



## PROPERTY DESCRIPTION

Discover the ideal space for your business at 5484 Lorkey Ln in Melbourne, FL. This well-appointed property offers a prime location for lease, boasting modern amenities and a versatile layout to accommodate a range of business needs. With ample parking, high visibility, and a professional environment, this property presents an attractive opportunity for growth and success. The spacious interior is designed to inspire productivity and creativity, while the convenient access to major roads ensures seamless connectivity. Elevate your business operations in this sought-after location.

## LOCATION DESCRIPTION

Immerse yourself in the dynamic community of Melbourne, FL, known for its vibrant business scene and rich cultural offerings. Just moments away from the property, you'll find an array of dining options, such as Urban Prime, Olive Tree Greek Grill and Ford's Garage, perfect for networking or business lunches. Engage with the thriving arts and entertainment scene at the King Center for the Performing Arts. Enjoy convenient access to the AAU Softball Fields, Orlando Health Hospital, Health First Viera Hospital and other essential amenities, including banks, hotels, and retail centers, contributing to a well-rounded work-life balance. Embrace the energy of this bustling area, where opportunities for growth, collaboration, and relaxation are abound.

## OFFERING SUMMARY

Lease Rate:	\$33 SF/yr (NNN)
Available SF:	1,800 - 3,600 SF
Lot Size:	1.55 Acres
Building Size:	10,249 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,732	19,002	34,927
Total Population	7,090	46,052	84,517
Average HH Income	\$127,668	\$126,620	\$126,792

### ROB BECKNER, SIOR

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### HAYDEN BROUILLETTE

Office Sales and Leasing Associate  
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Hayden@teamlbr.com



## LEASE INFORMATION

Lease Type:	NNN (\$7.50)	Lease Term:	Negotiable
Total Space:	1,800 - 3,600 SF	Lease Rate:	\$33 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste. 102A	Available	1,800 SF	NNN	\$33.00 SF/yr	Raw Shell
Ste. 102B	Available	1,800 SF	NNN	\$33.00 SF/yr	Raw Shell
Ste. 102A/B	Available	3,600 SF	NNN	\$33.00 SF/yr	Raw Shell

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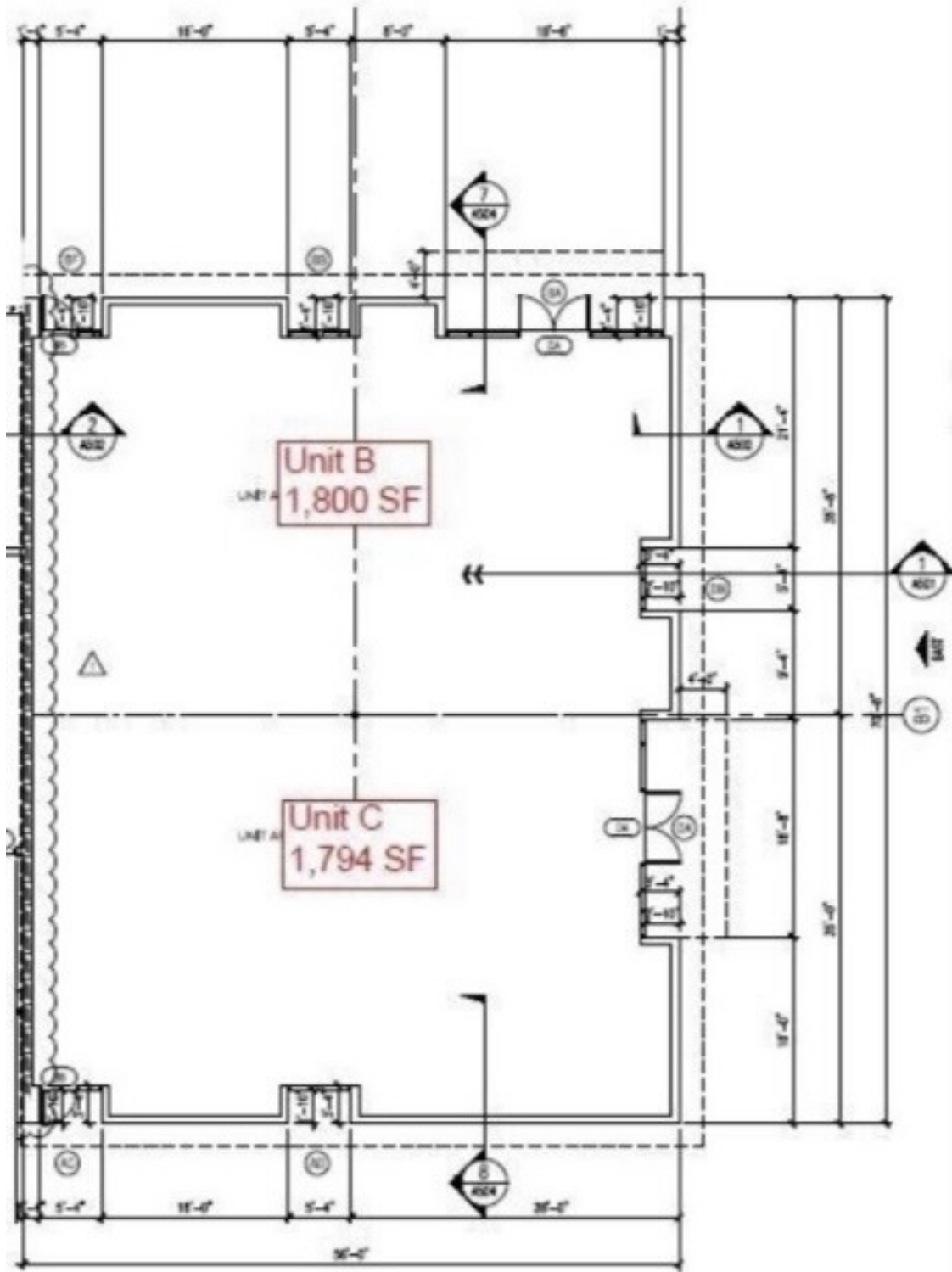
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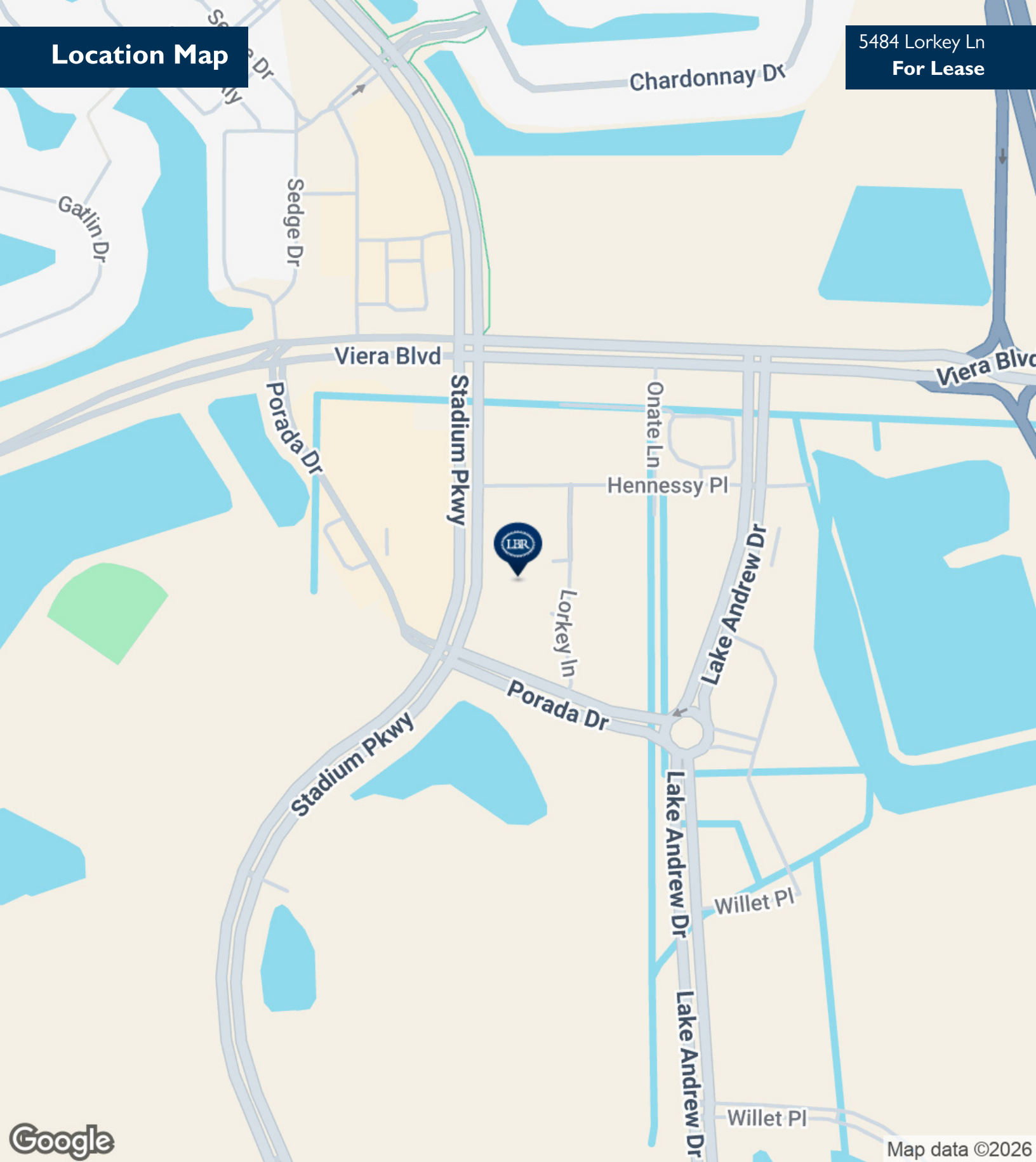
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# Location Map

5484 Lorkey Ln  
For Lease



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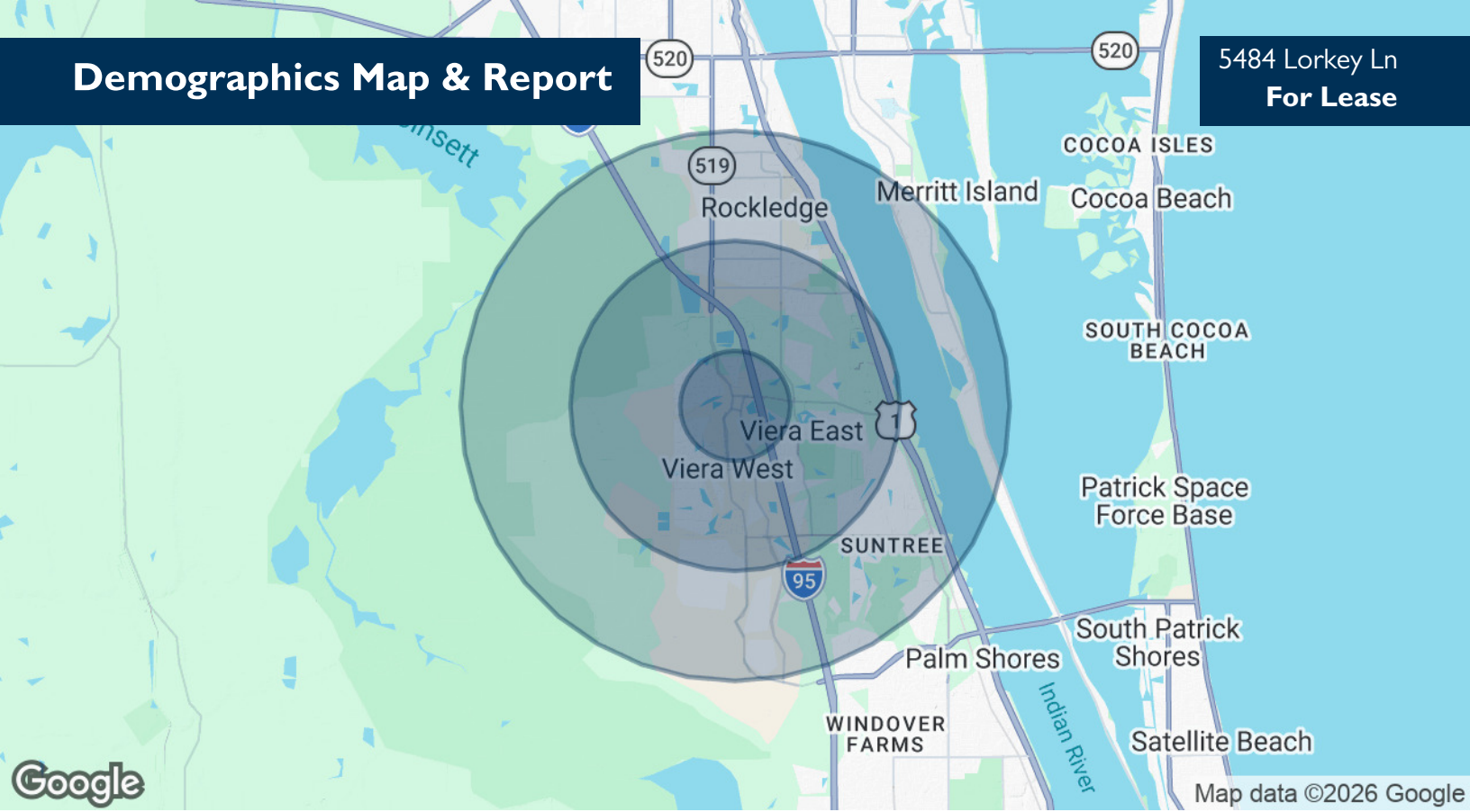
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# Demographics Map & Report

5484 Lorkey Ln  
For Lease



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,090	46,052	84,517
Average Age	42	47	47
Average Age (Male)	42	46	46
Average Age (Female)	43	48	48

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,732	19,002	34,927
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$127,668	\$126,620	\$126,792
Average House Value	\$525,621	\$473,973	\$469,075

2020 American Community Survey (ACS)

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