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OFFICE BUILDING FOR LEASE

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## **Strategic West Viera Location Professional Office / Medical**

8795 Ivanhoe Drive Viera, FL 32940

+/- 1,500 TO +/- 3,000 SF OF OFFICE 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 +/- 3,000 SF

**Lease Rate:** \$35.00 Base + (NNN)

**Building Size:** 10,000 SF

## ADDISON PROFESSIONAL CENTER - MASTER PLANNED COMMUNITY - VIERA WEST

+/- 1500sf to +/- 3000sf 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

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 !

## 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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## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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# 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

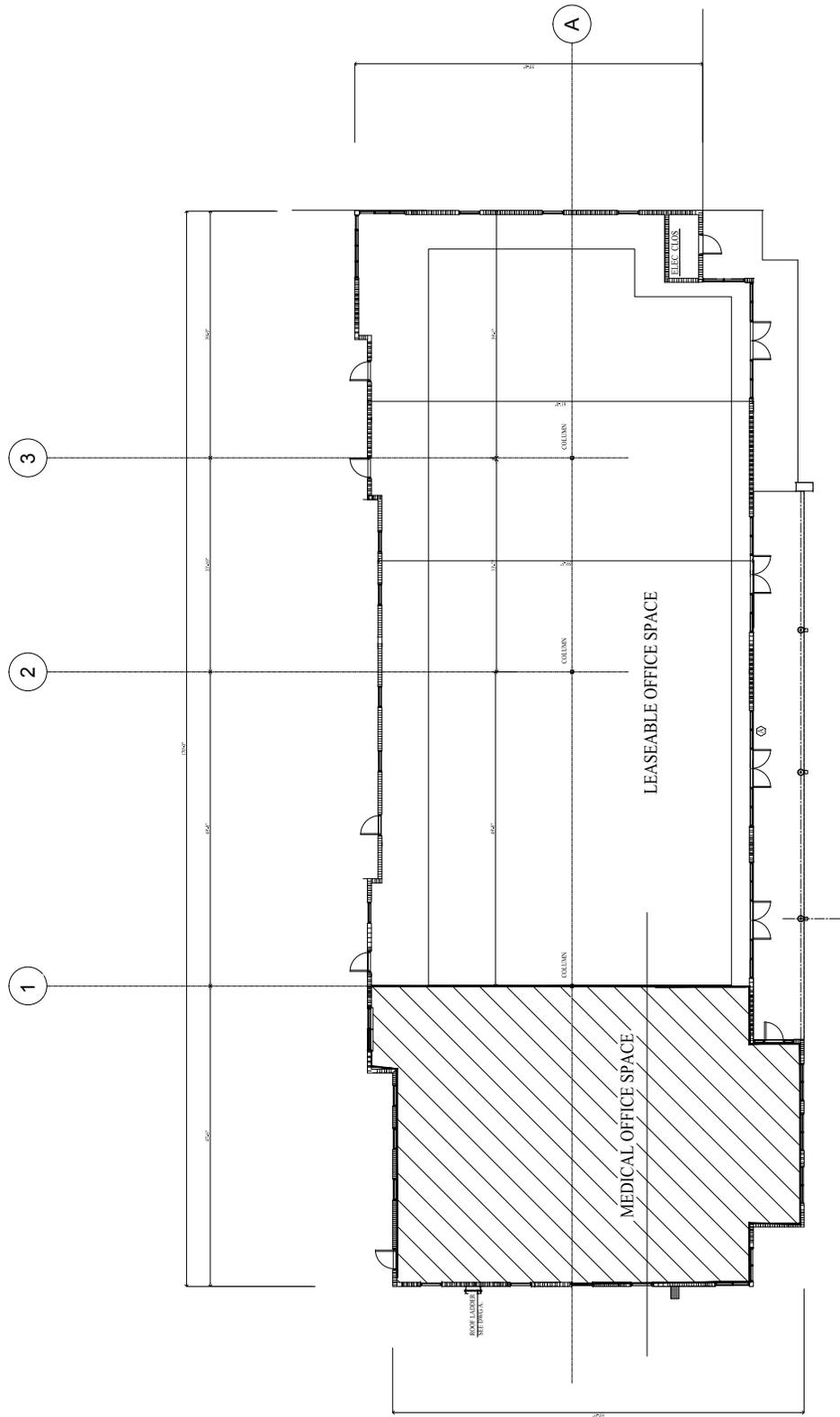
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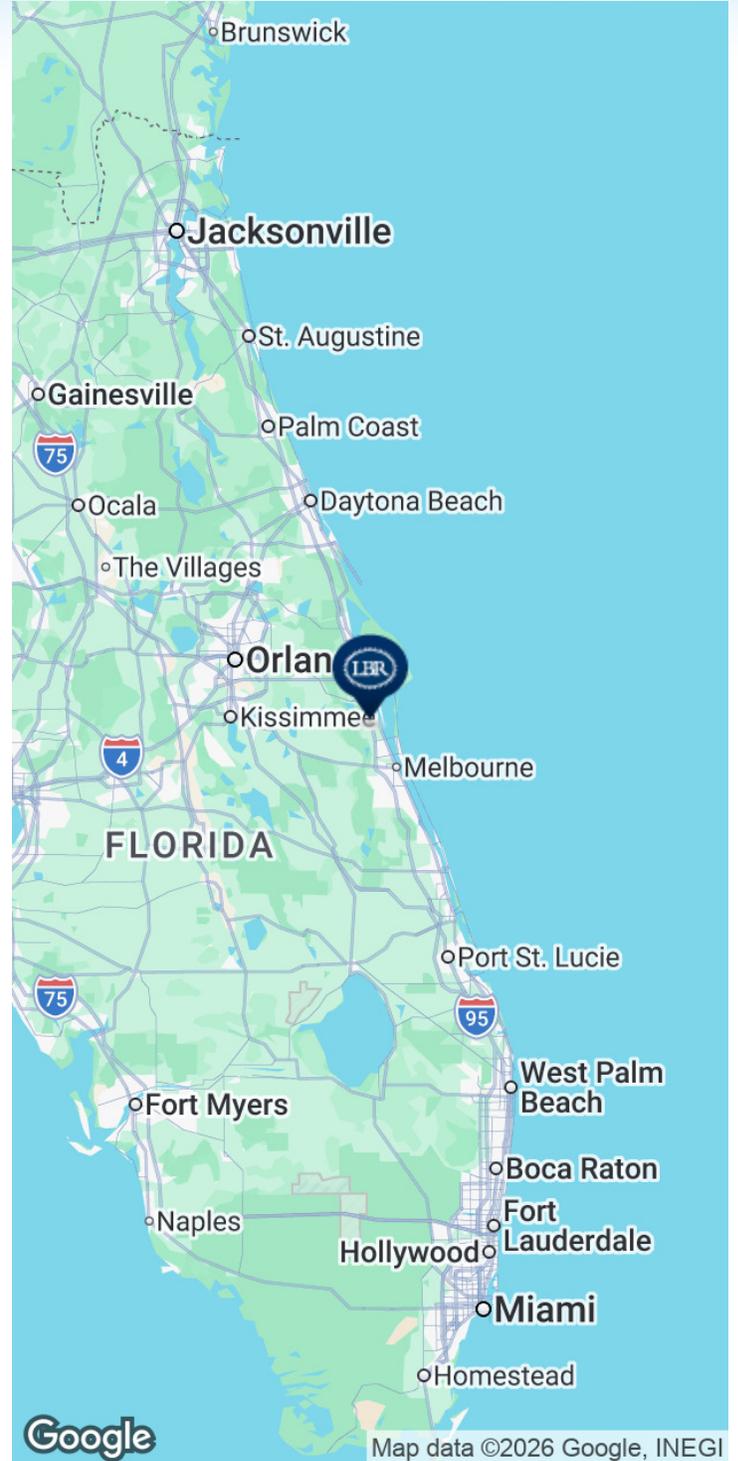
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# LOCATION MAP

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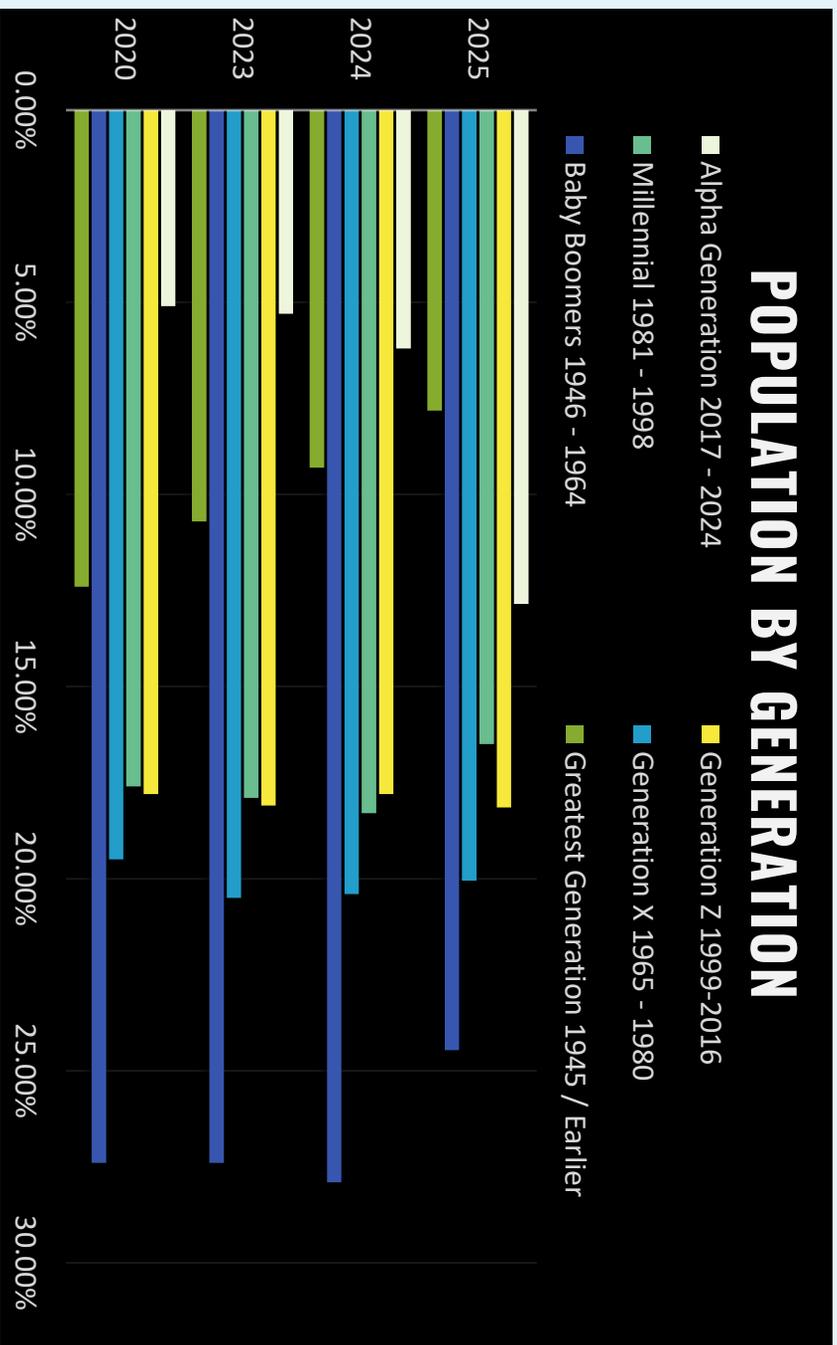
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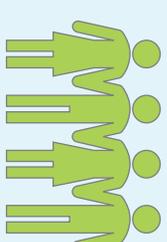
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# DEMOGRAPHICS | PEOPLE

## POPULATION BY GENERATION

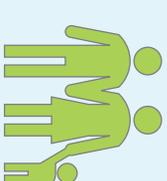


## Population Age 25+ Educational Attainment



46.9

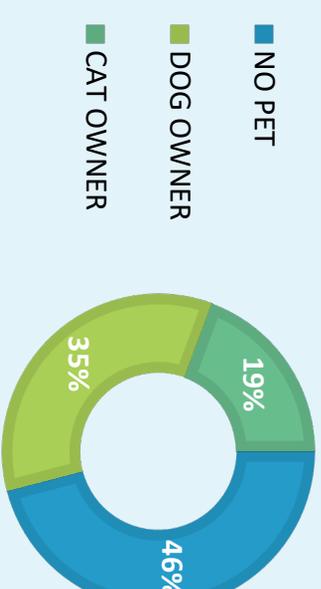
Median Age



2.45

Average Family Size

## PET OWNERS



## SMARTPHONE OWNERS (18+) – 94.9%



Apple

vs

Android



63.5%  
Apple

32.7%  
Android