

Property Summary



PROPERTY DESCRIPTION

129 W Hibiscus Blvd – Professional Office Space for Lease

Now available for lease, 129 W Hibiscus Blvd offers high-quality professional office space in the heart of Melbourne’s central business district—just minutes from Downtown.

Multiple suites are available, each with flexible floor plans and a range of sizes to accommodate various professional office needs. The property features excellent visibility, ample on-site parking, and a convenient, central location ideal for businesses seeking accessibility and presence.

LOCATION DESCRIPTION

Located directly on W Hibiscus Blvd and Park Avenue in Melbourne

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	1,850 - 2,600 SF
Lot Size:	1.96 Acres
Building Size:	26,276 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,738	22,666	63,276
Total Population	5,959	52,470	146,089
Average HH Income	\$70,058	\$77,434	\$87,019



HAYDEN BROUILLETTE

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Lease Spaces

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,850 - 2,600 SF

Lease Term:	Negotiable
Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit K	Available	1,850 SF	NNN	\$15.00 SF/yr
Unit O	Available	2,600 SF	NNN	\$15.00 SF/yr



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Additional Photos



Suite K



Suite K



Suite K



Exterior of Building



LIGHTLE
BECKNER
ROBISON

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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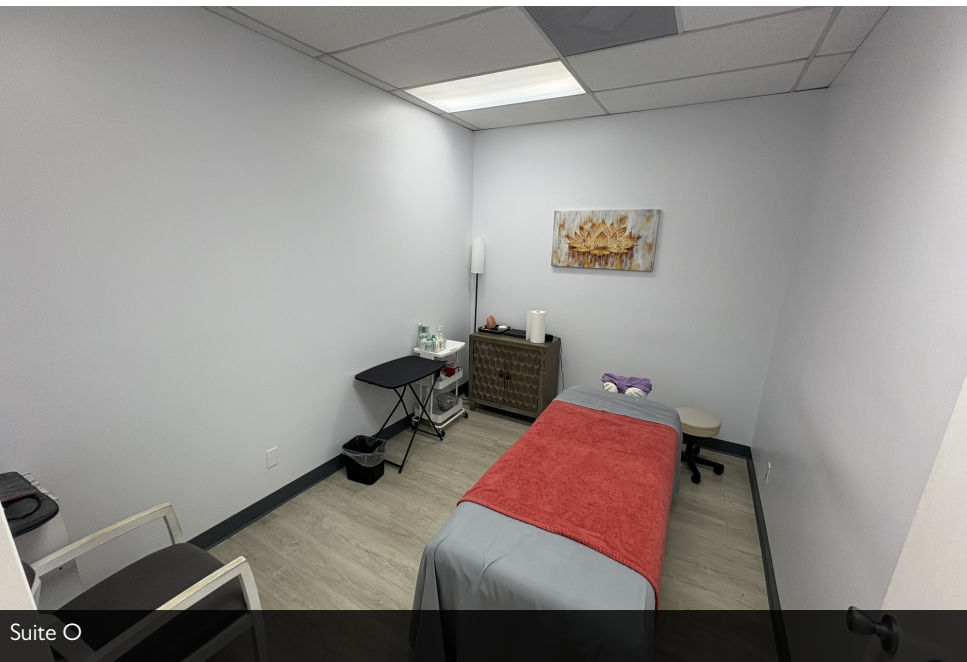
Additional Photos



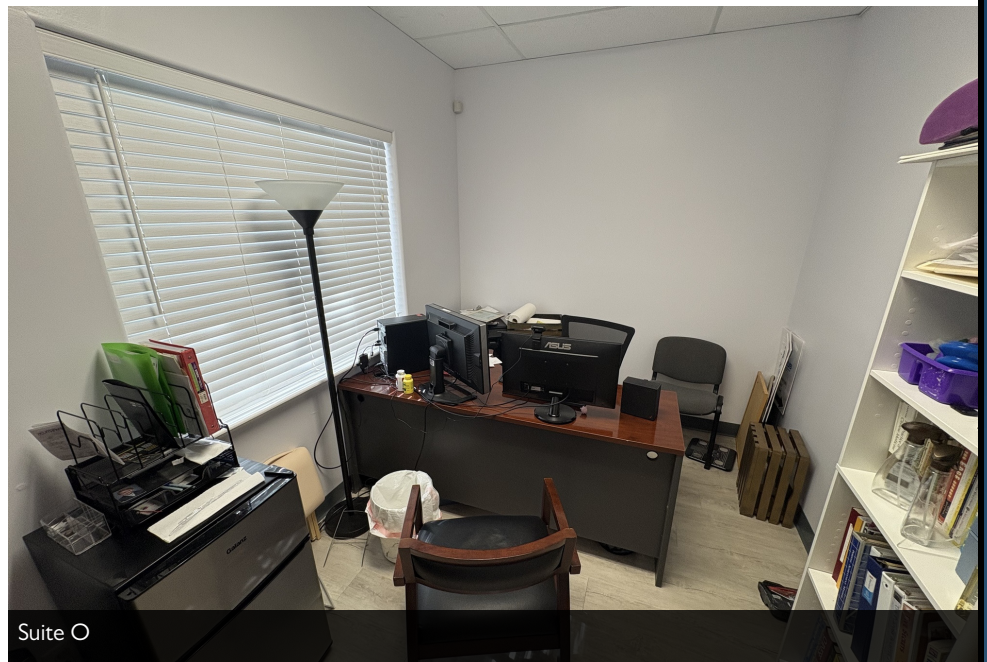
Suite O



Suite O



Suite O



Suite O

1129 W Hibiscus Blvd, Melbourne, FL 32901



**LIGHTLE
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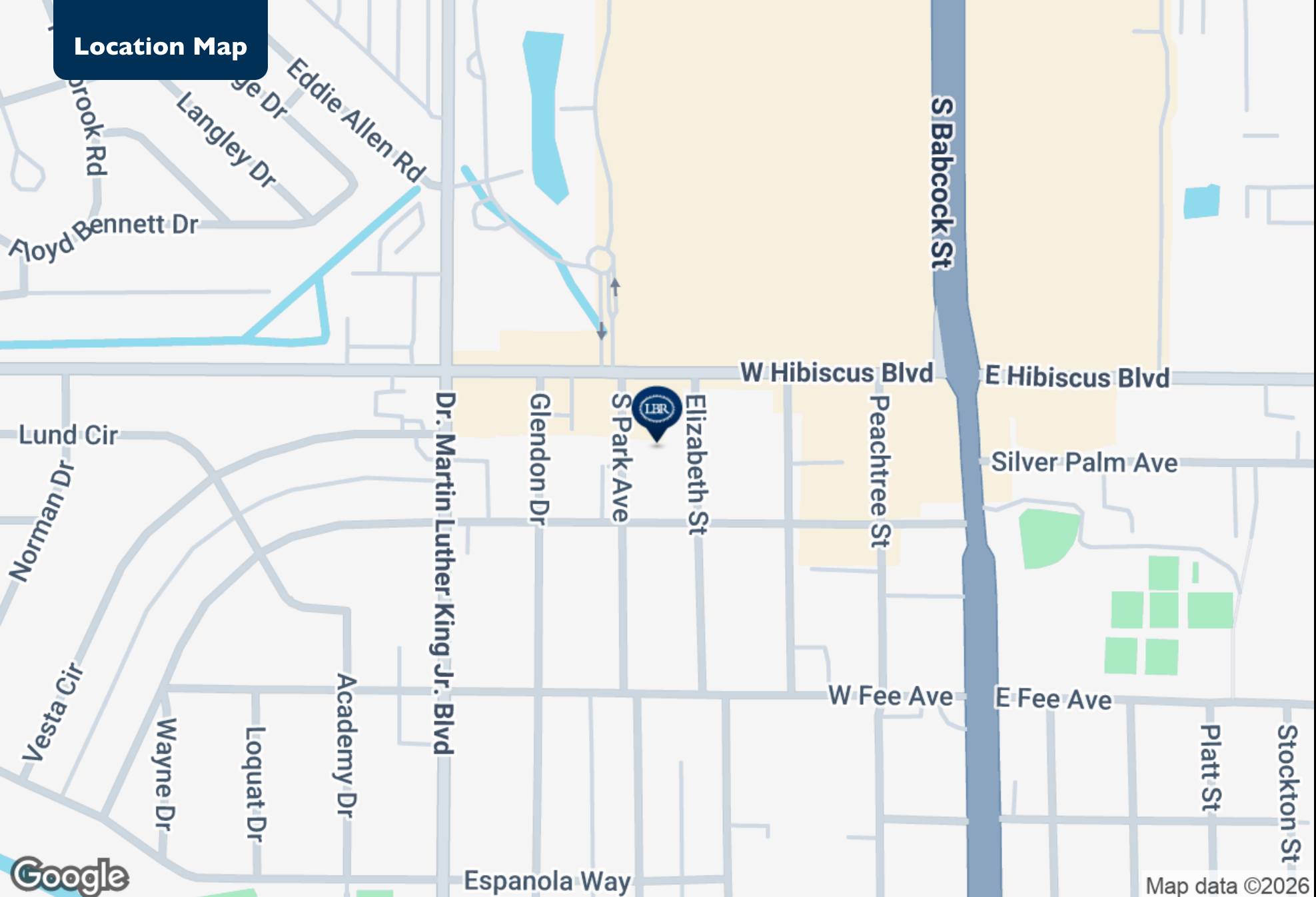
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Location Map



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Demographics Map & Report

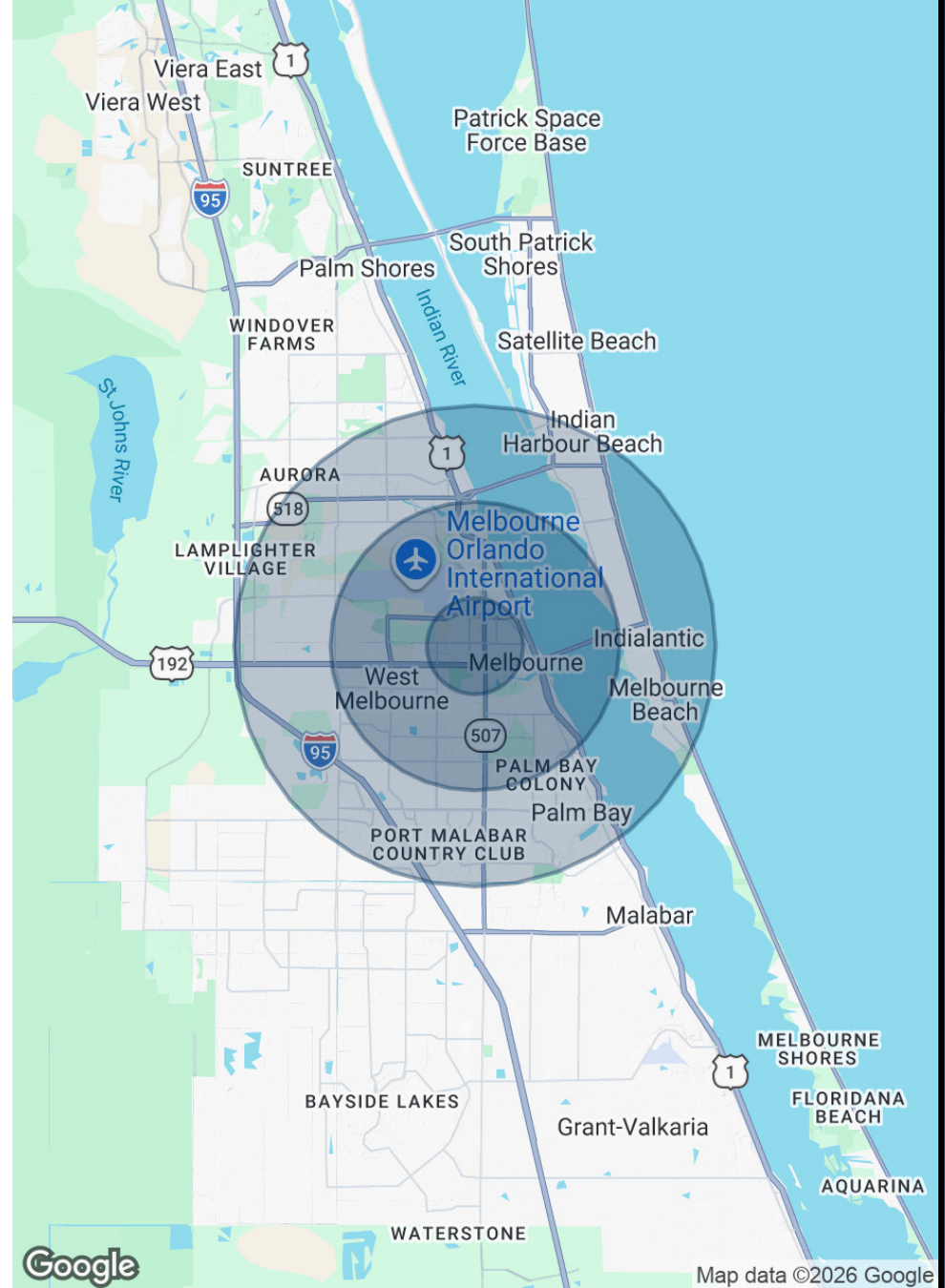
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,959	52,470	146,089
Average Age	50	46	46
Average Age (Male)	47	44	44
Average Age (Female)	52	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,738	22,666	63,276
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,058	\$77,434	\$87,019
Average House Value	\$247,722	\$288,861	\$347,950

2020 American Community Survey (ACS)



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