

## Property Summary



### PROPERTY DESCRIPTION

129 W Hibiscus Blvd – Professional Office Space for Lease

Now available for lease, 129 W Hibiscus Blvd offers high-quality professional office space in the heart of Melbourne's central business district—just minutes from Downtown.

Multiple suites are available, each with flexible floor plans and a range of sizes to accommodate various professional office needs. The property features excellent visibility, ample on-site parking, and a convenient, central location ideal for businesses seeking accessibility and presence.

### LOCATION DESCRIPTION

Located directly on W Hibiscus Blvd and Park Avenue in Melbourne

### OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (NNN)
Available SF:	1,850 SF
Lot Size:	1.96 Acres
Building Size:	26,276 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,738	22,666	63,276
Total Population	5,959	52,470	146,089
Average HH Income	\$70,058	\$77,434	\$87,019



#### HAYDEN BROUILLETTE

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## Lease Spaces

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,850 SF	Lease Rate:	\$3,000.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit K	Available	1,850 SF	NNN	\$3,000 per month



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## Additional Photos



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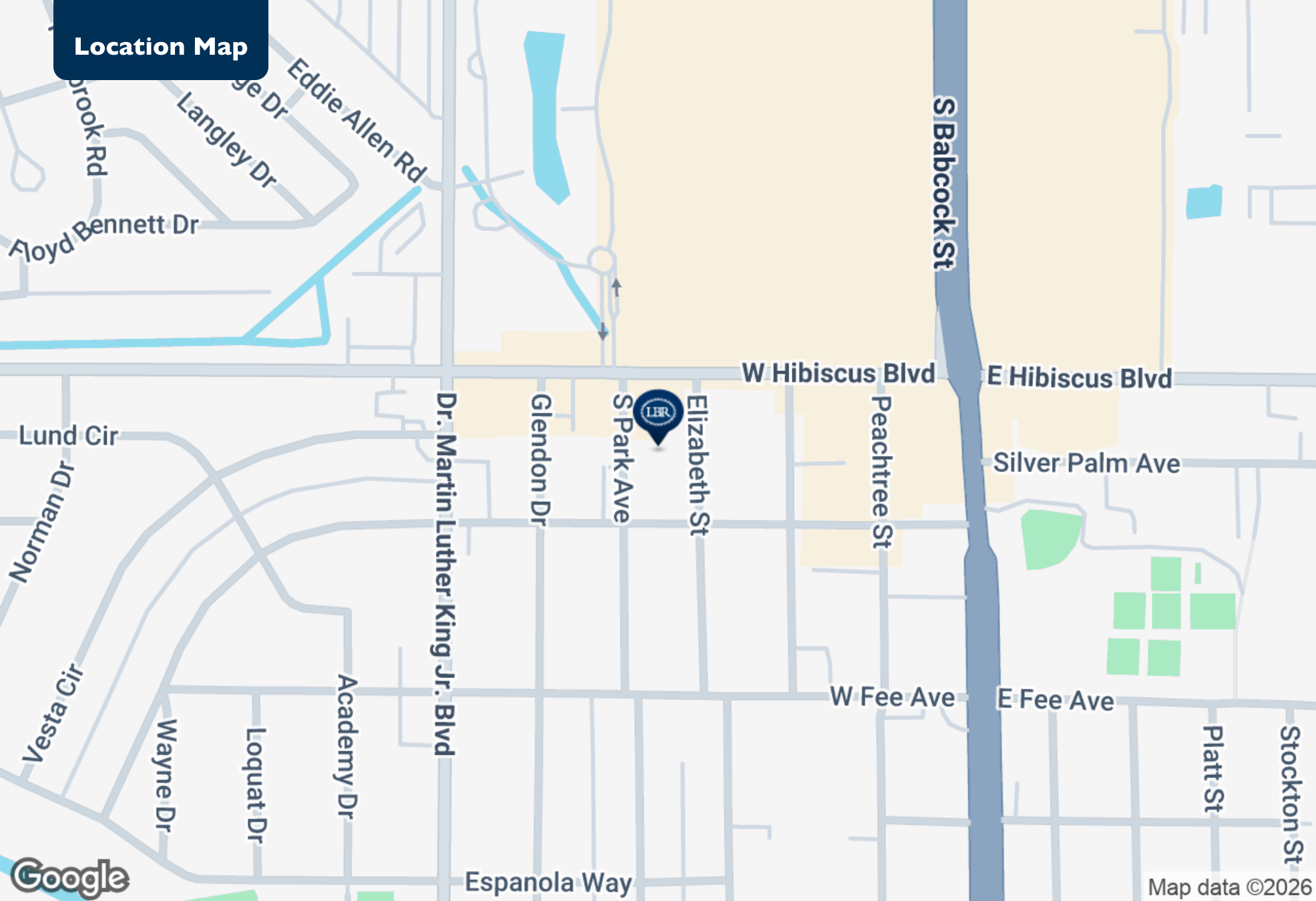
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## Location Map



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# Demographics Map & Report

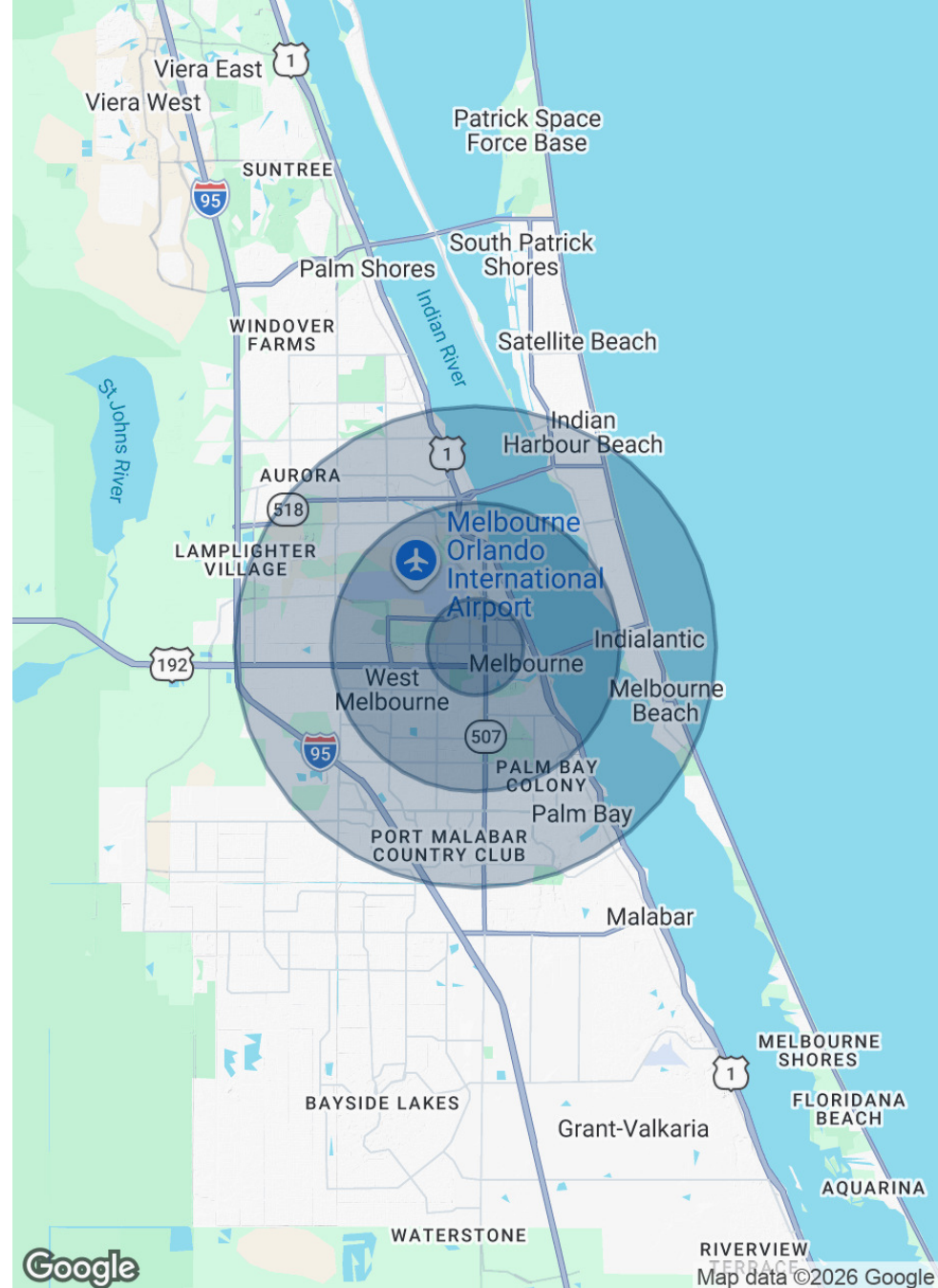
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,959	52,470	146,089
Average Age	50	46	46
Average Age (Male)	47	44	44
Average Age (Female)	52	48	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,738	22,666	63,276
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,058	\$77,434	\$87,019
Average House Value	\$247,722	\$288,861	\$347,950

Demographics data derived from AlphaMap



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