

# Property Summary

Hibiscus Business Center  
For Lease



## PROPERTY DESCRIPTION

Multi-tenant office property. Common areas include restrooms, hallways, elevators, stairwells and garden seating areas. Conveniently located and close to shopping, restaurants, Melbourne International Airport and some of Brevard County's largest employers. Bus stops are located in front of and across Hibiscus Blvd. with a signalized traffic light for crossing.

## PROPERTY HIGHLIGHTS

- Well maintained property and lush landscaping
- Quiet and peaceful environment
- On-site maintenance
- Professionally managed and inspected regularly
- Easy access from two main roads, Hibiscus Blvd. and Dairy Rd.
- Small leasable spaces
- Convenient and easy parking - ingress/egress

## OFFERING SUMMARY

Lease Rate:	\$18.00 - 21.00 SF/yr (Gross)
Available SF:	470 - 2,260 SF
Lot Size:	101,930 SF
Building Size:	32,135 SF
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,514	56,936	114,818
Total Population	3,671	132,540	283,089
Average HH Income	\$49,944	\$57,043	\$64,648

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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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.

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	470 - 2,260 SF	Lease Rate:	\$18.00 - \$21.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1101 W Hibiscus Blvd / Suite 203	Available	500 SF	Gross	\$20.00 SF/yr	2 offices, and storage. The room at the entrance may be used as a reception area with an office in the rear of the space. Restrooms located in the common areas. Window onto hallway, vinyl plank flooring.
1101 W Hibiscus Blvd / Suite 210	Available	470 SF	Gross	\$20.00 SF/yr	This suite is available now! Small but quaint unit on the 2nd floor (no elevator access). Does have it's own bathroom. Windows in office.
1103 W Hibiscus Blvd / Suite 400	Available	890 SF	Gross	\$20.00 SF/yr	Unique loft space. Restrooms in common area. Windows. Elevator and Stair Access
1103 W Hibiscus Blvd / Suite 408	Available	2,260 SF	Gross	\$18.00 SF/yr	5 offices, conference room, open areas, 2 restrooms and open break area. This is a second floor office. No elevator. Fireplace.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	-	450 SF	Gross	\$20.00 SF/yr	Second Floor Office, Window from Hallway into Reception or Office Hallway for Storage Office with Window Carpet Common Area Rest Room
1103 W Hibiscus Suite 310	Available	1,350 SF	Gross	\$20.00 SF/yr	-
Suite 302 A First Floor Suite	Available	520 SF	Gross	\$21.00 SF/yr	Plumbed for Shampoo Bowl. Former Tenant was Hair Salon Private Bathroom in the Unit.

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## Additional Photos

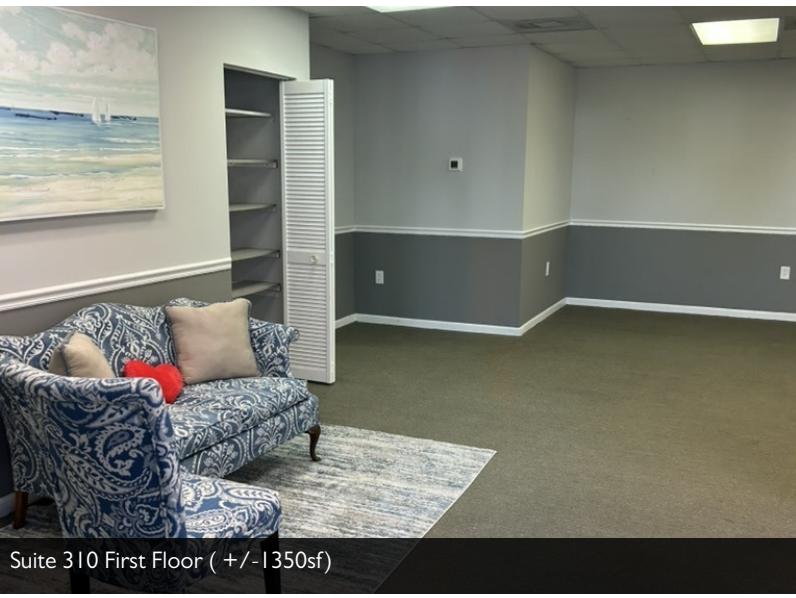


Suite 203 (+/- 500sf) Second Floor

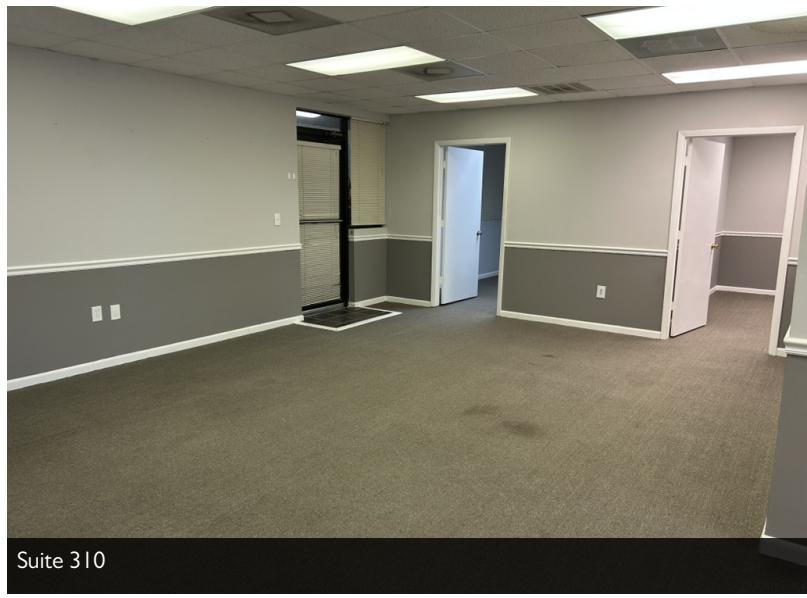
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Suite 203



Suite 310 First Floor ( +/-1350sf)



Suite 310



Suite 302 A First Floor Former Hair Salon (+/-520SF) En Suite Bathroom



Suite 302A

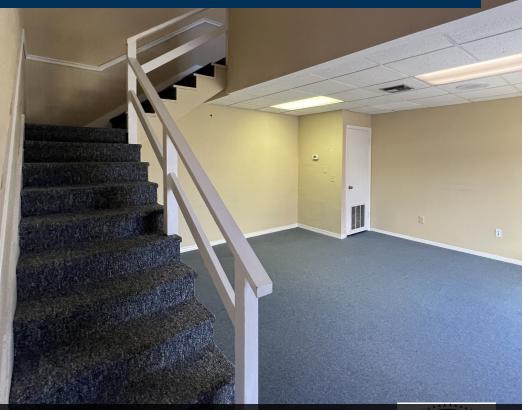
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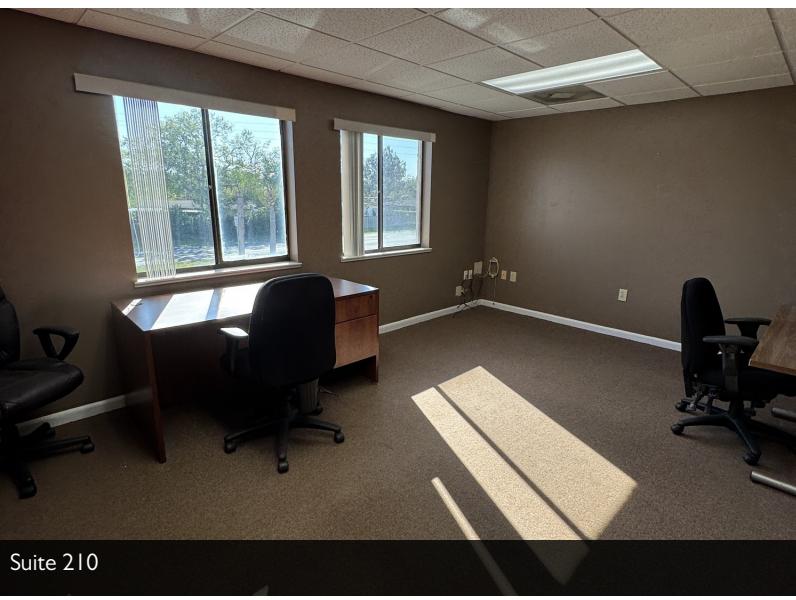
Suite 400 Loft Office



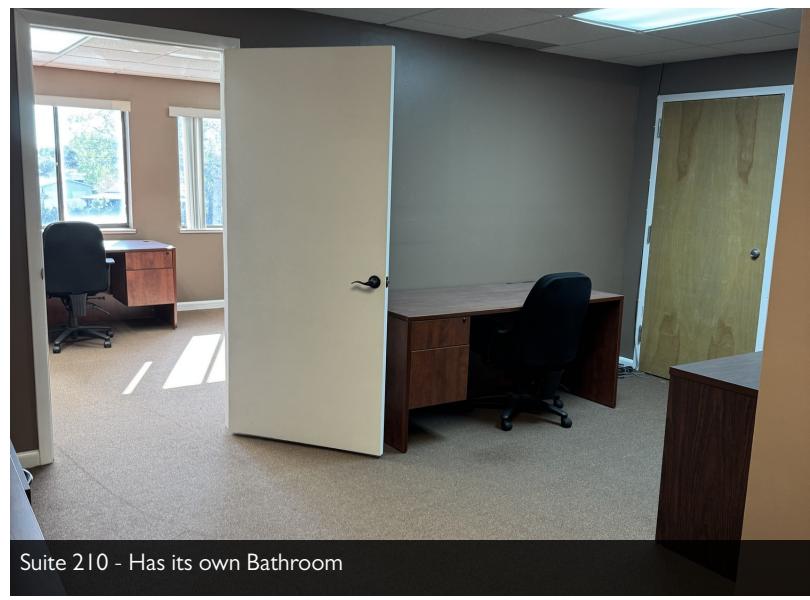
Suite 400



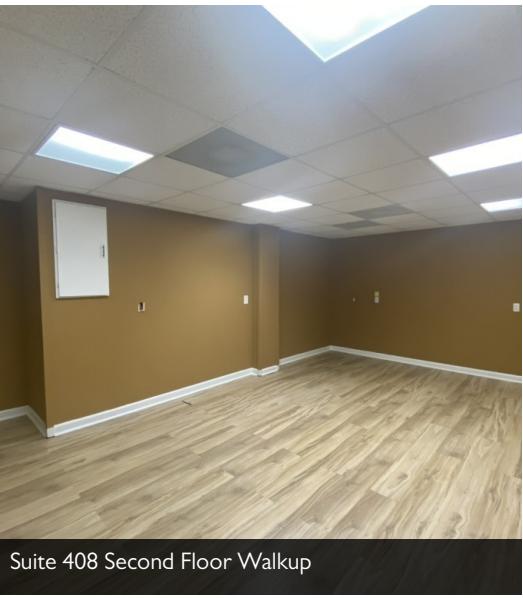
Suite 400



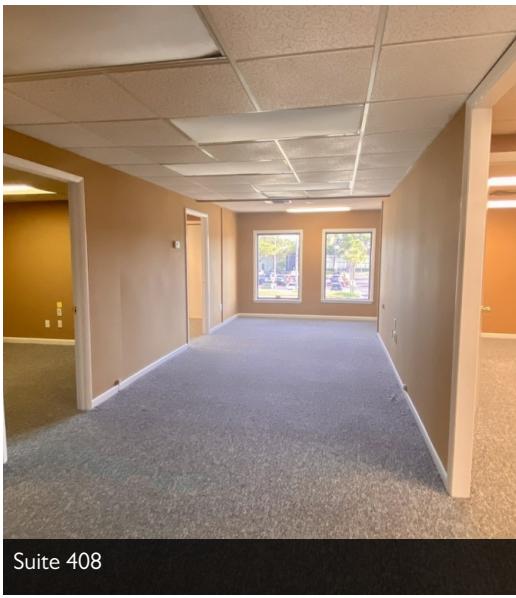
Suite 210



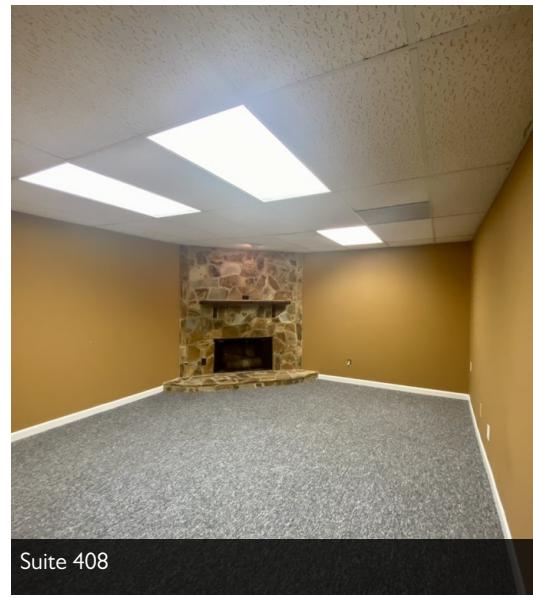
Suite 210 - Has its own Bathroom



Suite 408 Second Floor Walkup



Suite 408



Suite 408

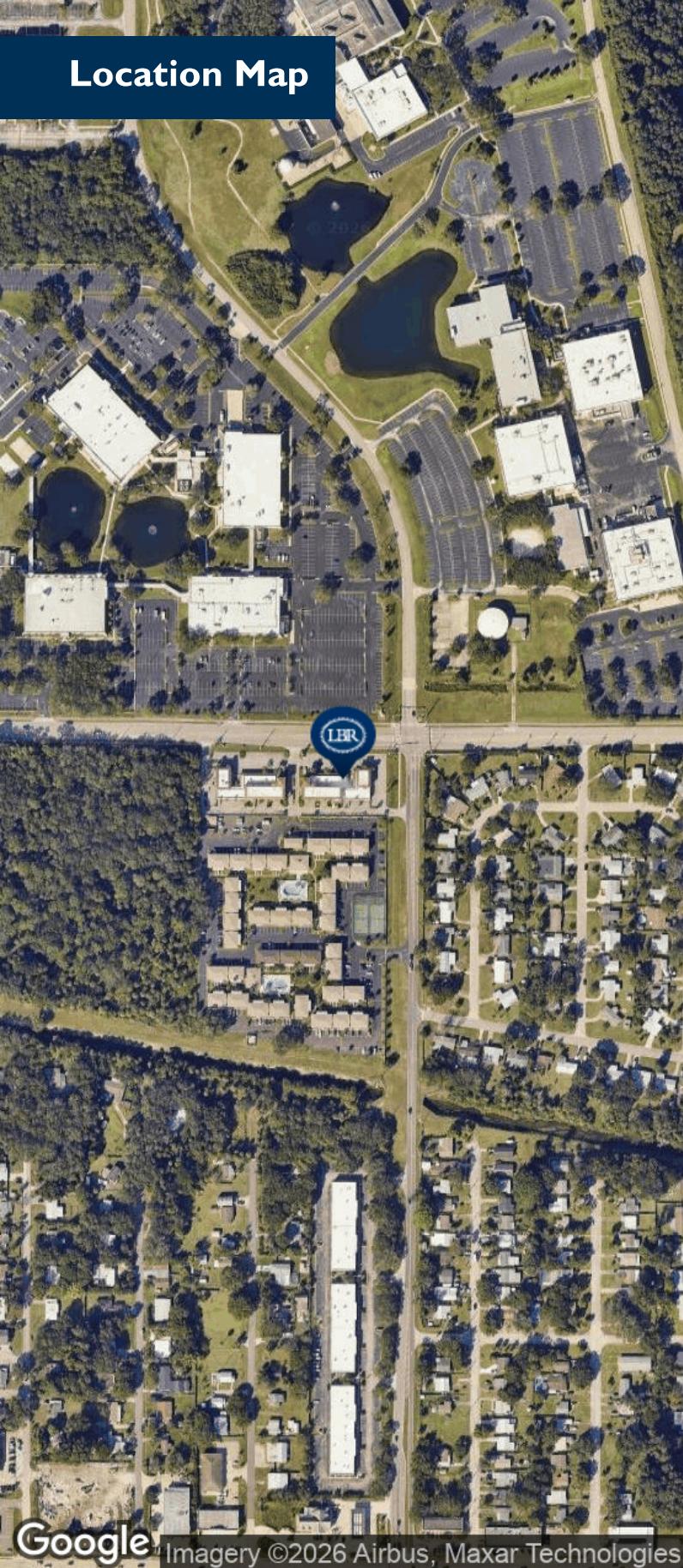
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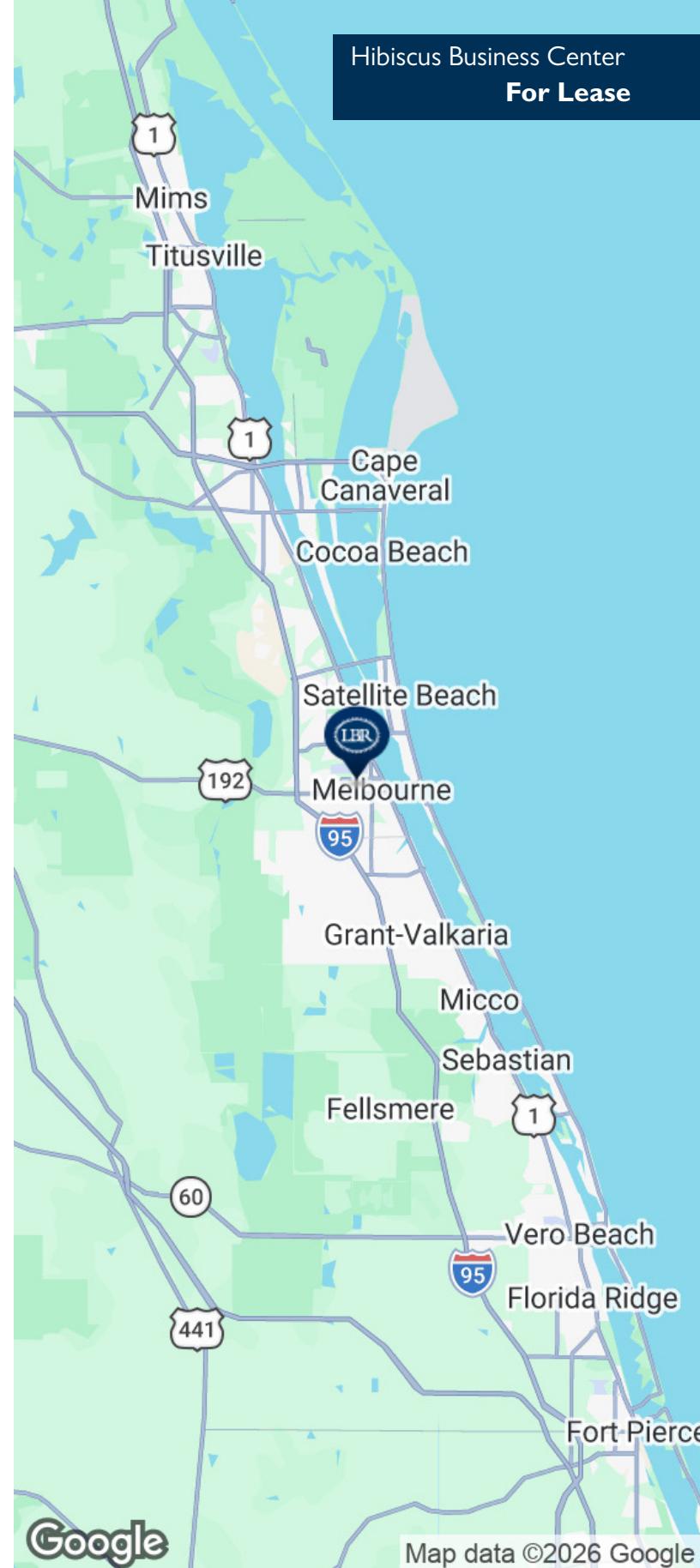
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## Location Map



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