



PROPERTY DESCRIPTION

Discover an unparalleled leasing opportunity at this prime property in Melbourne, FL. Boasting modern amenities and versatile spaces, the property offers a prestigious business address with high visibility and easy access. The building features state-of-the-art facilities and ample parking. Tenants will appreciate the professional atmosphere, stylish interiors, and seamless connectivity for today's tech-driven operations. With its strategic location and desirable features, this property presents an exceptional opportunity for businesses seeking a dynamic and functional space to thrive and grow. Elevate your business presence with the exceptional offerings of this distinguished property.

LOCATION DESCRIPTION

Located in the heart of Melbourne, FL, the area surrounding the property offers an ideal blend of urban convenience and tranquil scenery. Just minutes away, historic downtown Melbourne beckons with its charming mix of boutique shops, local eateries, and cultural attractions. Office tenants will have easy access to nearby fitness centers, inviting waterfront parks such as Crane Creek and Front Street Park, and the vibrant art scene at the Eau Gallie Arts District. With proximity to major roadways and Melbourne International Airport, the location seamlessly combines business efficiency with the relaxed coastal lifestyle that defines this thriving community.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Available SF:	2,000 SF
Lot Size:	1.66 Acres
Building Size:	26,856 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,333	63,353	124,403
Total Population	3,006	133,580	281,975
Average HH Income	\$47,576	\$65,333	\$70,517

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:	MG	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	2,000 SF	Modified Gross	\$20.00 SF/yr	Beautiful Office space with Reception Area, Four (4) Private Offices, Conference Room and Open Office Space. Tenant responsible for electric.

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Additional Photos

780 S Apollo Blvd
For Lease



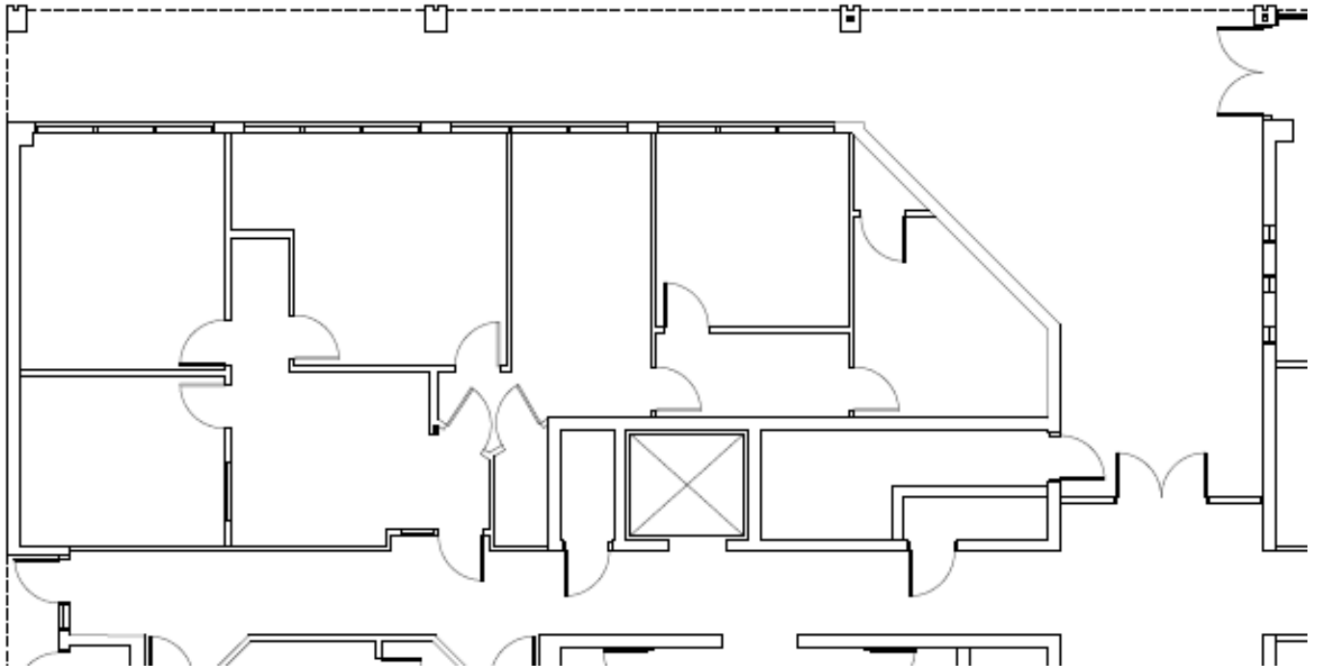
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Suite 102



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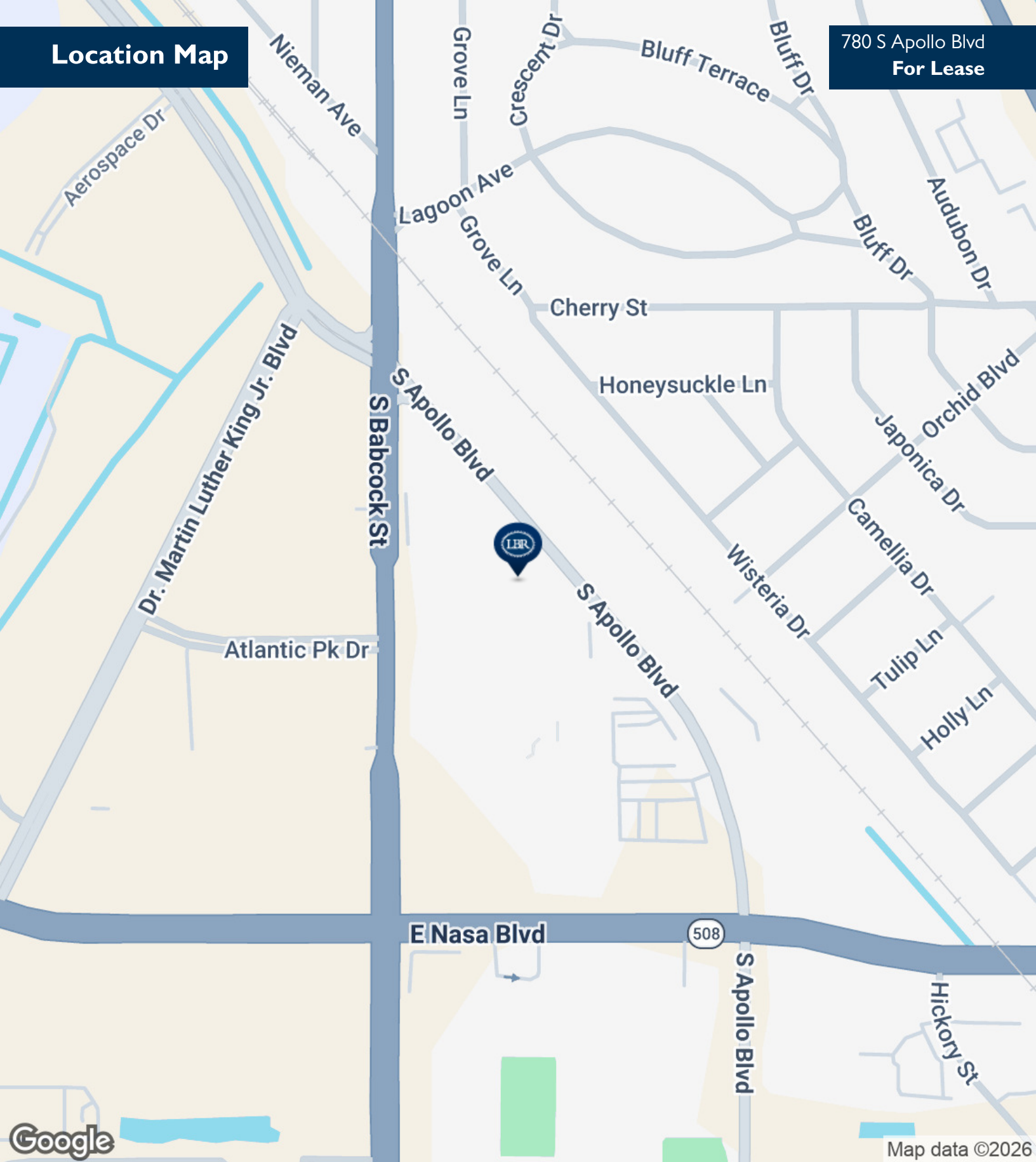
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Location Map

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COMMERCIAL REAL ESTATE SERVICES

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,006	133,580	281,975
Average Age	37.7	43.6	45.2
Average Age (Male)	37.1	41.6	43.1
Average Age (Female)	40.7	45.7	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,333	63,353	124,403
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$47,576	\$65,333	\$70,517
Average House Value	\$123,330	\$217,659	\$226,895

2020 American Community Survey (ACS)

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