

# Property Summary

401 North Wickham Road  
For Lease



## PROPERTY DESCRIPTION

Unveiling an exceptional sub-leasing opportunity at 401 North Wickham Road, Melbourne, FL. This attractive property showcases an expansive floor plan, and abundant natural light, creating an inviting environment for businesses to thrive. With versatile spaces, modern amenities, and a strategic location, this property offers a tailored solution to accommodate various commercial needs. Its prominent frontage, ample parking, and high visibility make it an ideal choice for those seeking to establish a strong presence. Elevate your business in this dynamic locale, embracing a space designed for success. Secure your place at 401 North Wickham Road and unlock endless possibilities for your venture.

## LOCATION DESCRIPTION

Discover the vibrant surroundings of the area around the property located in Melbourne, FL. Situated in the heart of this thriving community, the location offers convenient access to top-tier amenities and attractions. Within minutes, tenants can enjoy the shopping and dining opportunities at Melbourne Square Mall, the recreational activities at Wickham Park, and the cultural sights at the Foosaner Art Museum. With easy access to major roadways and nearby Melbourne International Airport, this prime location provides a perfect balance of work and leisure for any office tenant.

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (3.80)
Available SF:	4,000 SF
Building Size:	23,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,015	22,520	50,536
Total Population	4,875	52,002	117,835
Average HH Income	\$84,640	\$85,499	\$91,937

### ROB BECKNER, SIOR

Principal  
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### HAYDEN BROUILLETTE

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LEASE INFORMATION

Lease Type:	3.80	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit Q-T	Available	4,000 SF	3.80	\$14.00 SF/yr	Sublease. 7 exam rooms, 3 - 4 private offices, reception area, 3 restrooms, kitchenette and storage

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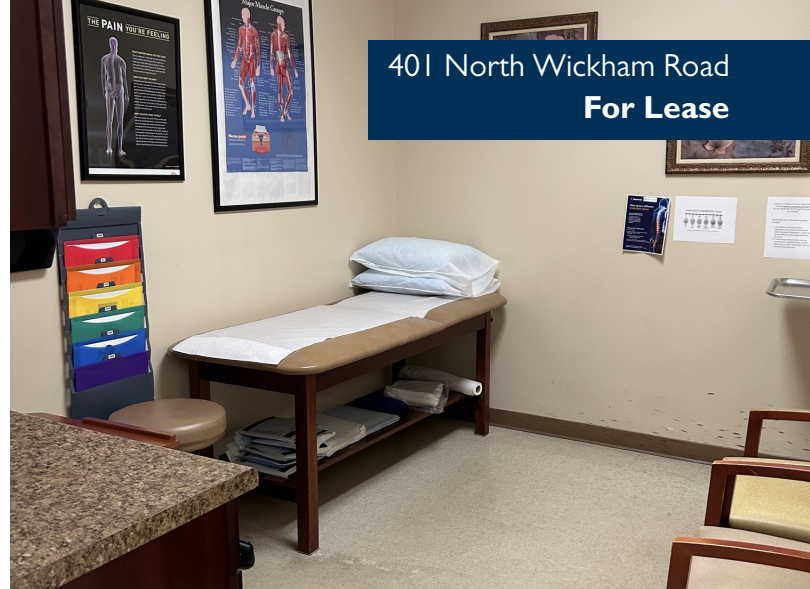




## Additional Photos



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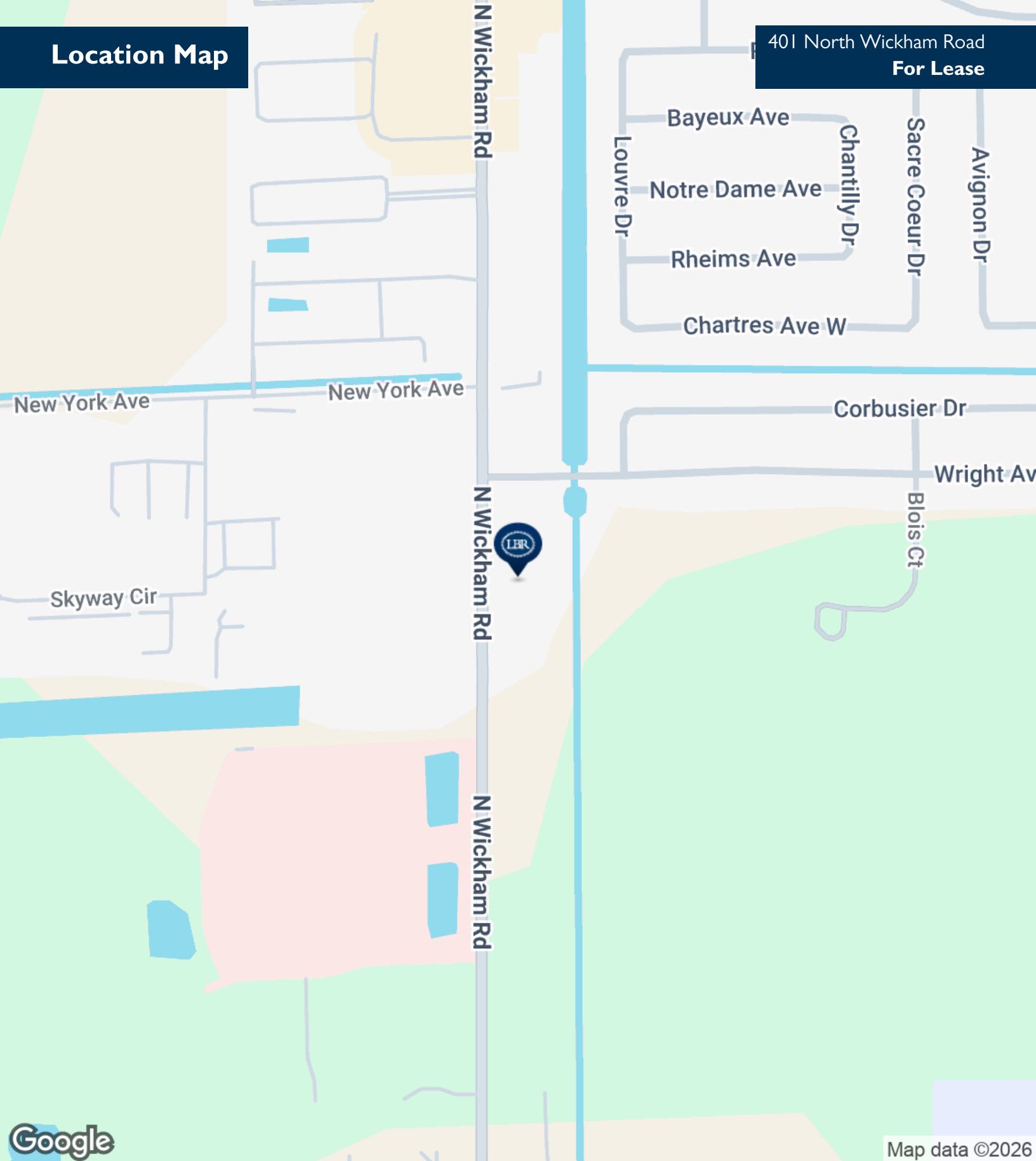


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## Location Map

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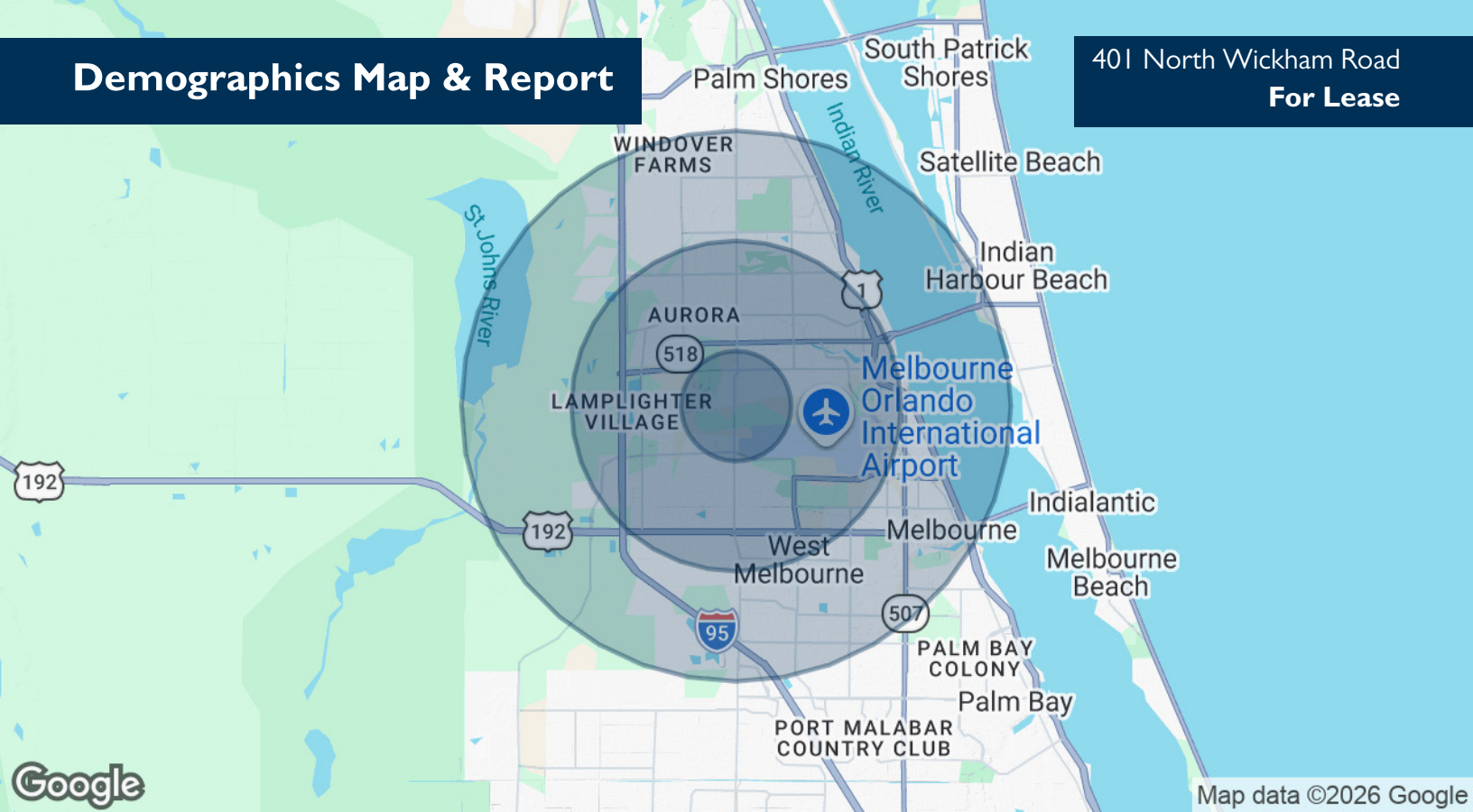
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,875	52,002	117,835
Average Age	42	45	45
Average Age (Male)	41	44	44
Average Age (Female)	44	47	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,015	22,520	50,536
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$84,640	\$85,499	\$91,937
Average House Value	\$367,003	\$329,181	\$350,079

Demographics data derived from AlphaMap

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