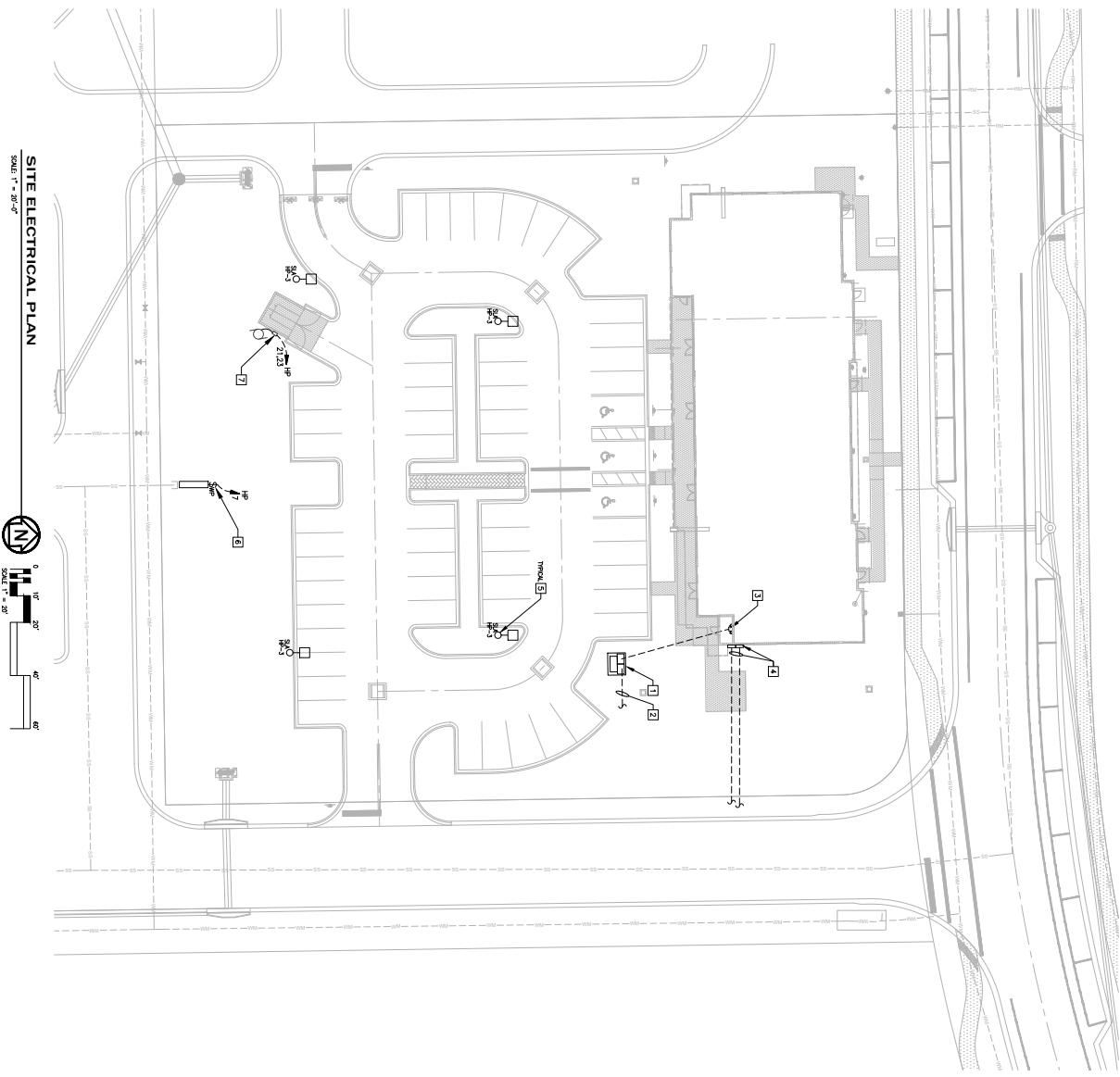
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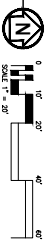
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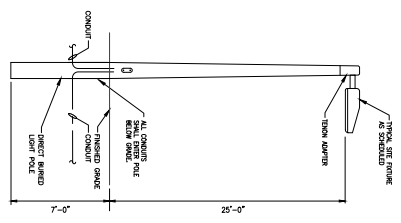
SITE ELECTRICAL PLAN




PLAN NOTES:

- 1. PROPOSED 100' RADIUS SURVEYING LOCATION FIELD VIEW EXIST.
- 2. ROUTE (2) 1" U.S. PVC CONDUITS TO FORM THE UNDERGROUND PRIMARY DISTRIBUTION TO THE 100' RADIUS SURVEY LOCATION. CONDUITS TERMINATION SHALL BE AT THE 100' RADIUS SURVEY LOCATION.
- 3. PROPOSED SURVEYING LOCATION, REFER TO SHEET-LINE SURVEY ON DRAWING FOR ADDITIONAL INFORMATION.
- 4. ALL LIGHTING SHALL BE INSTALLED TO THE SURVEYING LOCATION. ALL LIGHTING SHALL BE INSTALLED TO THE SURVEYING LOCATION.
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- 7. PROPOSED LOCATION OF SITE SURVEYING LOCATION, REFER TO SHEET-LINE SURVEY ON DRAWING FOR ADDITIONAL INFORMATION.

TYPICAL SITE LIGHTING FIXTURE





**CONSTRUCTION
ENGINEERING
GROUP**
Consulting Engineers

2601 EAVY GALLIE BLVD. SUITE A
MIAMI, FL 33133

TEL: 301.201.1221
WWW.CSENGR.COM
C.O.A. #00007

**VEER MEDICAL CENTER
SHELL BUILDING**

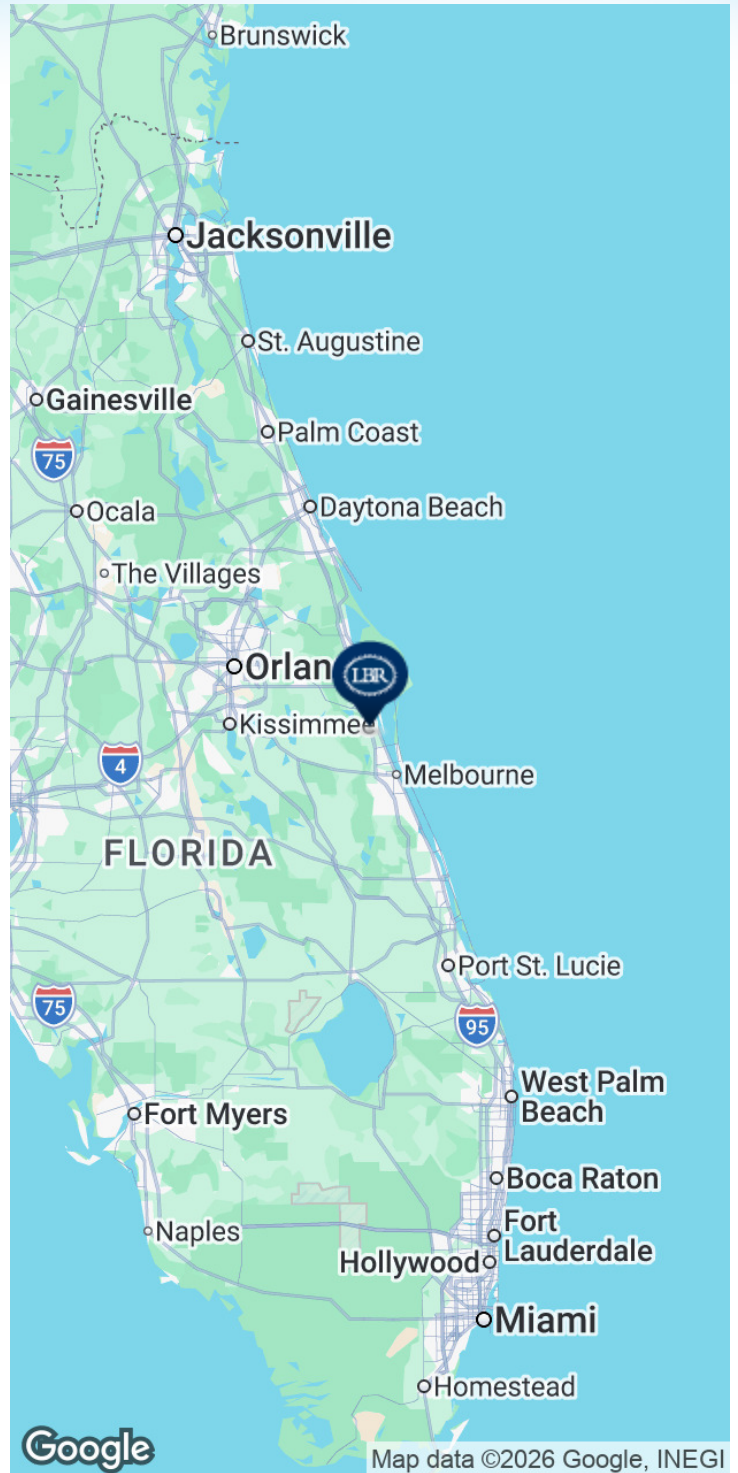
OFFICE PARK, VIERA, FL 32940

DRAWING TITLE
SITE ELECTRICAL PLAN

ENGINEER OF RECORD
DAVID E. ALLEY, P.E.
DATE: 07-31-24
SCALE: AS NOTED
DESIGNED BY: DAP
CHECKED BY: DEA
DRAWING NO.: **E101**

LOCATION MAP

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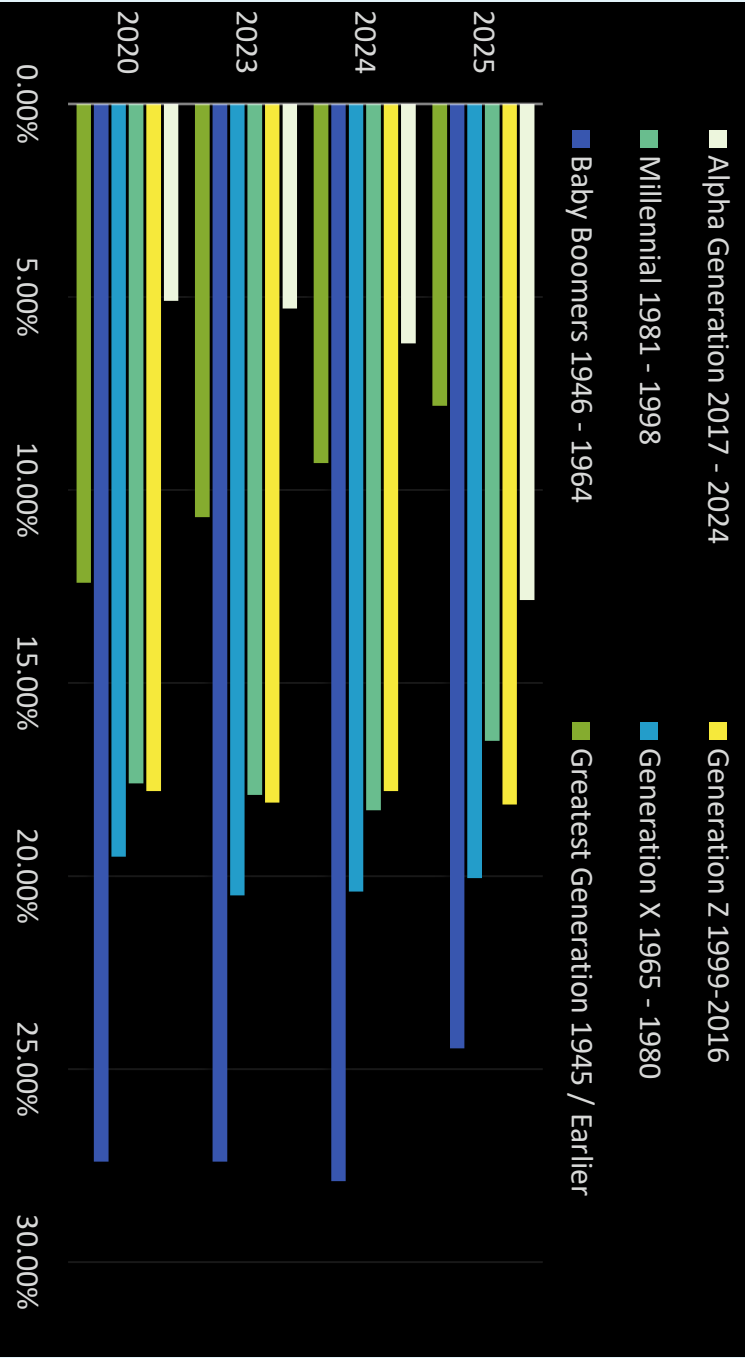
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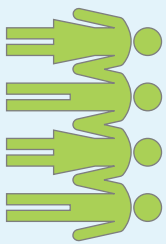
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DEMOGRAPHICS | PEOPLE

POPULATION BY GENERATION

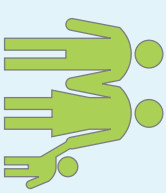


Population Age 25+ Educational Attainment



46.9

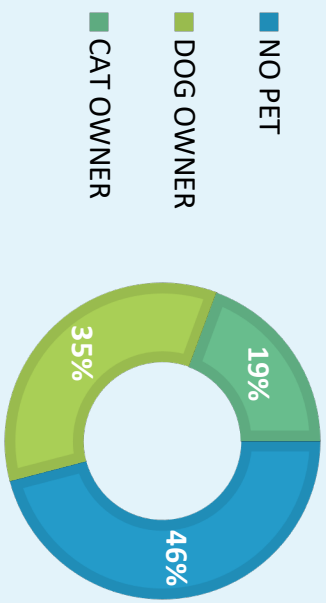
Median Age



2.45

Average Family Size

PET OWNERS



SMARTPHONE OWNERS (18+) – 94.9%

