

Property Summary



1110 West Hibiscus Boulevard, Melbourne, FL 32901

PROPERTY DESCRIPTION

This class 'A' office and flex building consists of 1st Floor for Formal Reception Area with Large Lab and Light Manufacturing, to include Highbay Warehouse Area for Storage or Shipping/Receiving.

The 2nd Floor is Office/Engineering Space with Cube Area, along with Executive Space.

Pad site available for tenant expansion. 100% onsite parking with Guest parking located on Hibiscus and second Employee parking in the rear.

PROPERTY HIGHLIGHTS

- Property has Full Kitchen/Breakarea with Indoor and Outdoor Seating
- Parking ratio of 6.19/1,000 sf. Fully fenced and gated parking lot
- 50,000 sf Pad Site available for Future Expansion
- Large Windowed Offices with Conference Rooms
- Furniture Can Be Included
- 100% computer controlled HVAC
- 3 chillers

LOCATION DESCRIPTION

Located directly on Hibiscus Blvd, adjacent to the Melbourne Square Mall and U.S. 192 Less than 2 miles from Melbourne International Airport and 4 miles from I-95

OFFERING SUMMARY

Sale Price:	\$25,000,000
Lease Rate:	\$17 SF/yr (NNN)
Available SF:	112,489 SF
Lot Size:	20.03 Acres
Building Size:	112,489 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
Total Population	4,109	144,292	330,533
Average HH Income	\$74,347	\$87,613	\$96,189



ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate

321.722.0707 x23

Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.



ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate

321.722.0707 x23

Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

Additional Photos



1110 West Hibiscus Boulevard, Melbourne, FL 32901



LIGHTLE
BECKNER
ROBISON

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate

321.722.0707 x23

Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

Additional Photos



11110 West Hibiscus Boulevard, Melbourne, FL 32901



ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate

321.722.0707 x23

Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

Additional Photos



1110 West Hibiscus Boulevard, Melbourne, FL 32901



ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

HAYDEN BROUILLETTE

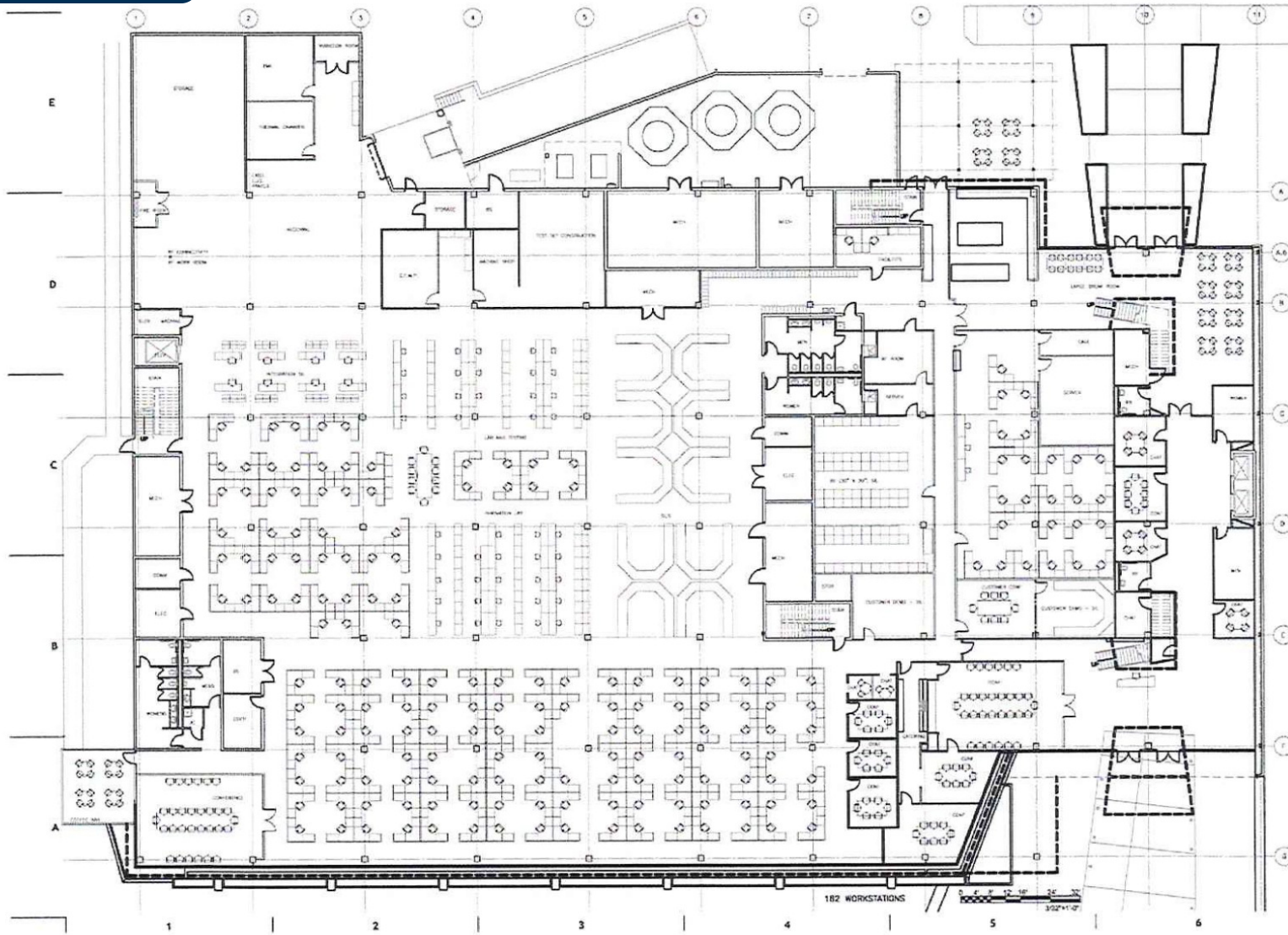
Office Sales and Leasing Associate

321.722.0707 x23

Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.



BRPH
 Architects, Engineers, Constructors
 10000 West Lake N.W., Suite 1000
 Fort Lauderdale, Florida 33309
 Tel: 954.575.1100 Fax: 954.575.1101
 Website: www.brph.com

DATE: RECORD DRAWING

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

THALES GROUP
 MELBOURNE, FLORIDA

DATE: 11-29-2016
FIRST FLOOR PLAN
A-101

TICPM

17547923.6

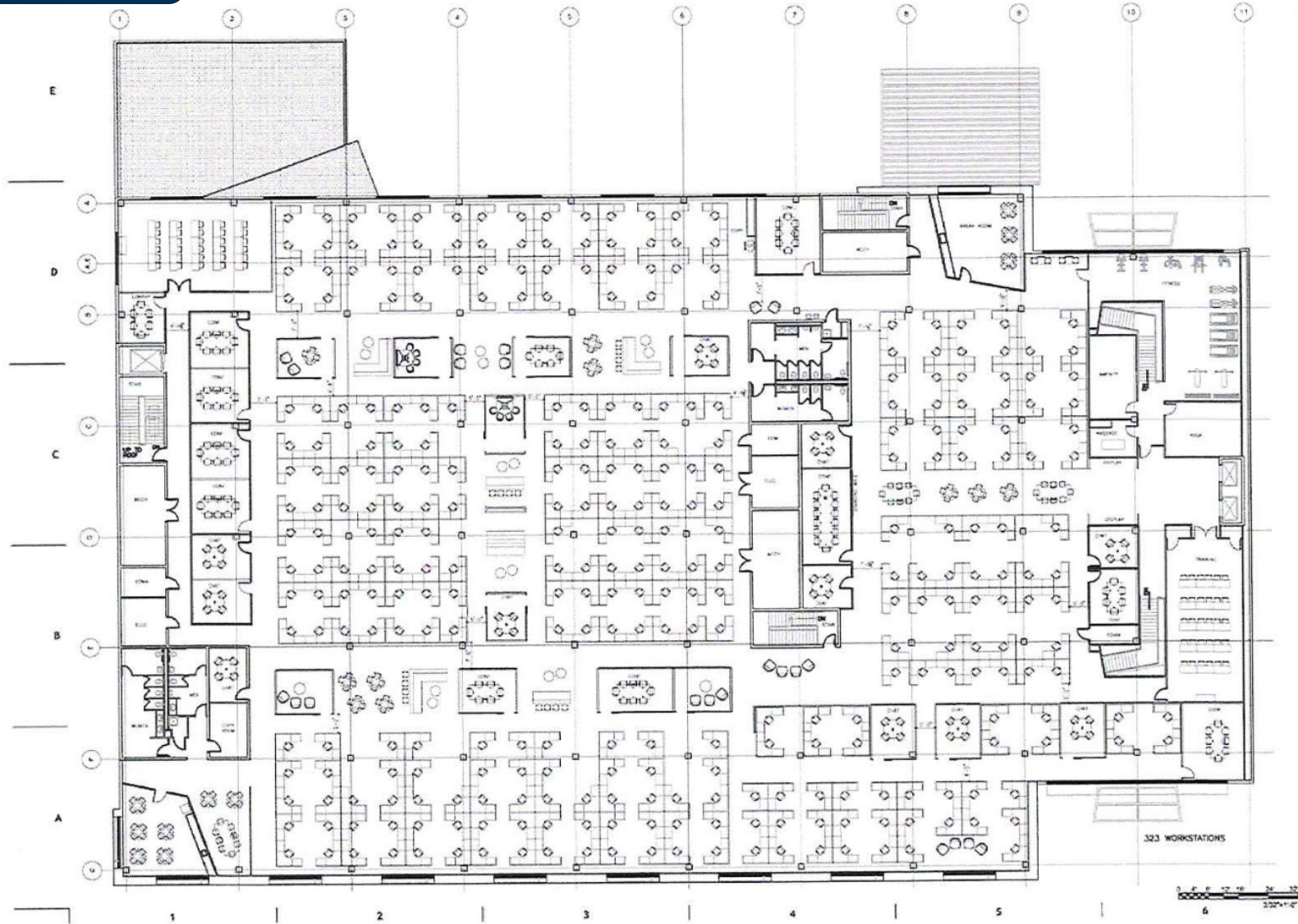


ROB BECKNER, SIOR Principal
 321.722.0707 x11
 Rob@TeamLBR.com

HAYDEN BROUILLETTE Office Sales and Leasing Associate
 321.722.0707 x23
 Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.



BRPH
 www.brph.com Copyright © 2016
Architects, Engineers, Constructors
 11110 West Hibiscus Boulevard, Suite 300
 Melbourne, Florida 32901
 P.O. Box 1000 - 101 9th Street
 Office in Melbourne, Orlando, Ocala,
 New York Beach, Tampa and Charleston
 Board of Architectural Examiners No. AA 020019
 Board of Professional Engineers License No. 1438
 These plans are protected by Federal Copyright
 protection. Unauthorized use may result in an
 infringement action.
 TITLE: RECORD DRAWING
 REVISION: A

THALES GROUP
 MELBOURNE, FLORIDA

DATE OF ISSUE:
 PREPARED BY:
 CHECKED BY:
 DESIGNED BY:
 DRAWN BY:
 PROJECT NUMBER:
 COPS161-001
 DATE:
 11-29-2016
SECOND FLOOR PLAN
 DRAWING NO.: **A-102**



ROB BECKNER, SIOR Principal
 321.722.0707 x11
 Rob@TeamLBR.com

HAYDEN BROUILLETTE Office Sales and Leasing Associate
 321.722.0707 x23
 Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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



1110 West Hibiscus Boulevard, Melbourne, FL 32901



Map data ©2026



ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
321.722.0707 x23
Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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

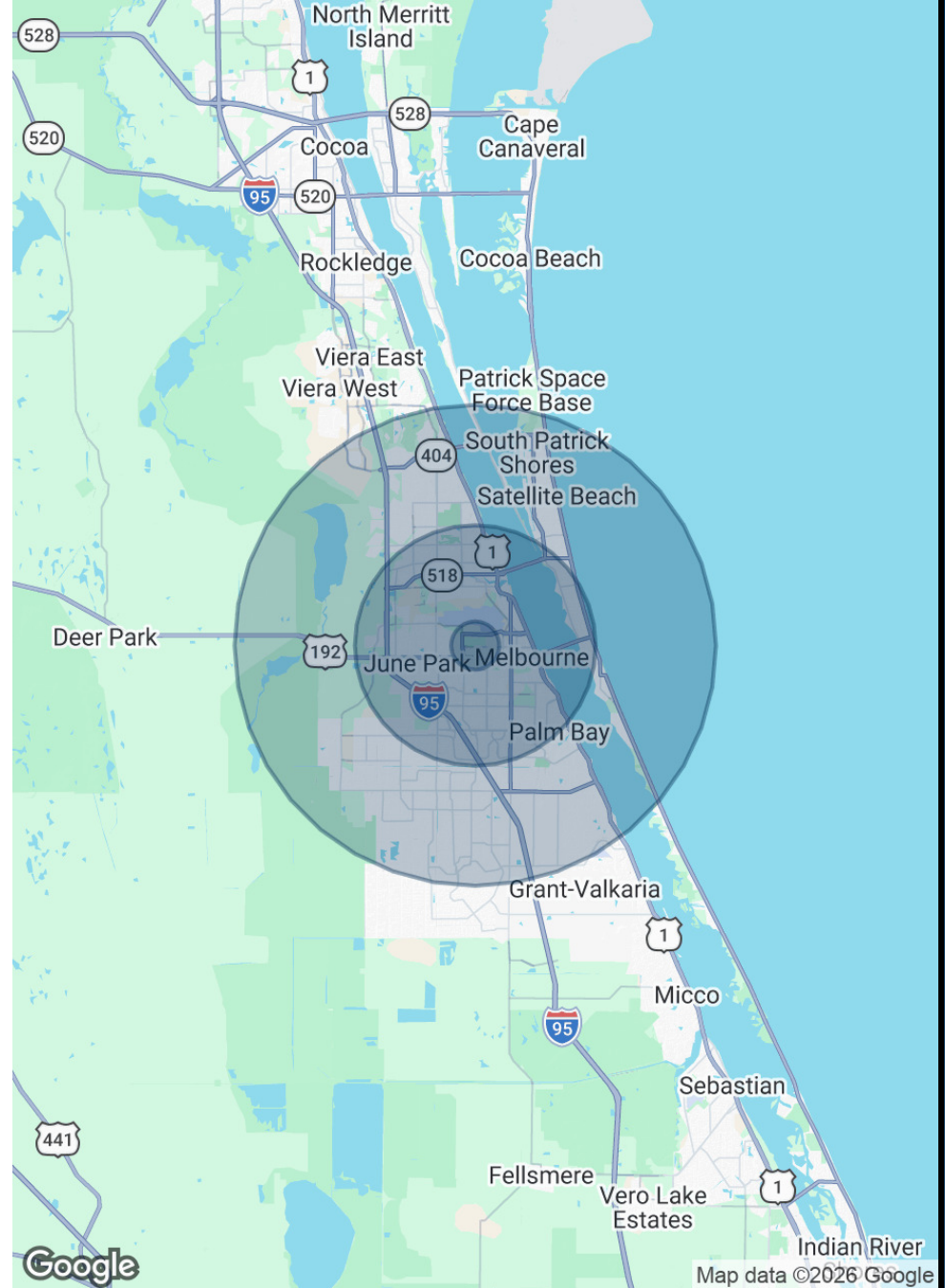
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,109	144,292	330,533
Average Age	50	45	45
Average Age (Male)	48	44	44
Average Age (Female)	52	47	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,347	\$87,613	\$96,189
Average House Value	\$263,978	\$340,150	\$366,485

2020 American Community Survey (ACS)



1110 West Hibiscus Boulevard, Melbourne, FL 32901



ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
321.722.0707 x23
Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.