

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

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Additional Photos



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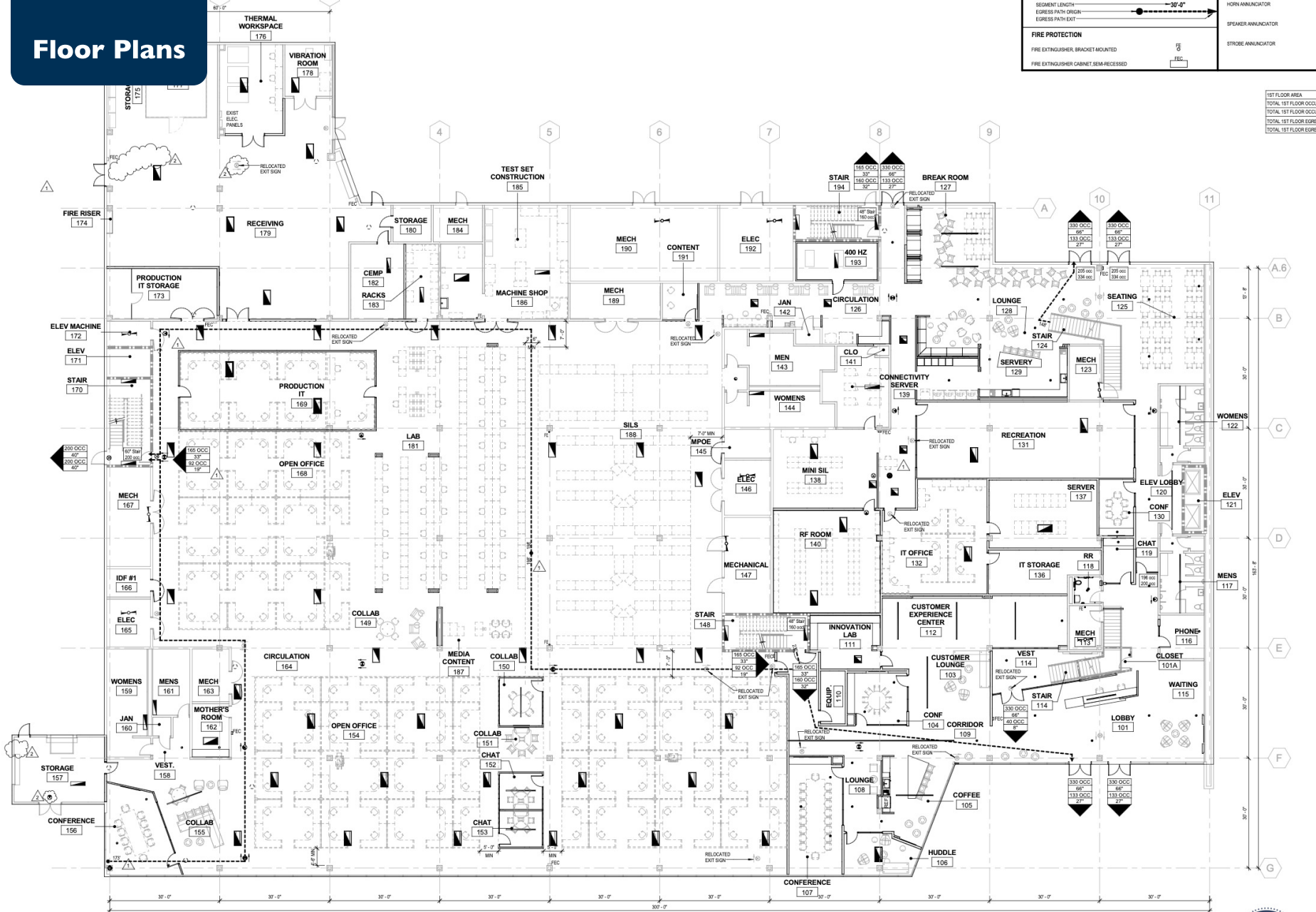
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Floor Plans



1 LIFE SAFETY - LEVEL 1
3/32" = 1'-0"



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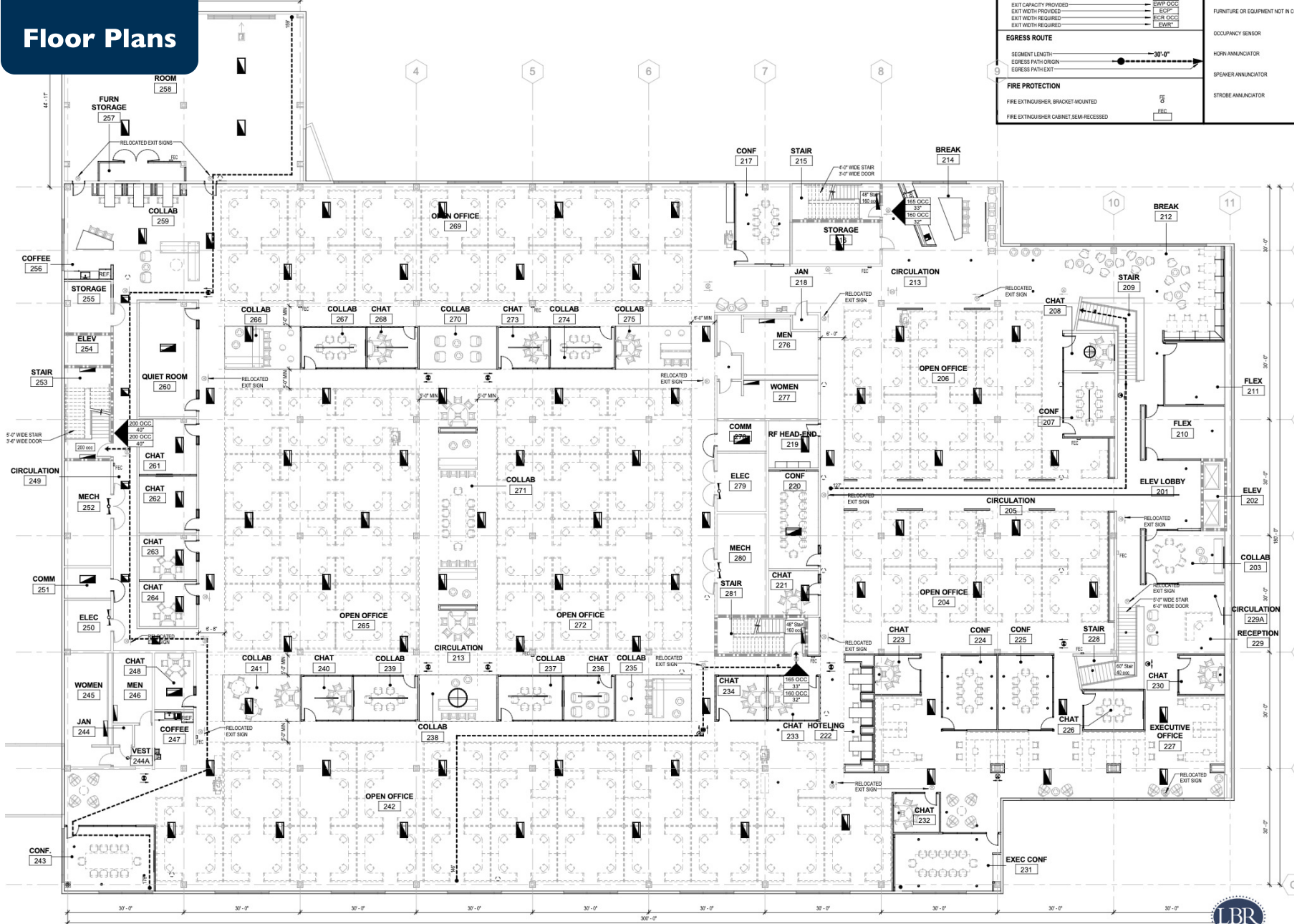
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Floor Plans



LIFE SAFETY EXIT TAG	
EXIT CAPACITY PROVIDED	SWIP OCC
EXIT WIDTH PROVIDED	ESIP
EXIT WIDTH REQUIRED	ESR OCC
EXIT WIDTH REQUIRED	LEWR

EGRESS ROUTE	
SEGMENT LENGTH	30'-0"
EGRESS PATH ORIGIN	
EGRESS PATH EXIT	

FIRE PROTECTION	
FIRE EXTINGUISHER, BRACKET MOUNTED	FEC
FIRE EXTINGUISHER CABINET SEM-RECESSED	FEC

FURNITURE OR EQUIPMENT NOT IN C	
OCCUPANCY SENSOR	
HORN ANNUNCIATOR	
SPEAKER ANNUNCIATOR	
STROBE ANNUNCIATOR	

① LIFE SAFETY - LEVEL 2
3/32" = 1'-0"



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Location Map



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Map data ©2026



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Demographics Map & Report

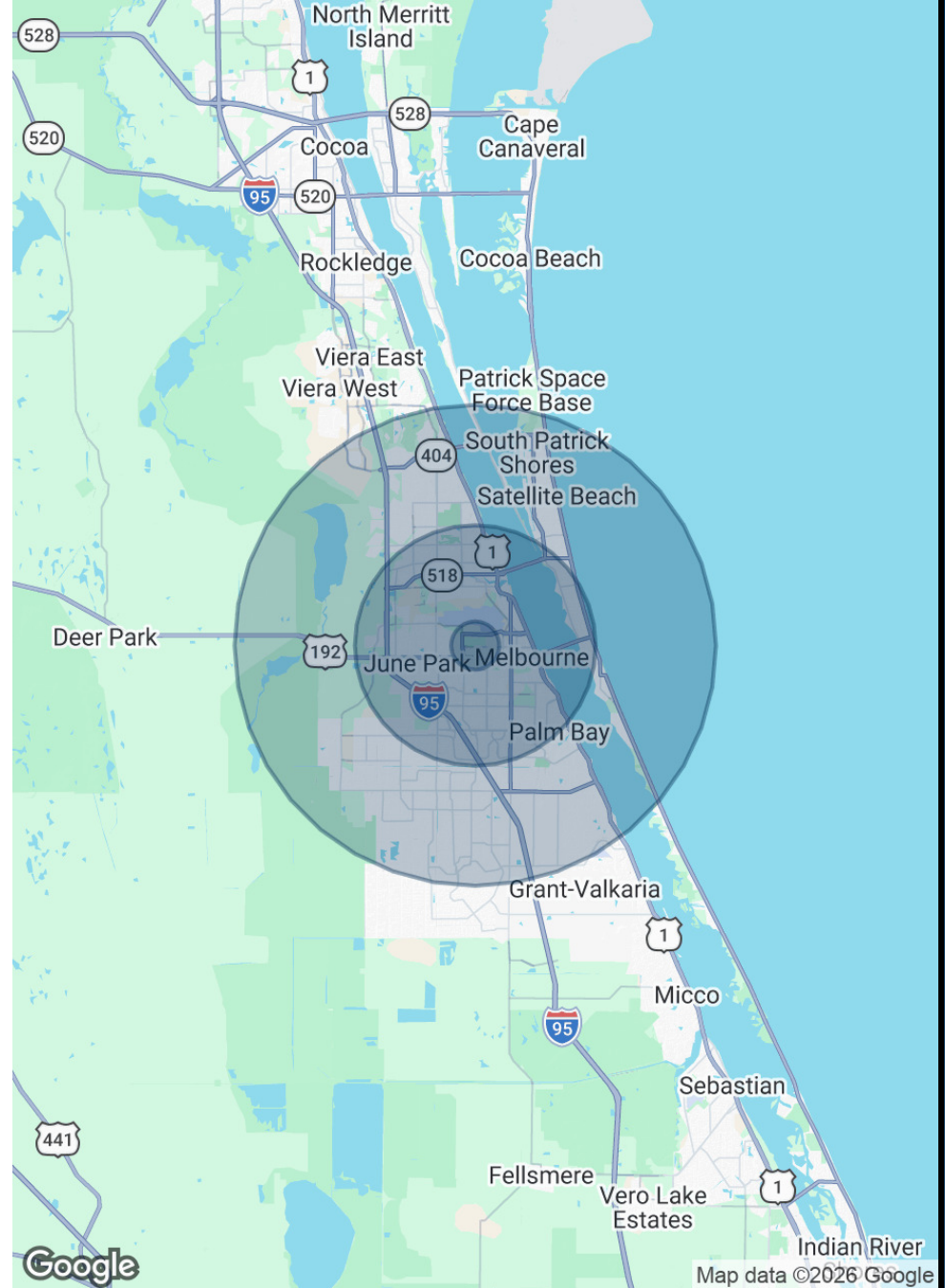
POPULATION

	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)



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