



## PROPERTY DESCRIPTION

One of the most prestigious Class “A” office buildings in Brevard County. This building is geared towards those with discriminating taste. One Harbor Place has undergone multi-million dollar renovations over the past several years.

Situated on the Indian River with amazing views of the river, dolphins, and rockets launching into space.

## LOCATION DESCRIPTION

Awesome Indian River views from most suites, covered parking garage and on-site fitness room are some of the favored amenities this building offers.

## PROPERTY HIGHLIGHTS

- On-site covered parking garage
- On-site management team
- On-site facilities manager
- Weight room ~ exercise facilities
- After hours restricted access

## ROB BECKNER, SIOR

Principal  
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## OFFERING SUMMARY

Lease Rate:	\$26.50 SF/yr (MG)
Available SF:	914 - 5,952 SF
Building Size:	78,488 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,861	48,824	110,859
Total Population	4,088	112,748	271,666
Average HH Income	\$39,143	\$59,316	\$63,673

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	914 - 5,952 SF	Lease Rate:	\$26.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#507	Available	1,642 SF	Modified Gross	\$26.50 SF/yr
#501	Available	1,899 SF	Modified Gross	\$26.50 SF/yr
#508	Available	914 SF	Modified Gross	\$26.50 SF/yr
#500	Available	1,115 SF	Modified Gross	\$26.50 SF/yr
#710	Available	5,952 SF	Modified Gross	\$26.50 SF/yr
#601	Available	3,495 SF	Modified Gross	\$26.50 SF/yr

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# Additional Photos

One Harbor Place  
For Lease



Suite 507

Suite 507



Suite 508

Suite 508



Suite 601



Suite 501

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# Additional Photos

One Harbor Place  
For Lease



Office Views



Office Views



Gym



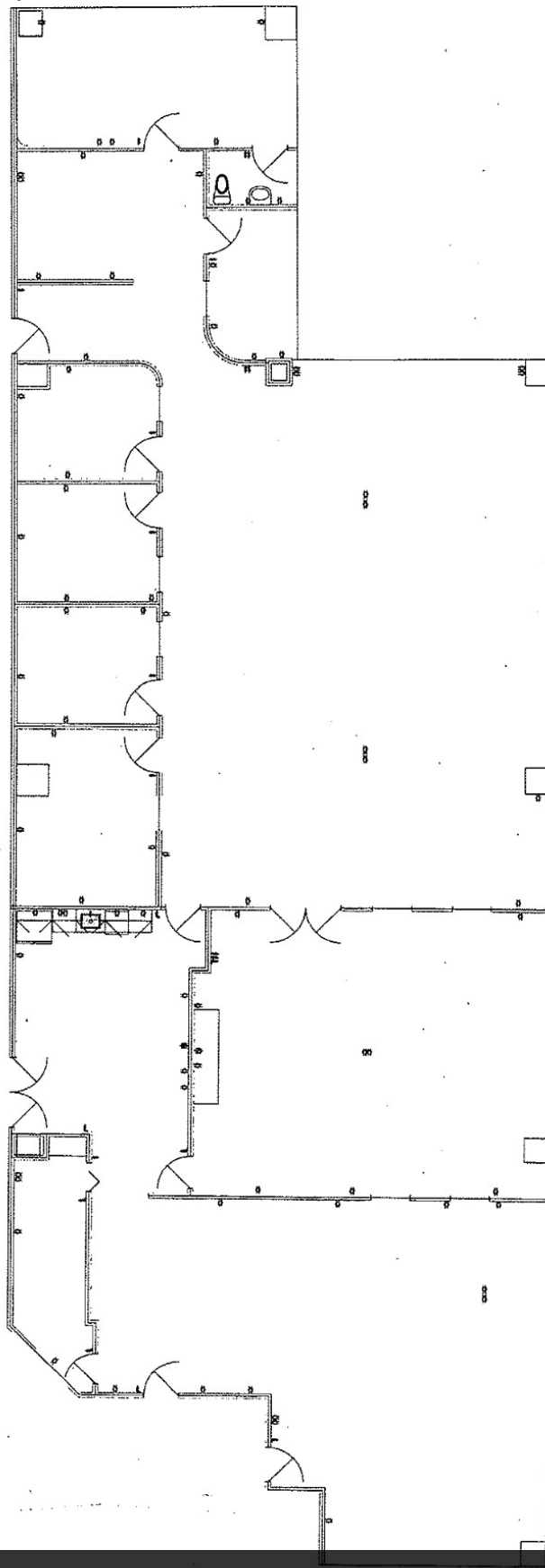
Gym

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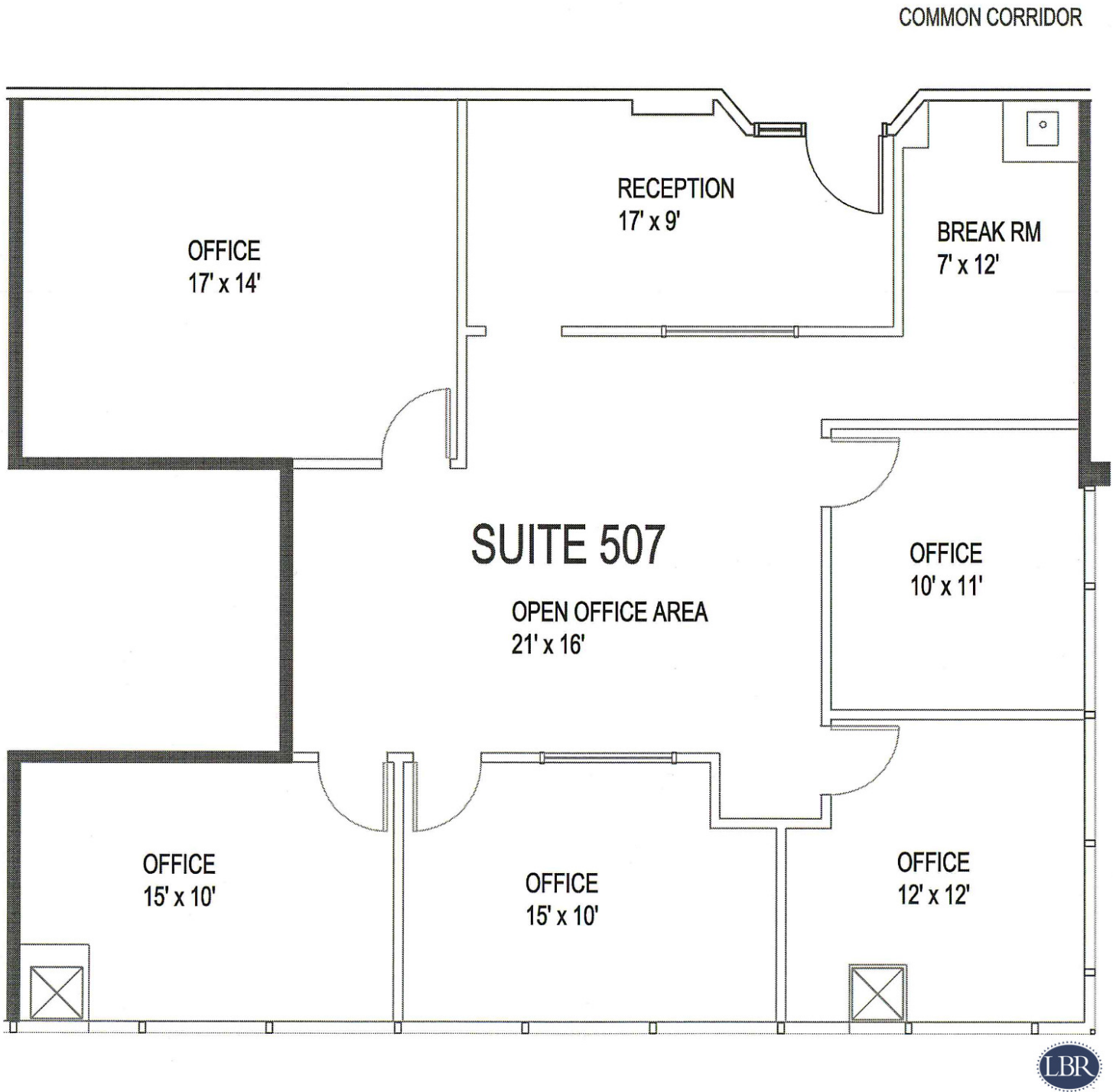
Suite 705-710-720

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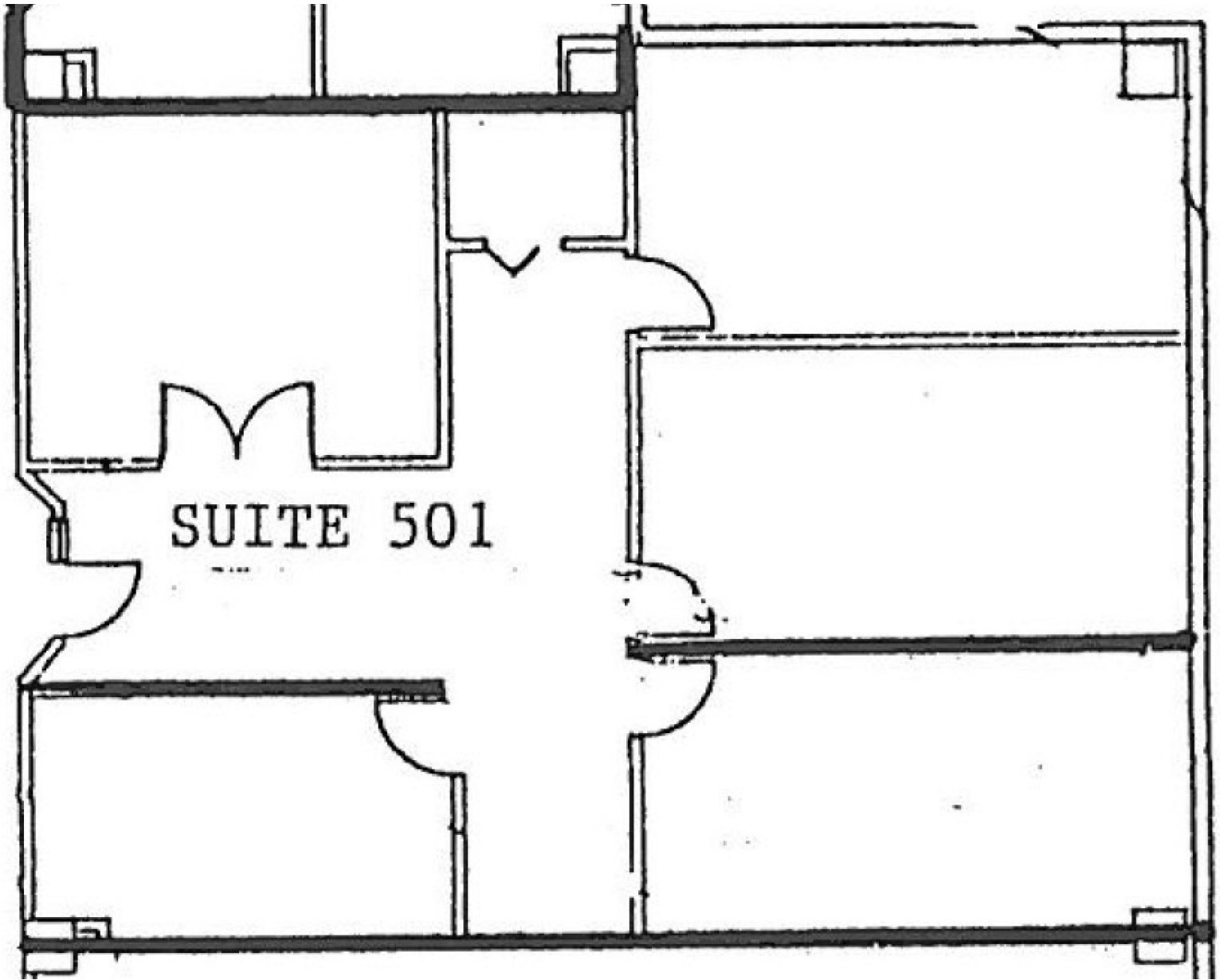
Suite 507

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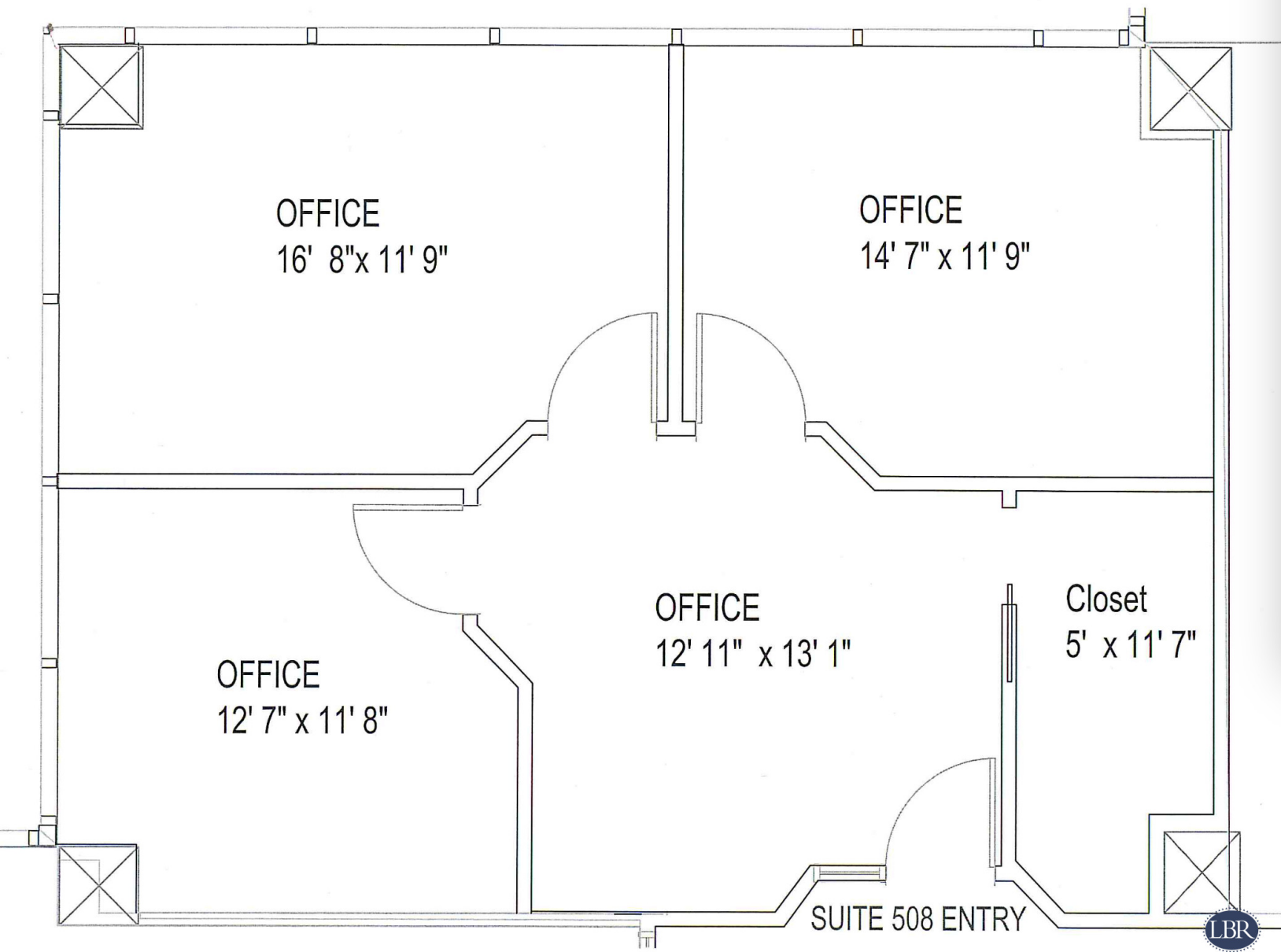
Suite 501

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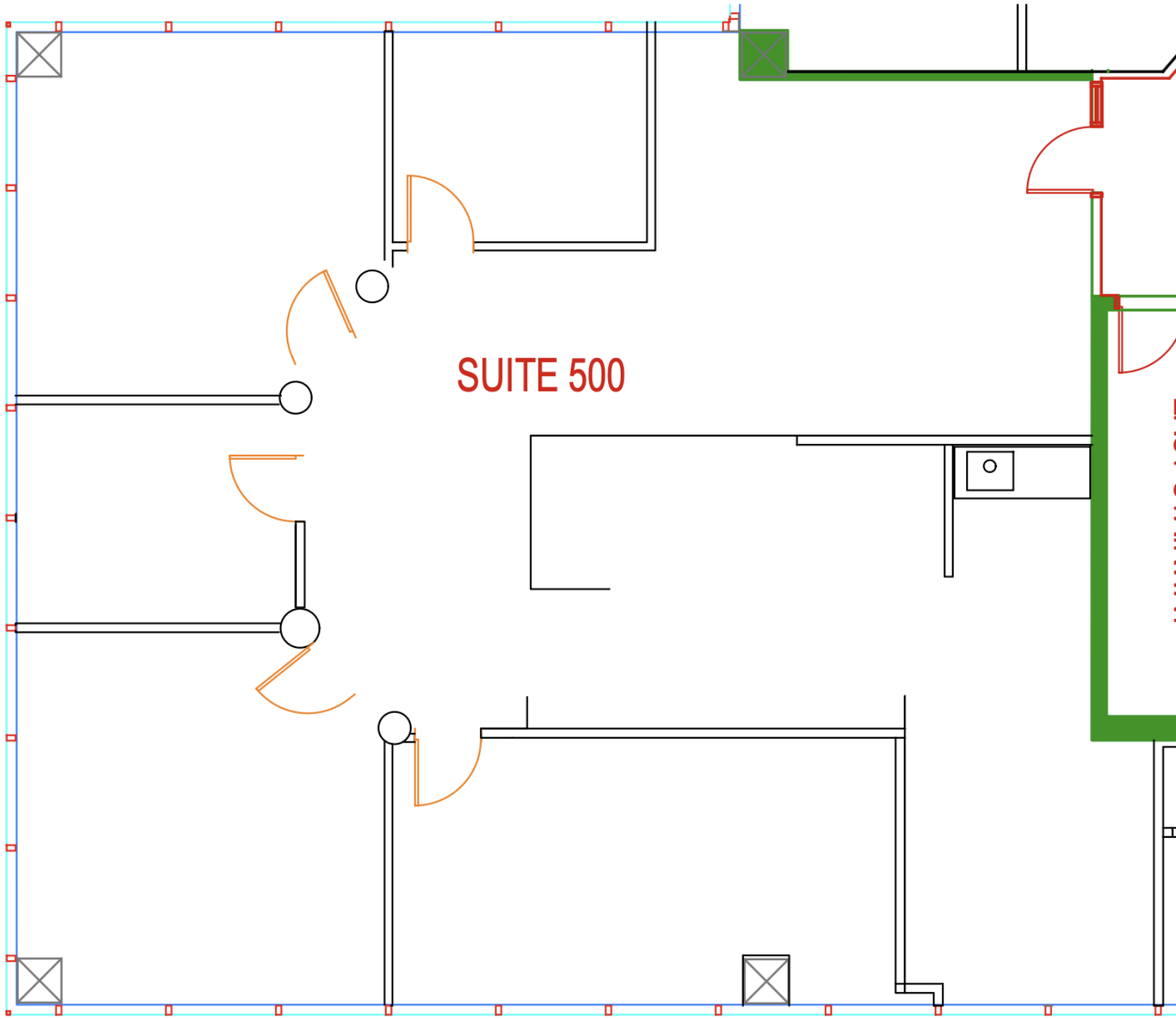
Suite 508

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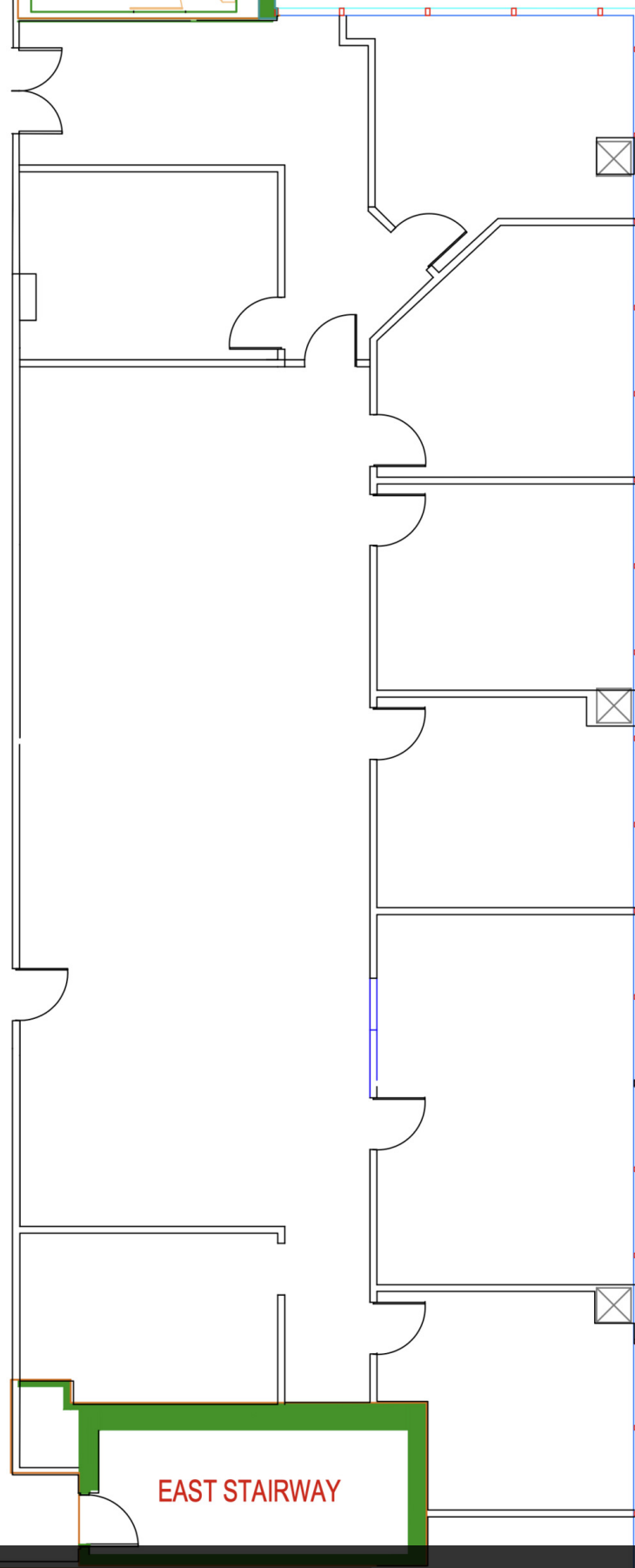
Suite 500

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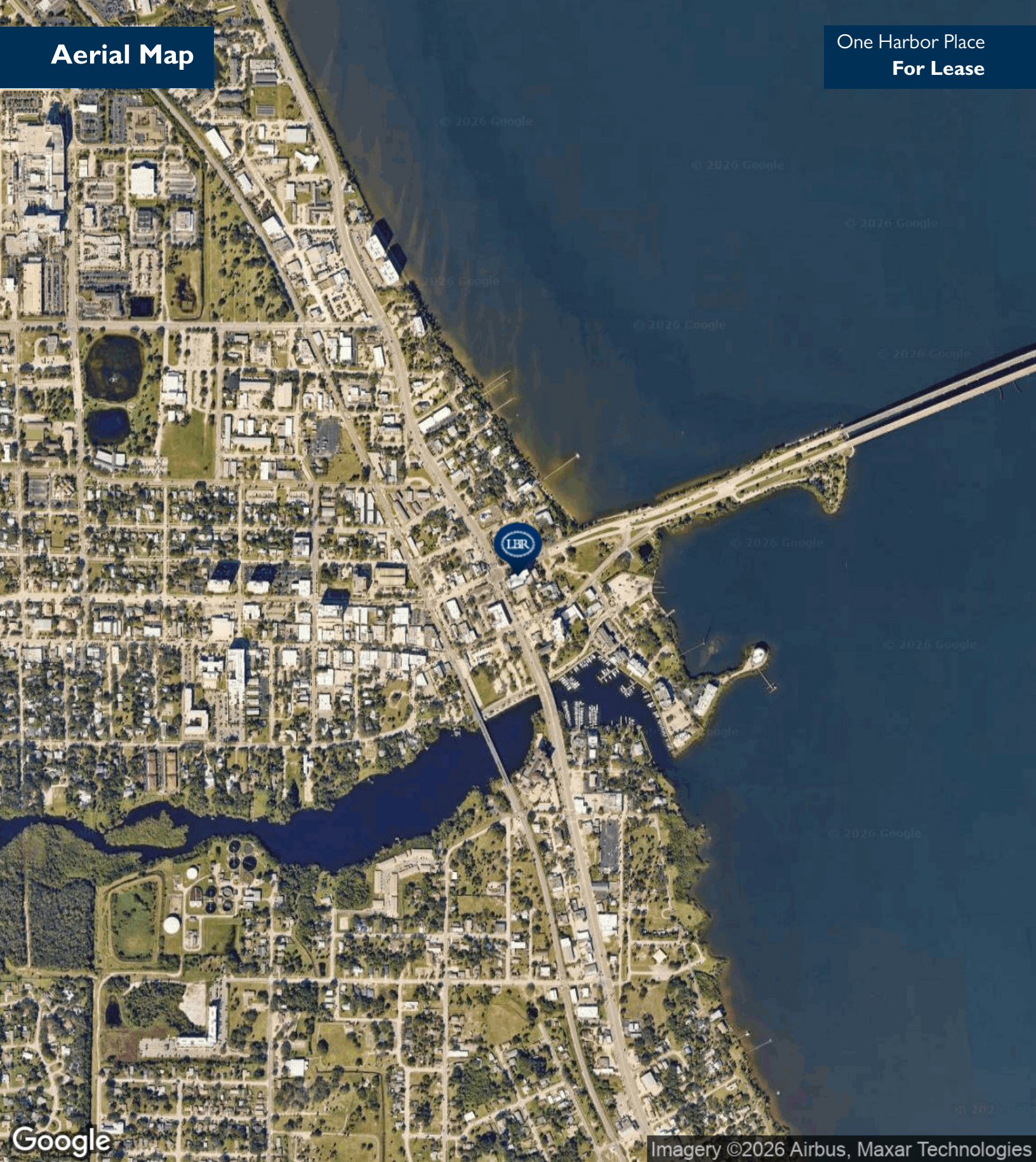
Suite 601

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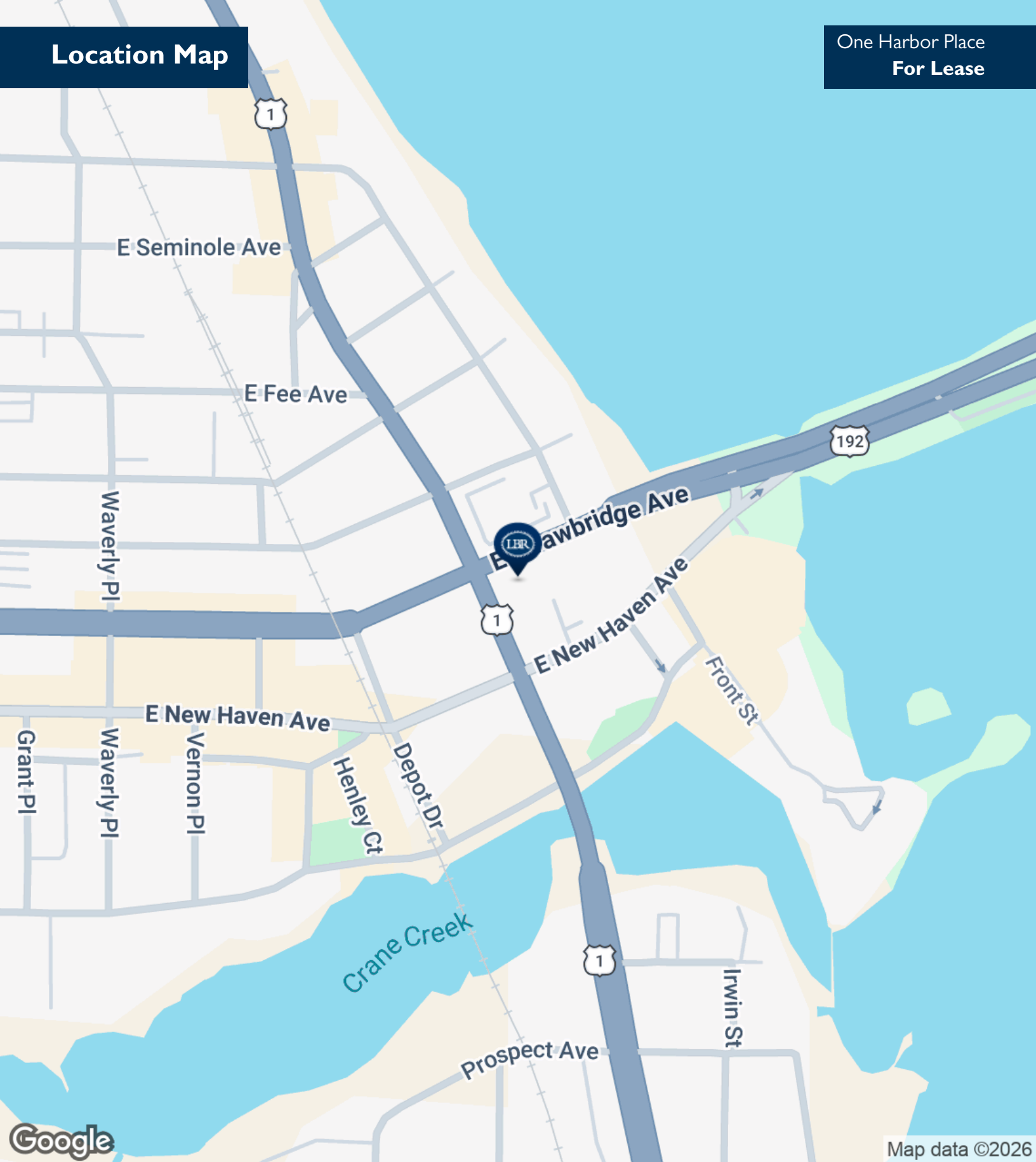


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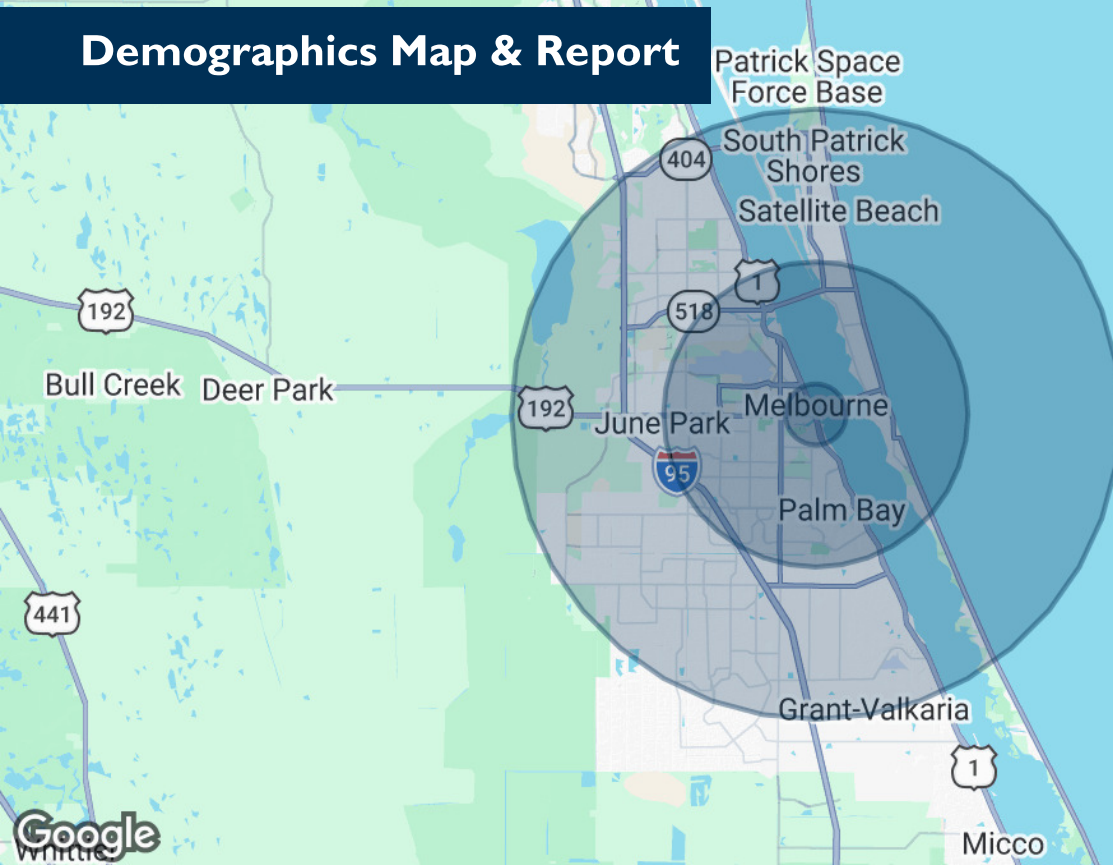
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# Demographics Map & Report

One Harbor Place  
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Map data ©2026 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,088	112,748	271,666
Average Age	47.2	44.5	43.7
Average Age (Male)	45.4	41.7	41.8
Average Age (Female)	42.5	47.1	45.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,861	48,824	110,859
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$39,143	\$59,316	\$63,673
Average House Value	\$213,563	\$205,574	\$227,177

2020 American Community Survey (ACS)

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