

# Property Summary



1110 West Hibiscus Boulevard, Melbourne, FL 32901

## PROPERTY DESCRIPTION

This class 'A' office and flex building consists of 1st Floor for Formal Reception Area with Large Lab and Light Manufacturing, to include Highbay Warehouse Area for Storage or Shipping/Receiving.

The 2nd Floor is Office/Engineering Space with Cube Area, along with Executive Space.

Pad site available for tenant expansion. 100% onsite parking with Guest parking located on Hibiscus and second Employee parking in the rear.

## PROPERTY HIGHLIGHTS

- Property has Full Kitchen/Breakarea with Indoor and Outdoor Seating
- Parking ratio of 6.19/1,000 sf. Fully fenced and gated parking lot
- 50,000 sf Pad Site available for Future Expansion
- Large Windowed Offices with Conference Rooms
- Furniture Can Be Included
- 100% computer controlled HVAC
- 3 chillers

## LOCATION DESCRIPTION

Located directly on Hibiscus Blvd, adjacent to the Melbourne Square Mall and U.S. 192 Less than 2 miles from Melbourne International Airport and 4 miles from I-95

## OFFERING SUMMARY

Sale Price:	\$25,000,000
Lease Rate:	\$17 SF/yr (NNN)
Available SF:	112,489 SF
Lot Size:	20.03 Acres
Building Size:	112,489 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
Total Population	4,109	144,292	330,533
Average HH Income	\$74,347	\$87,613	\$96,189



### ROB BECKNER, SIOR

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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.



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED  
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## Additional Photos



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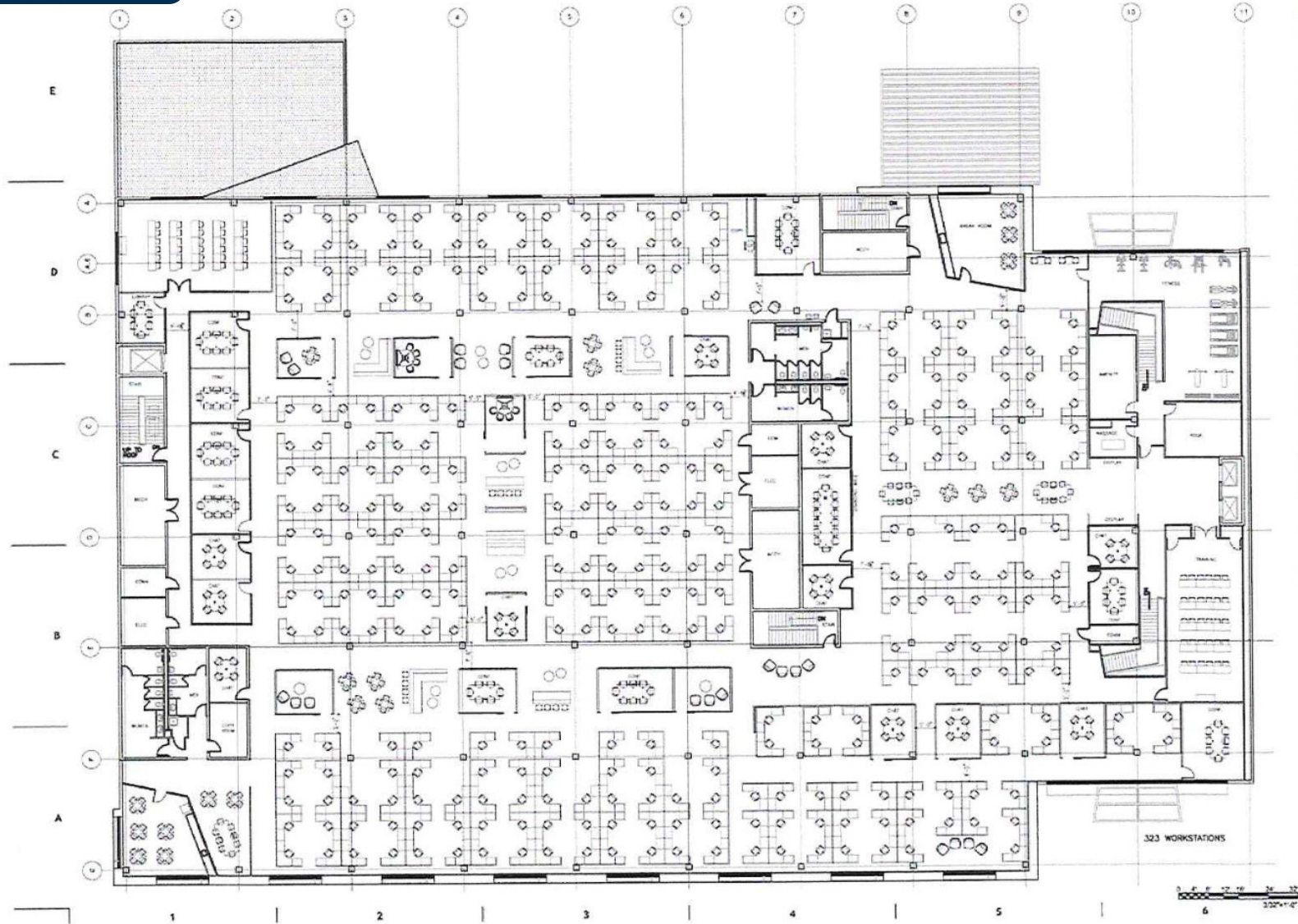
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 P.O. Box 1000 - 101 Hibiscus Ave.  
 Office in Melbourne, Orlando, Seattle,  
 New York Beach, Tampa and Charleston  
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 TITLE: RECORD DRAWING  
 REVISION: A

**THALES GROUP**  
 MELBOURNE, FLORIDA

DATE OF ISSUE:  
 PREPARED BY:  
 CHECKED BY:  
 DESIGNED BY:  
 DRAWN BY:  
 PROJECT NUMBER:  
 CDS151101  
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 11-29-2016  
**SECOND FLOOR PLAN**  
 SHEET NO. **A-102**



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# Location Map



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# Demographics Map & Report

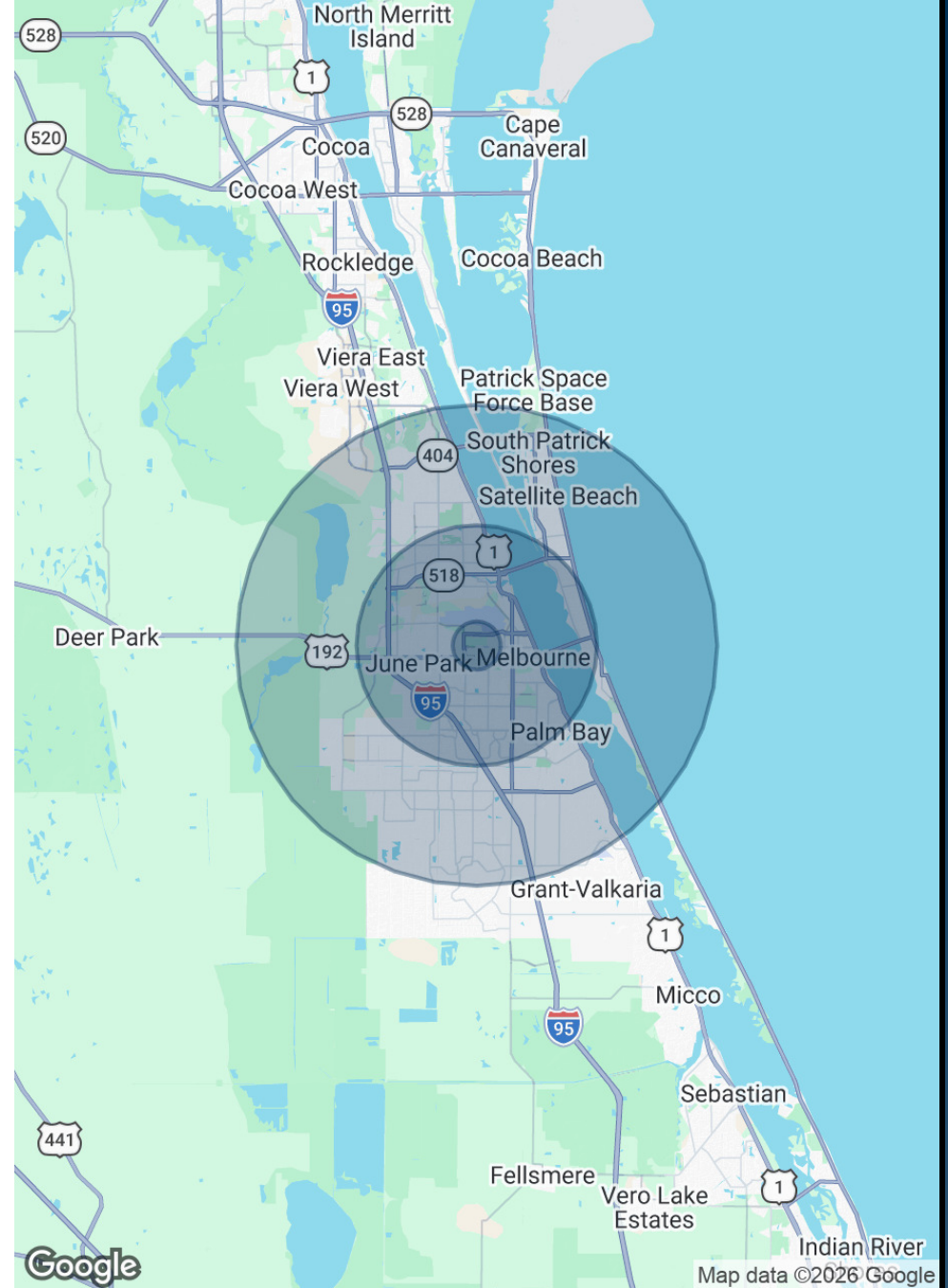
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,109	144,292	330,533
Average Age	50	45	45
Average Age (Male)	48	44	44
Average Age (Female)	52	47	47

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,347	\$87,613	\$96,189
Average House Value	\$263,978	\$340,150	\$366,485

Demographics data derived from AlphaMap



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