



PROPERTY DESCRIPTION

THE ONLY EXISTING OFFICE SPACE AVAILABLE IN WEST VIERA.

Lynx I offers one 2,500 sq. ft. space available for immediate occupancy.

Surrounded by retail and professional users in a beautiful Office Park development with walkability to restaurants such as Botta, Soup Shop, Foxtail and More.

Located directly across from Viera Hospital, in Central Viera.

- Office or Professional
- 4/1000 Onsite Parking
- Easy access to I-95, Wickham Rd and US-1
- Office Building with unique features, including modern common areas

LOCATION DESCRIPTION

Property located between Lake Andrew Dr. and Stadium Parkway. This office space is directly south of the Health First Hospital Viera. Two access points off of I-95, directly in the center of new development located in Viera.

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (7.50: NNN)
Available SF:	2,500 SF
Building Size:	20,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	2,678	86,260	270,097
Total Population	6,526	199,506	645,261
Average HH Income	\$120,319	\$110,319	\$99,607



LEASE INFORMATION

Lease Type:	7.50; NNN	Lease Term:	120 months
Total Space:	2,500 - 5,000 SF	Lease Rate:	\$34 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lynx I -A	Available	2,500 SF	NNN	\$34.00 SF/yr	-

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Additional Photos

7506 Lynx Way
For Lease



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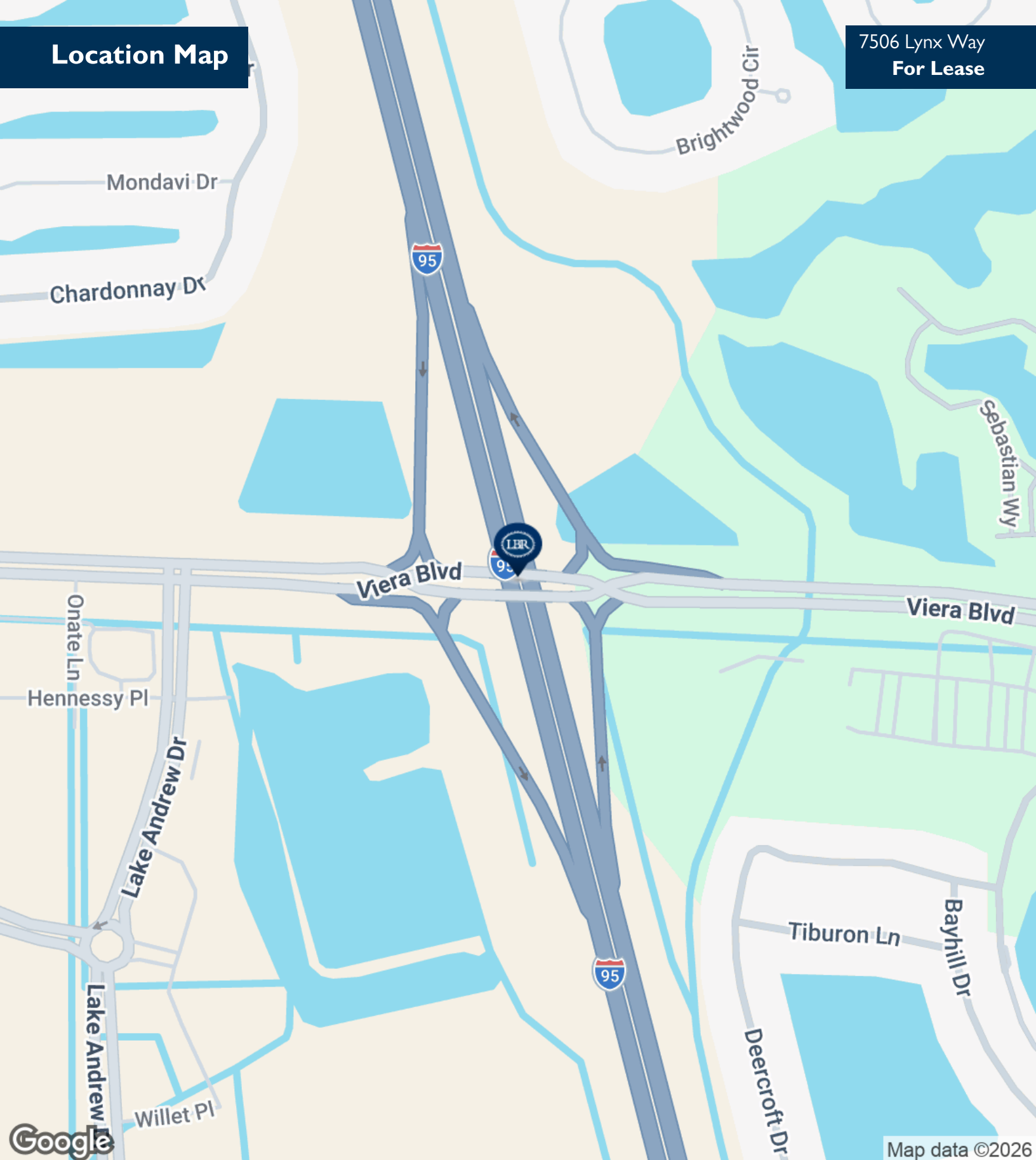
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Location Map

7506 Lynx Way
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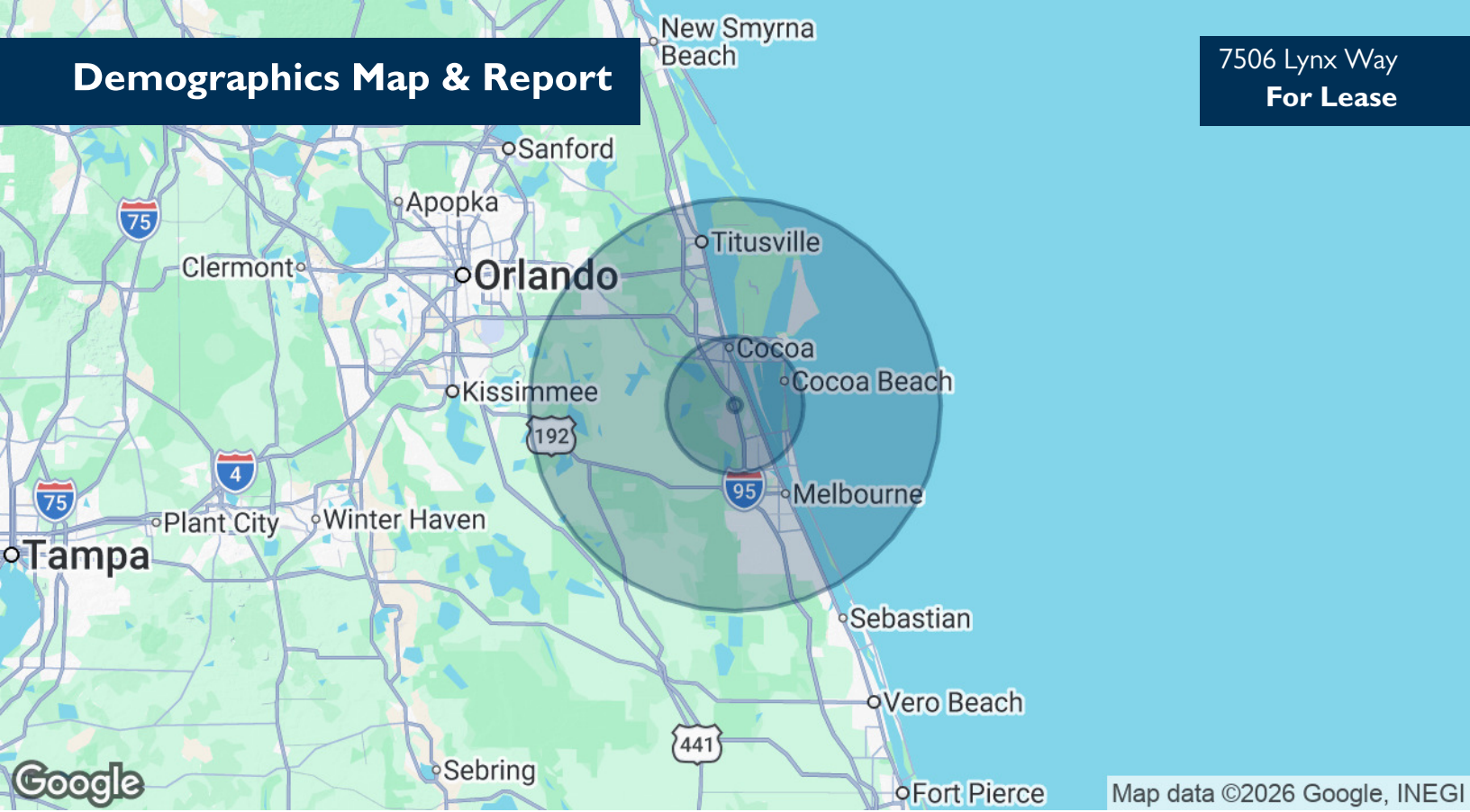
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Demographics Map & Report

7506 Lynx Way
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Map data ©2026 Google, INEGI

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6,526	199,506	645,261
Average Age	44	47	46
Average Age (Male)	44	46	45
Average Age (Female)	45	48	47
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	2,678	86,260	270,097
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$120,319	\$110,319	\$99,607
Average House Value	\$449,152	\$431,494	\$379,380

2020 American Community Survey (ACS)

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