



**-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

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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:** \$35.00 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.

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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 Artist Rendering



Adjacent to Publix at Addison Center / Actual Construction Photo

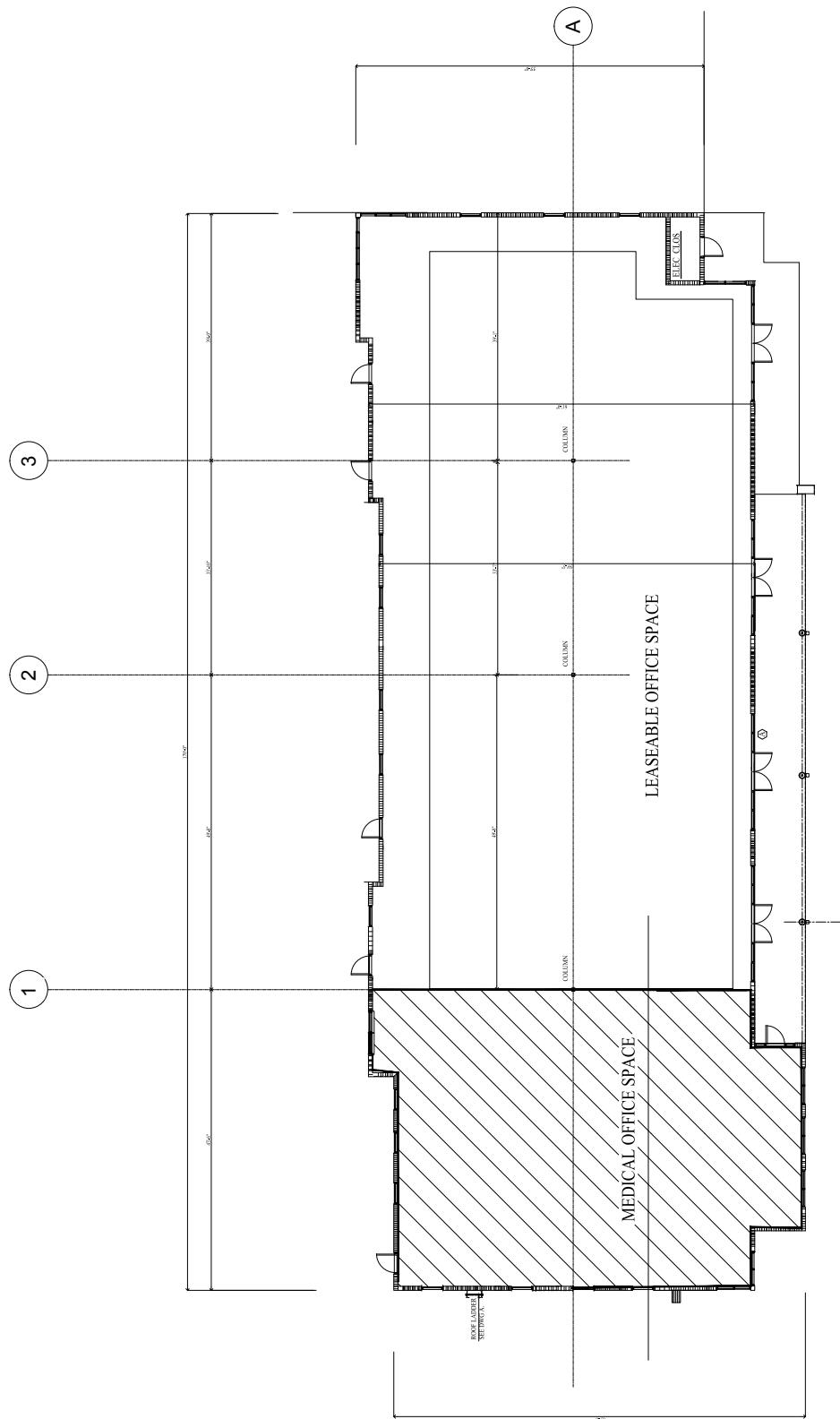
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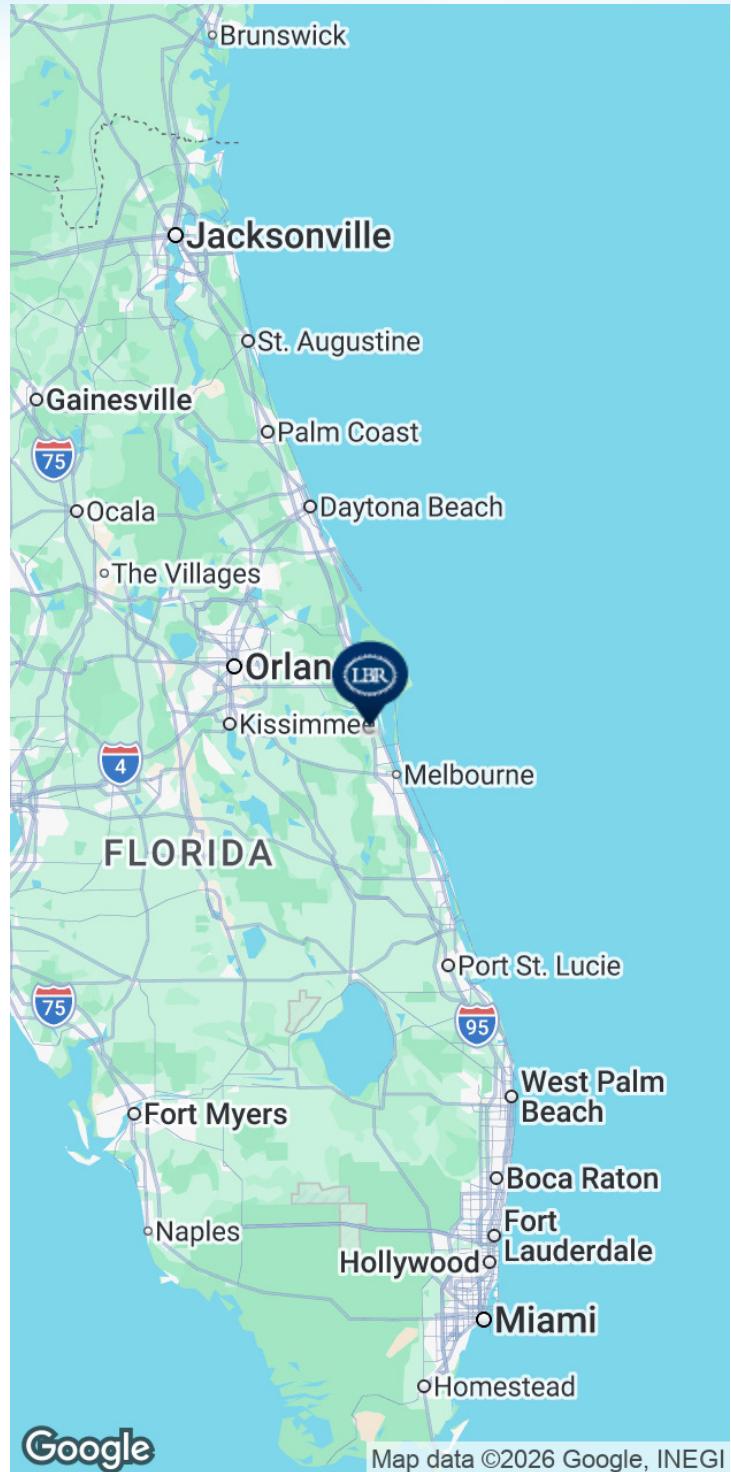
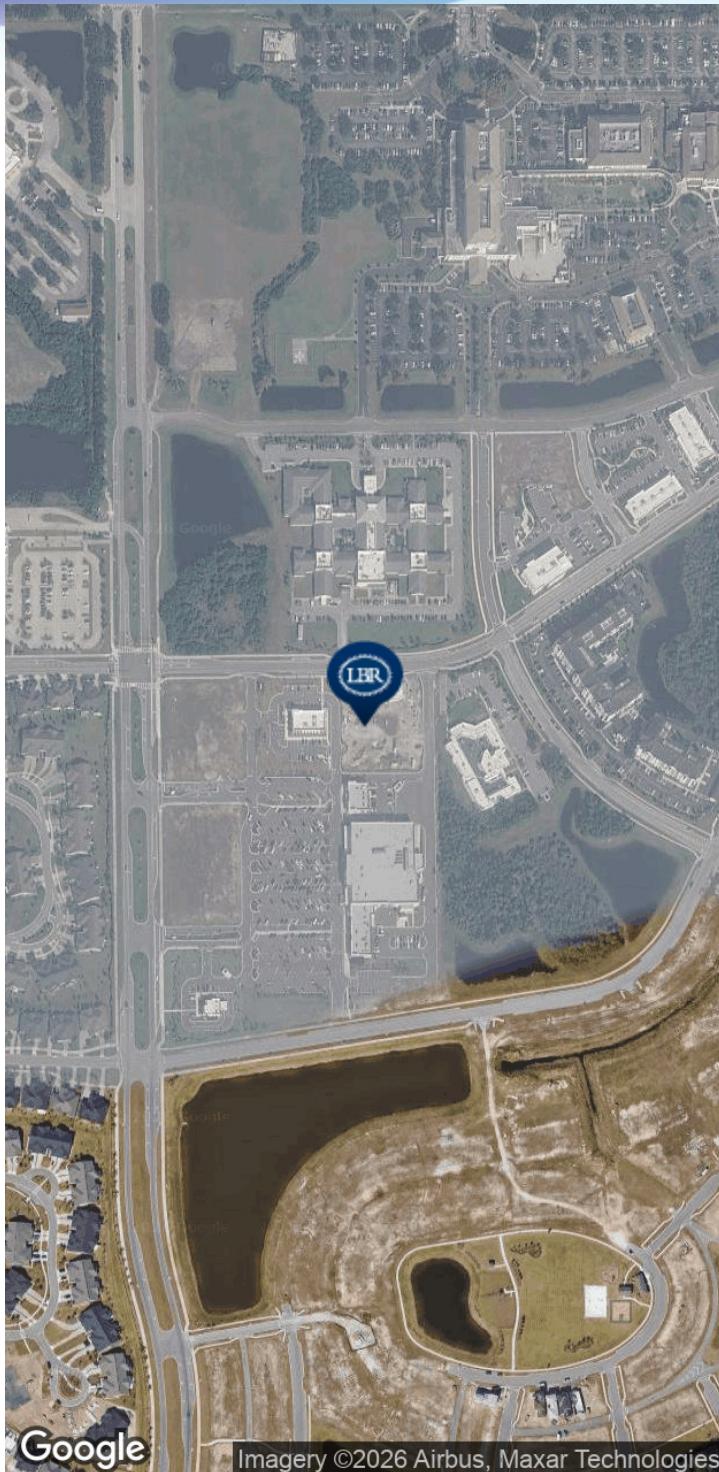
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# LOCATION MAP

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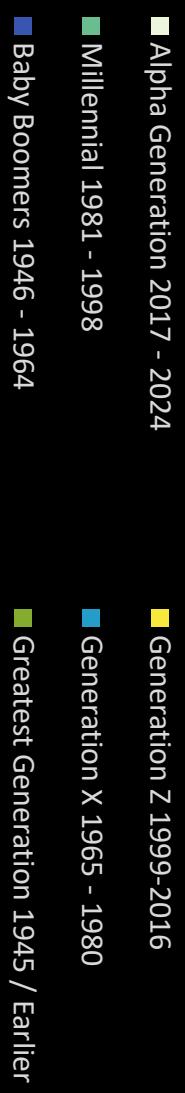
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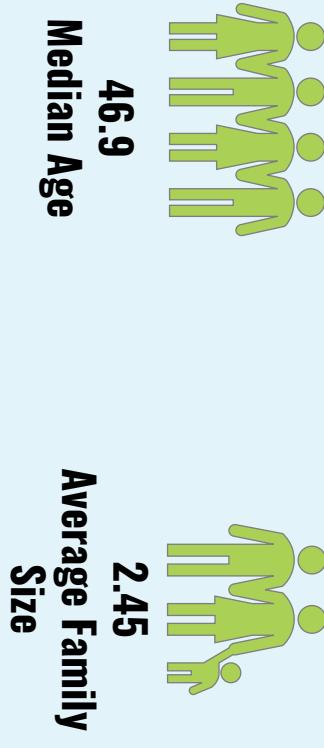
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# DEMOGRAPHICS | PEOPLE

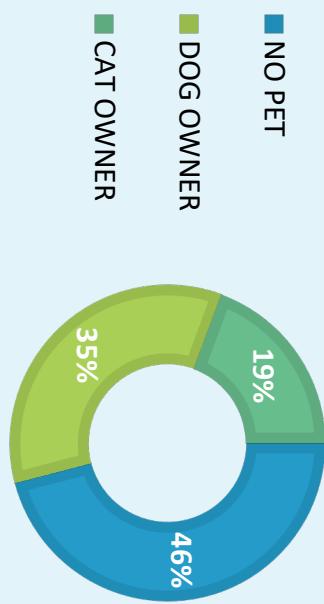
## POPULATION BY GENERATION



46.9  
Median Age



## PET OWNERS



## SMARTPHONE OWNERS (18+) – 94.9%

