



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 709 S Harbor City Blvd in Melbourne, FL. This impressive property boasts modern design, spacious floor plans, and state-of-the-art facilities suitable for a variety of tenants. With ample parking and convenient access, this property is designed to accommodate the needs of businesses of all sizes. The building features professional management, stunning lobby areas, and customizable spaces for office or medical use. Located in a prime location, this property offers high visibility and is an ideal choice for those seeking a distinguished and functional business space. Don't miss the chance to elevate your business at this prestigious address.

## LOCATION DESCRIPTION

Located in the vibrant South Brevard market, Marina Towers offers a prime location surrounded by a multitude of amenities suitable for office and medical professionals. The area boasts convenient access to numerous dining options, shopping centers, medical facilities, and recreational opportunities. Nearby points of interest include the historic downtown area, the Melbourne Regional Medical Center, and the beautiful Indian River Lagoon. With its strategic location and diverse range of nearby conveniences, Marina Towers provides an ideal setting for businesses seeking a dynamic and well-connected environment.

## PROPERTY HIGHLIGHTS

- Riverfront Office Space
- Underground Parking
- Monument and Building Sign Options

## OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (\$12 sq ft/NNN)
Available SF:	2,000 - 7,016 SF
Lot Size:	1.95 Acres
Building Size:	71,989 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,435	52,143	109,335
Total Population	2,953	120,041	266,800
Average HH Income	\$47,153	\$60,280	\$64,819

## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@TeamLBR.com



## LEASE INFORMATION

Lease Rate:	\$17 sq ft/NNN	Lease Term:	Negotiable
Total Space:	2,000 - 7,016 SF	Operating Expenses:	\$12 sq ft/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Second Floor	Available	2,000 - 7,000 SF	\$17.00 SF/yr
Third Floor	Available	6,267 SF	\$17.00 SF/yr
Fourth Floor	Available	7,016 SF	\$17.00 SF/yr

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# Additional Photos



Marina Towers  
For Lease

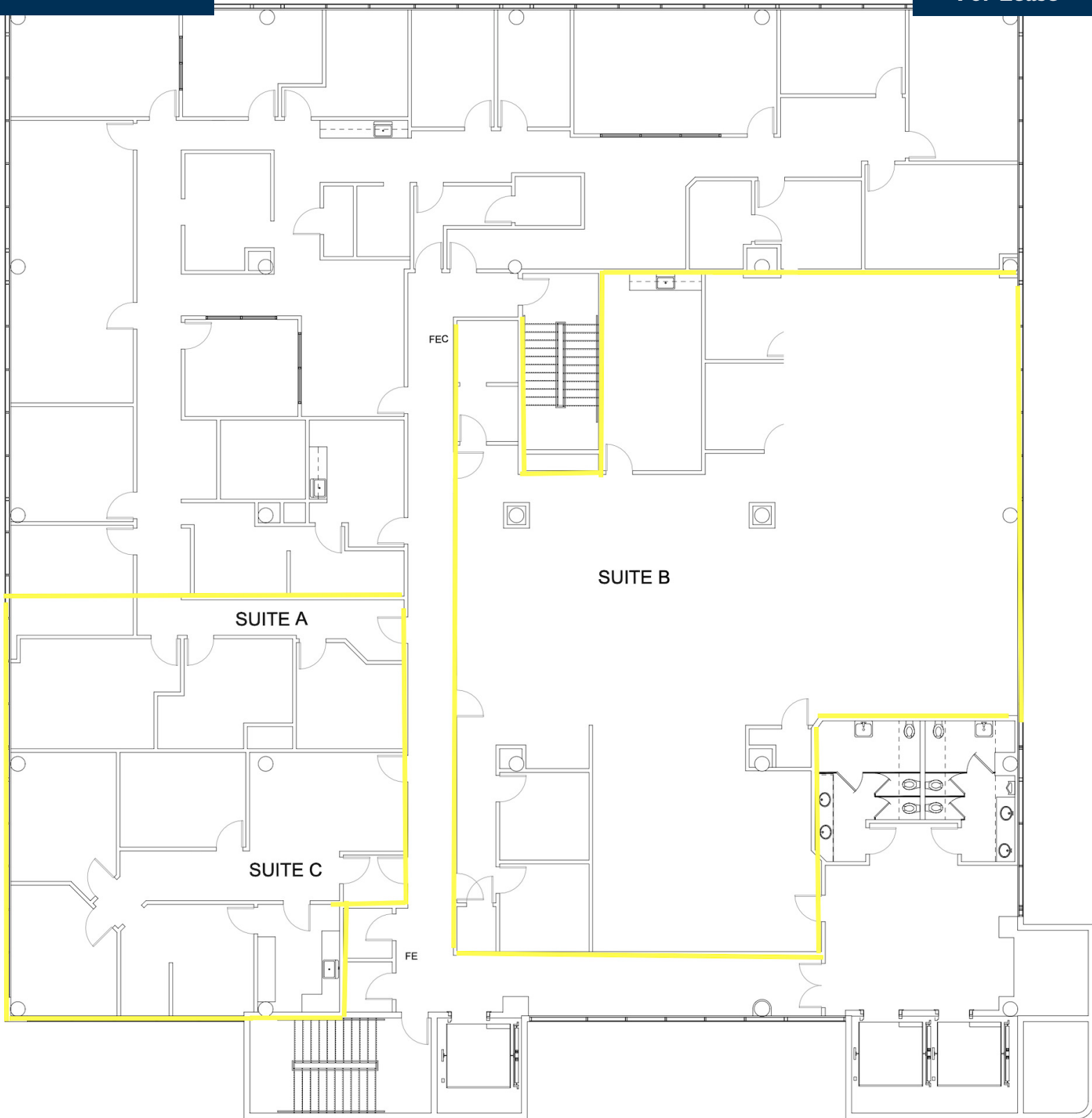


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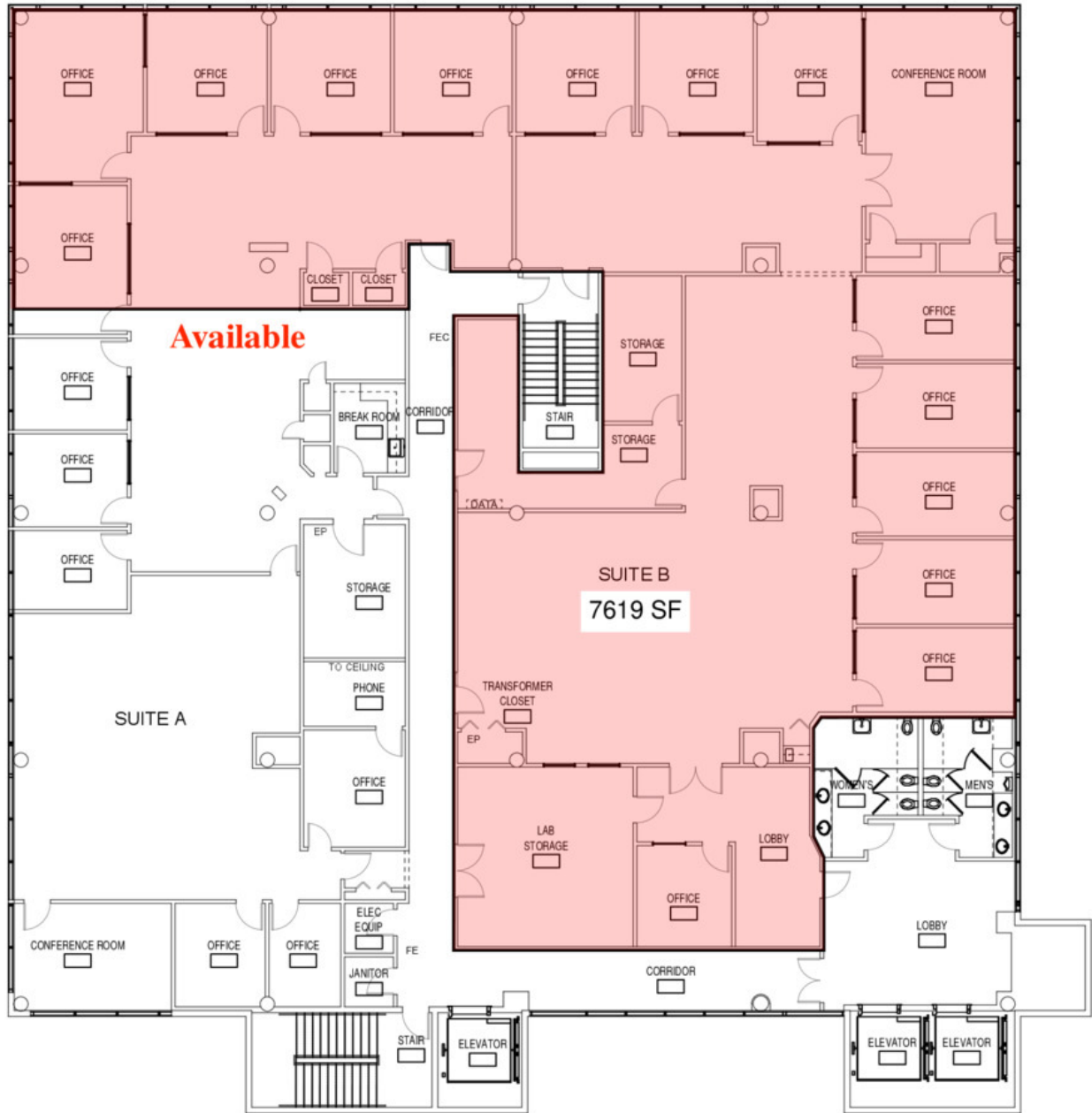
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3RD FLOOR PLAN  
1/8" = 1'-0"  
0 8 16 24

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FOURTH FLOOR PLAN  
1/8" = 1'-0"  
0 8 16 24

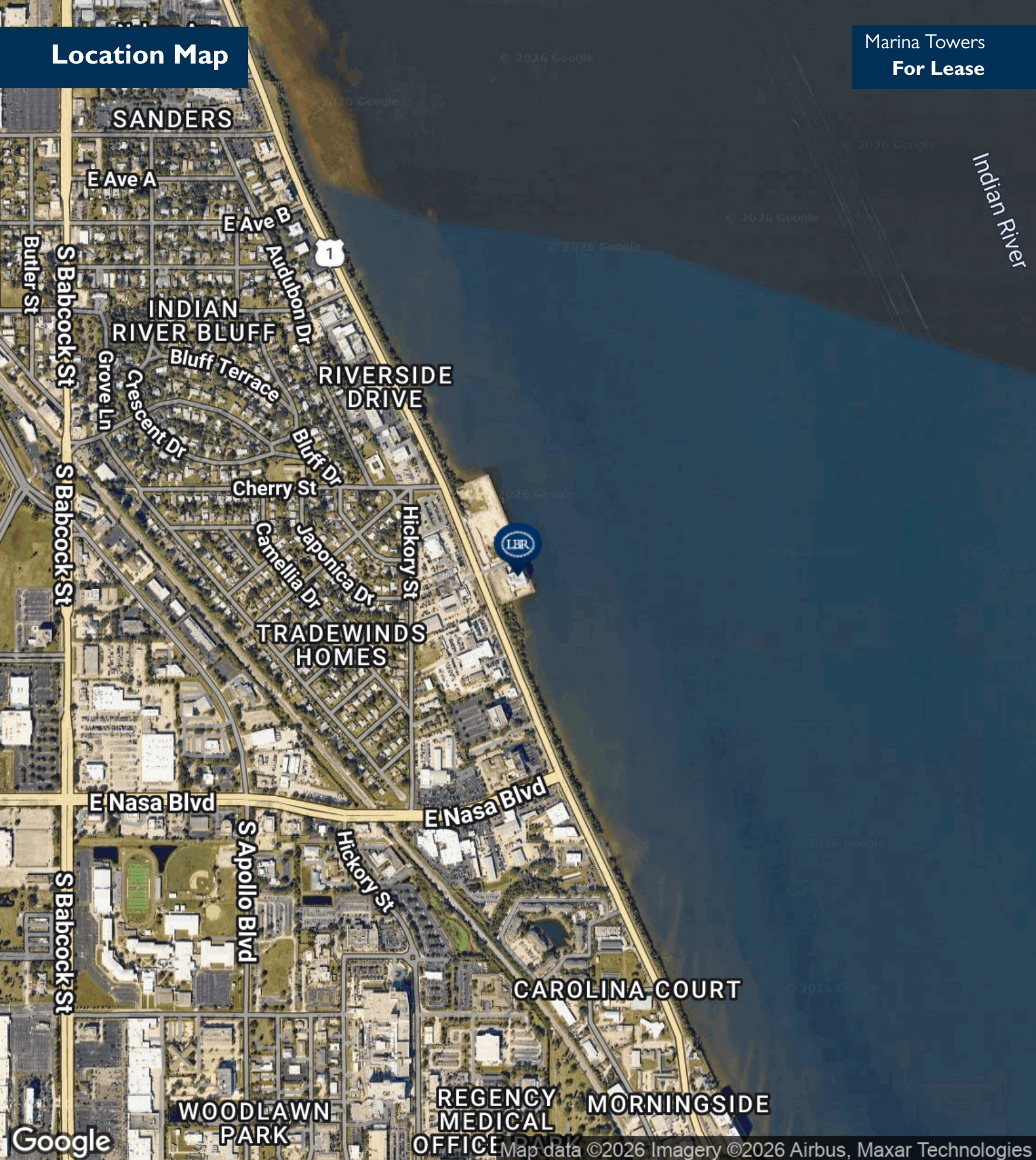
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# Location Map

Marina Towers  
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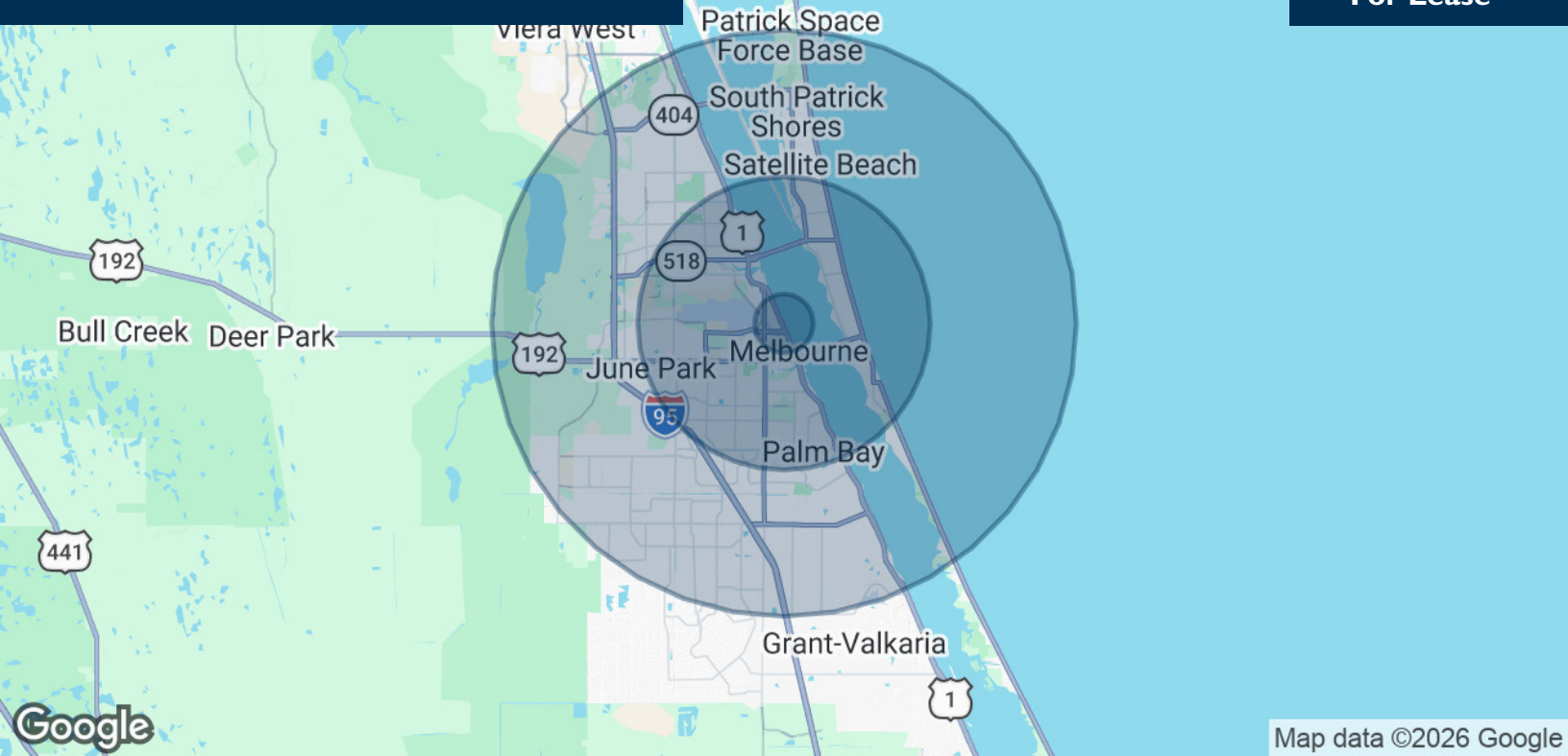
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# Demographics Map & Report

Marina Towers  
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,953	120,041	266,800
Average Age	47.9	44.6	43.9
Average Age (Male)	42.2	42.2	42.0
Average Age (Female)	51.6	46.6	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,435	52,143	109,335
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$47,153	\$60,280	\$64,819
Average House Value	\$207,129	\$221,524	\$233,735

2020 American Community Survey (ACS)

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