



PROPERTY DESCRIPTION

The Meridian Center stands out as one of Brevard County's premier Class A office destinations, offering an unmatched riverfront location with exceptional visibility at the corner of US-1 and Pineda Causeway.

This modern, LEED-certified building combines striking architecture with abundant natural light and high-end finishes to create a professional, comfortable environment for today's businesses. The bright, open lobby makes a strong first impression, and select suites feature sweeping views of the Indian River.

The Meridian Center is engineered to withstand hurricane winds exceeding 175 mph and includes energy-efficient systems throughout. Tenants benefit from floor-to-ceiling windows, high ceilings, and responsive on-site management—all in a prime location minutes from I-95, Patrick Space Force Base, and Orlando Melbourne International Airport.

- Class A office building with Indian River frontage
- LEED-certified for sustainability and energy efficiency
- Built for hurricane safety with wind resistance exceeding 175 mph
- Floor-to-ceiling windows and high ceilings
- On-site professional management
- Prime location at US-1 and Pineda Causeway with excellent visibility
- Minutes from I-95, Patrick Space Force Base, and Orlando Melbourne International Airport
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	6,659 - 8,835 SF
Building Size:	71,565 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,382	13,077	38,045
Total Population	3,449	32,643	91,717
Average HH Income	\$98,424	\$89,571	\$78,034

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



Lease Spaces

5700 N Hwy I
For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,659 - 8,835 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	8,835 SF	NNN	\$26.00 SF/yr
2nd Floor	Available	6,659 SF	NNN	\$26.00 SF/yr

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Additional Photos

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Additional Photos



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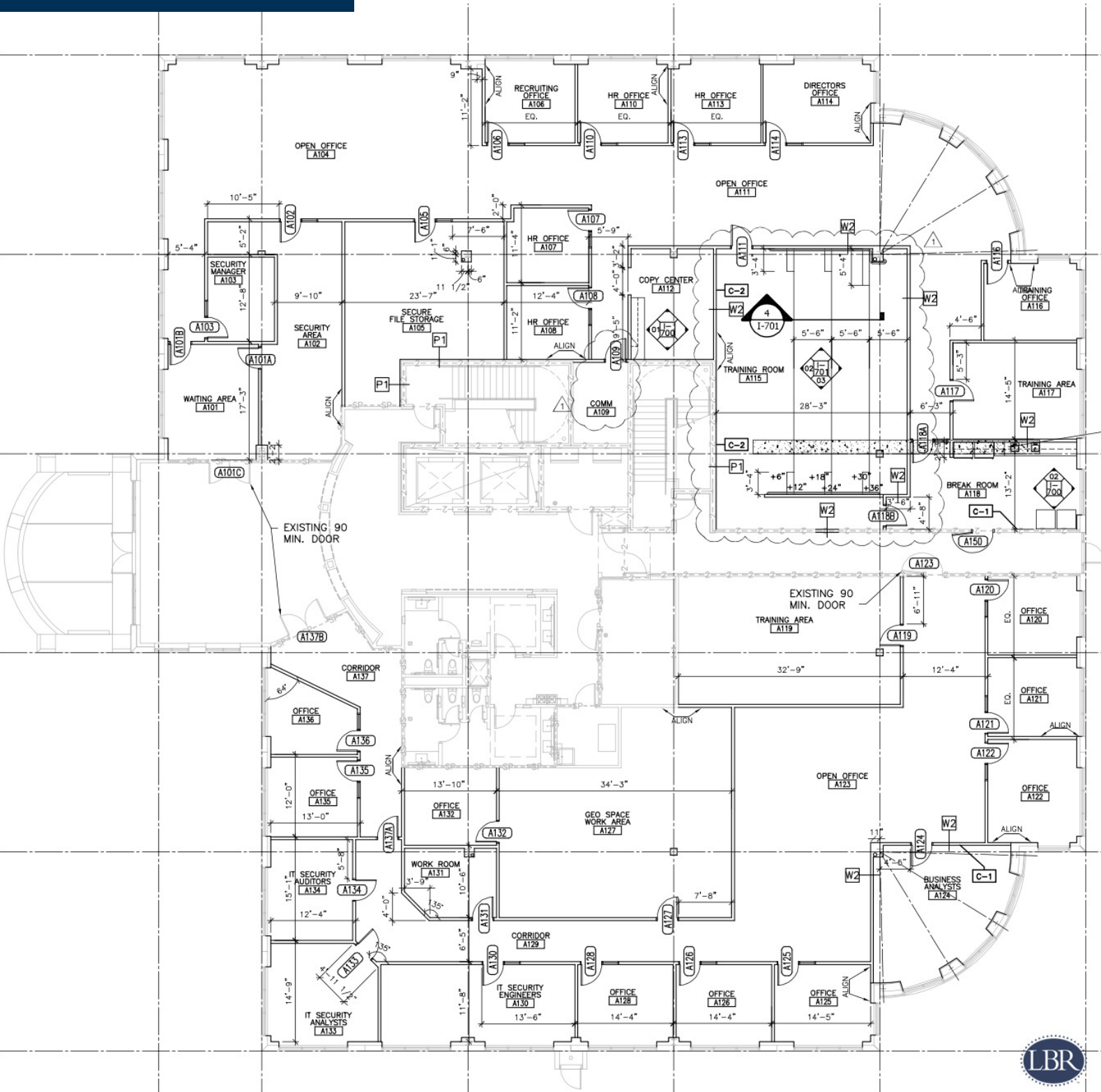
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FIRST FLOOR PLAN

FIRST FLOOR PLAN



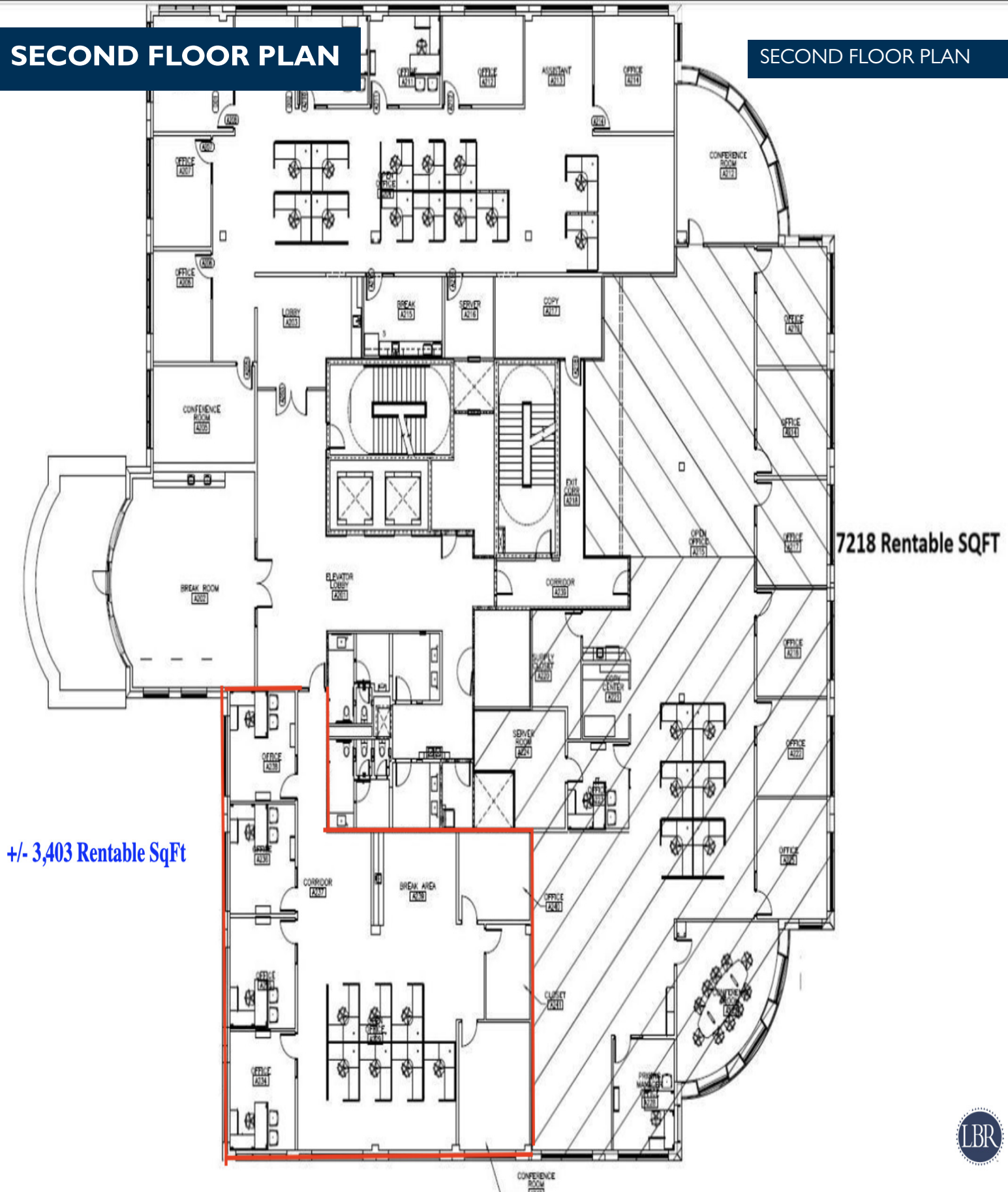
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SECOND FLOOR PLAN



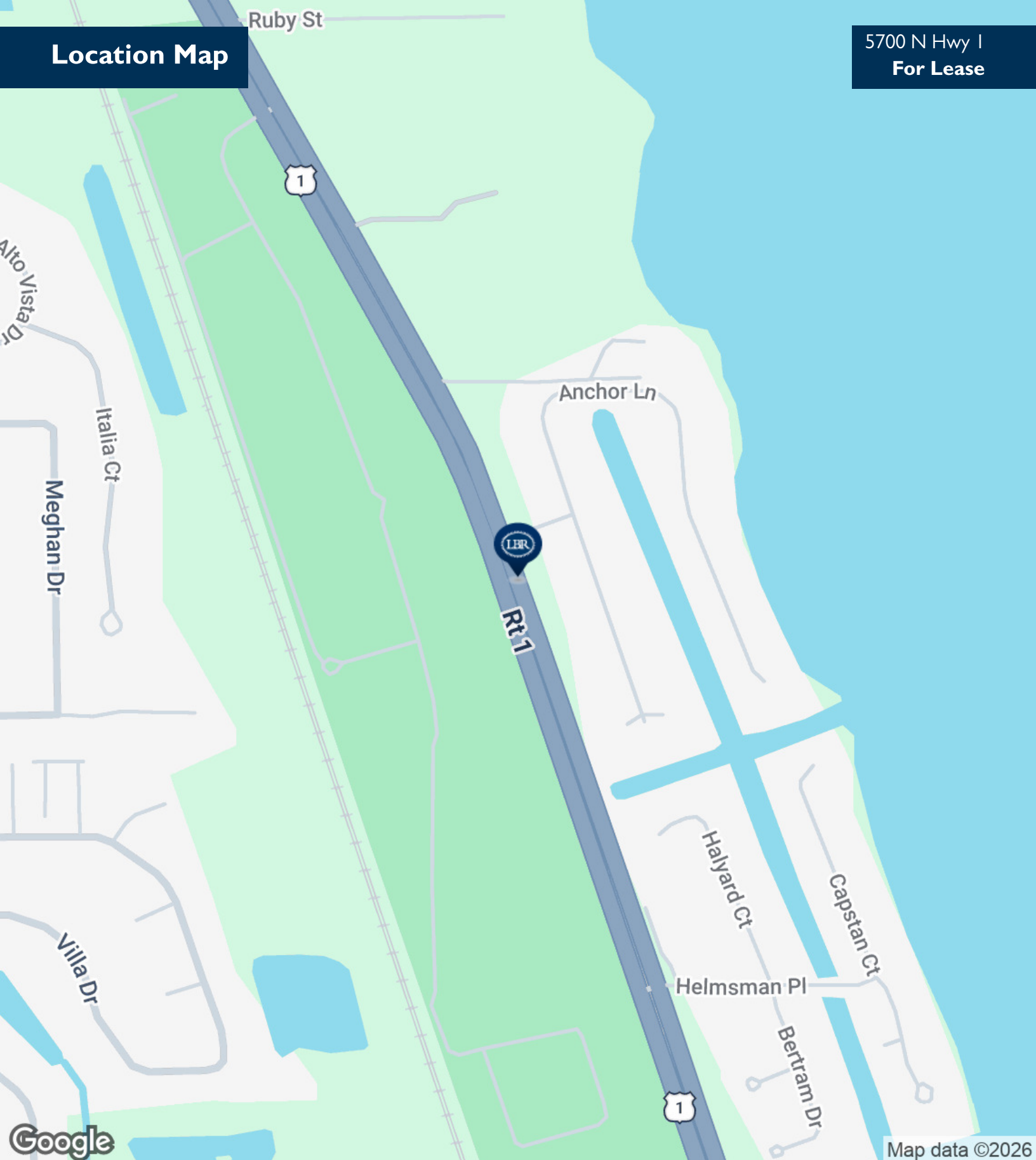
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Location Map

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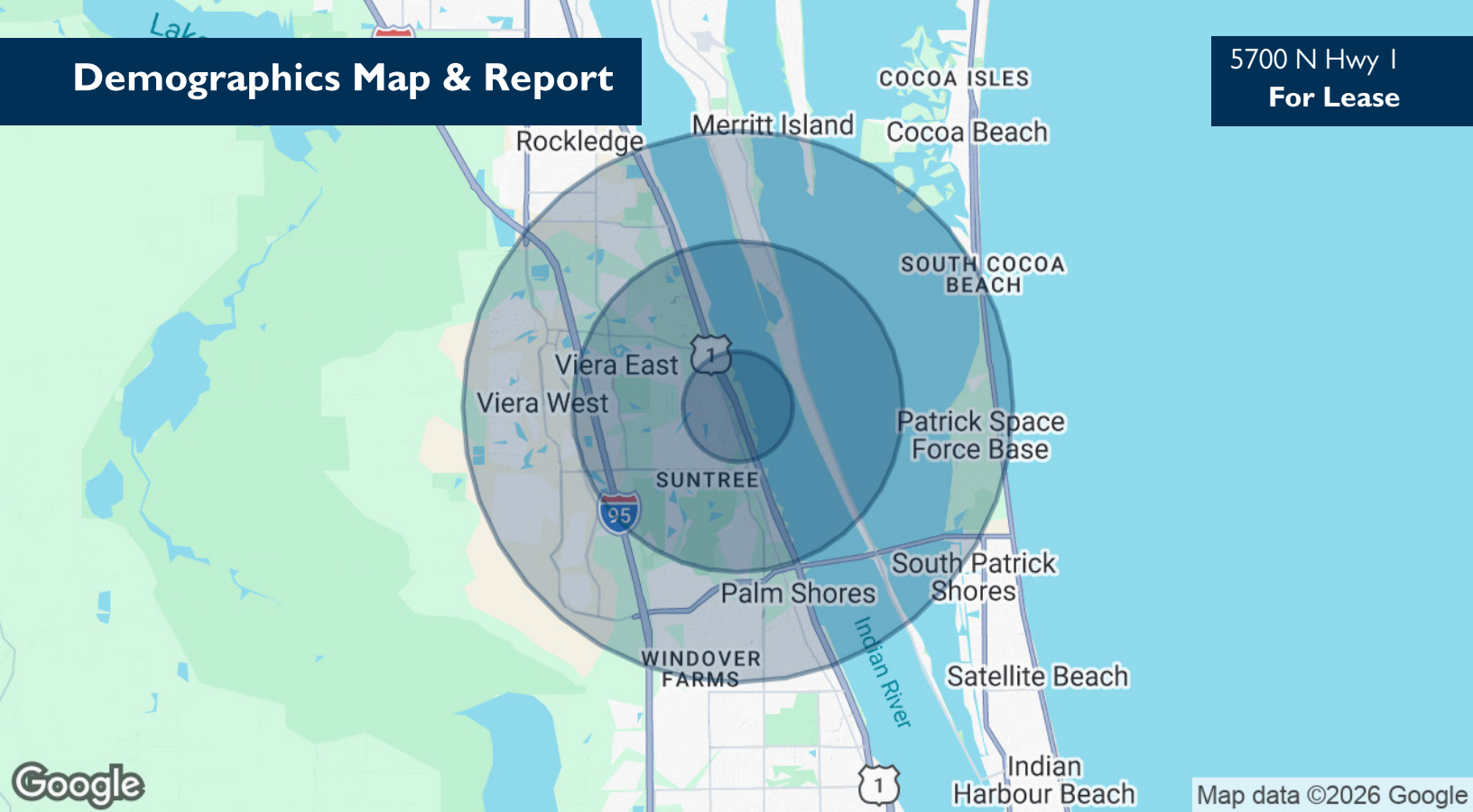
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,449	32,643	91,717
Average Age	48.1	46.4	45.1
Average Age (Male)	48.4	46.1	44.3
Average Age (Female)	47.6	46.4	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,382	13,077	38,045
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$98,424	\$89,571	\$78,034
Average House Value	\$306,647	\$292,871	\$282,904

2020 American Community Survey (ACS)

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