



PROPERTY DESCRIPTION

Step into an exceptional leasing opportunity at 202 N Harbor City Blvd, Melbourne, FL, 32935. This versatile Class A Office Building boasts a spacious interior. With ample parking and excellent visibility, it offers a prime location for businesses seeking high traffic and exposure with river front views. The modern amenities and flexible layout create an enticing environment for business success. Positioned for prominence and convenience, the bustling commercial Melbourne Airport Corridor presents a compelling prospect for ambitious ventures. Experience the perfect blend of accessibility and prominence at this sought-after address.

LOCATION DESCRIPTION

Nestled in the heart of central Melbourne, this location offers unparalleled convenience and views for prospective office tenants. Within eyesite of the stunning Indian River, the area provides a picturesque backdrop for work and leisure. Nearby, the historic downtown area offers a dynamic blend of dining, shopping, and entertainment options, perfect for after-work enjoyment. This area fosters a thriving cultural scene and a strong sense of community. The property's surroundings exude energy and creativity, providing an inspiring environment for businesses to thrive and employees to enjoy a fulfilling work-life balance.

PROPERTY HIGHLIGHTS

- Riverfront Views
- Pylon Sign with US-1 Visibility
- In Suite Bathroom
- Grand Reception Area with Conference Room

OFFERING SUMMARY

Lease Rate:	\$31.00 SF/yr \$8.50 (NNN)
Available SF:	2,774 SF
Lot Size:	1.02 Acres
Building Size:	12,744 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,493	54,082	111,409
Total Population	3,025	124,521	271,481
Average HH Income	\$48,858	\$60,971	\$65,642

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



LEASE INFORMATION

Lease Type:	NNN (\$8.50)	Lease Term:	Negotiable
Total Space:	2,774 SF	Lease Rate:	\$31 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
100	Available	2,774 SF	8.50/sf NNN	\$31.00 SF/yr

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Additional Photos



202 N Harbor City Blvd
For Lease

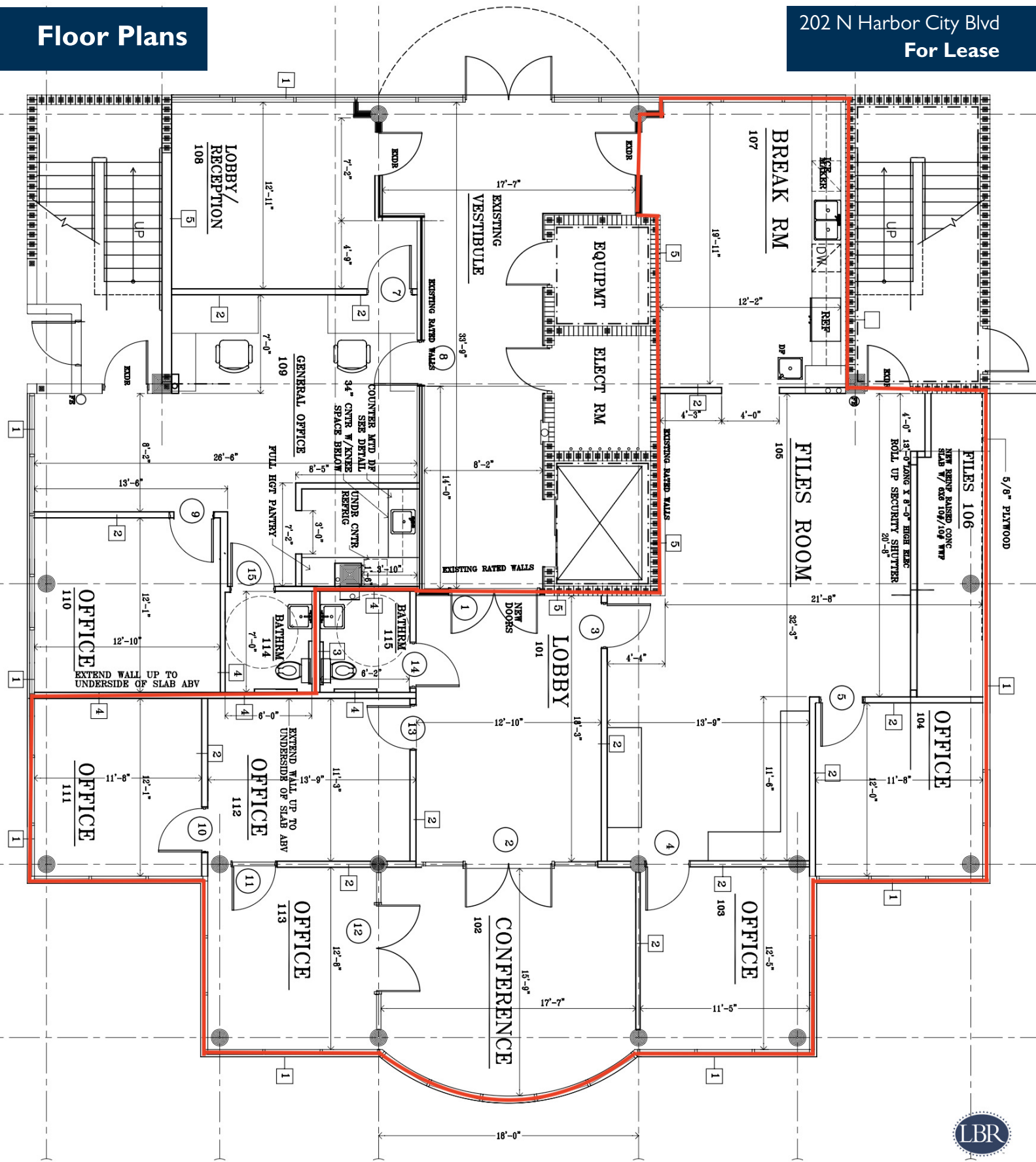


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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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



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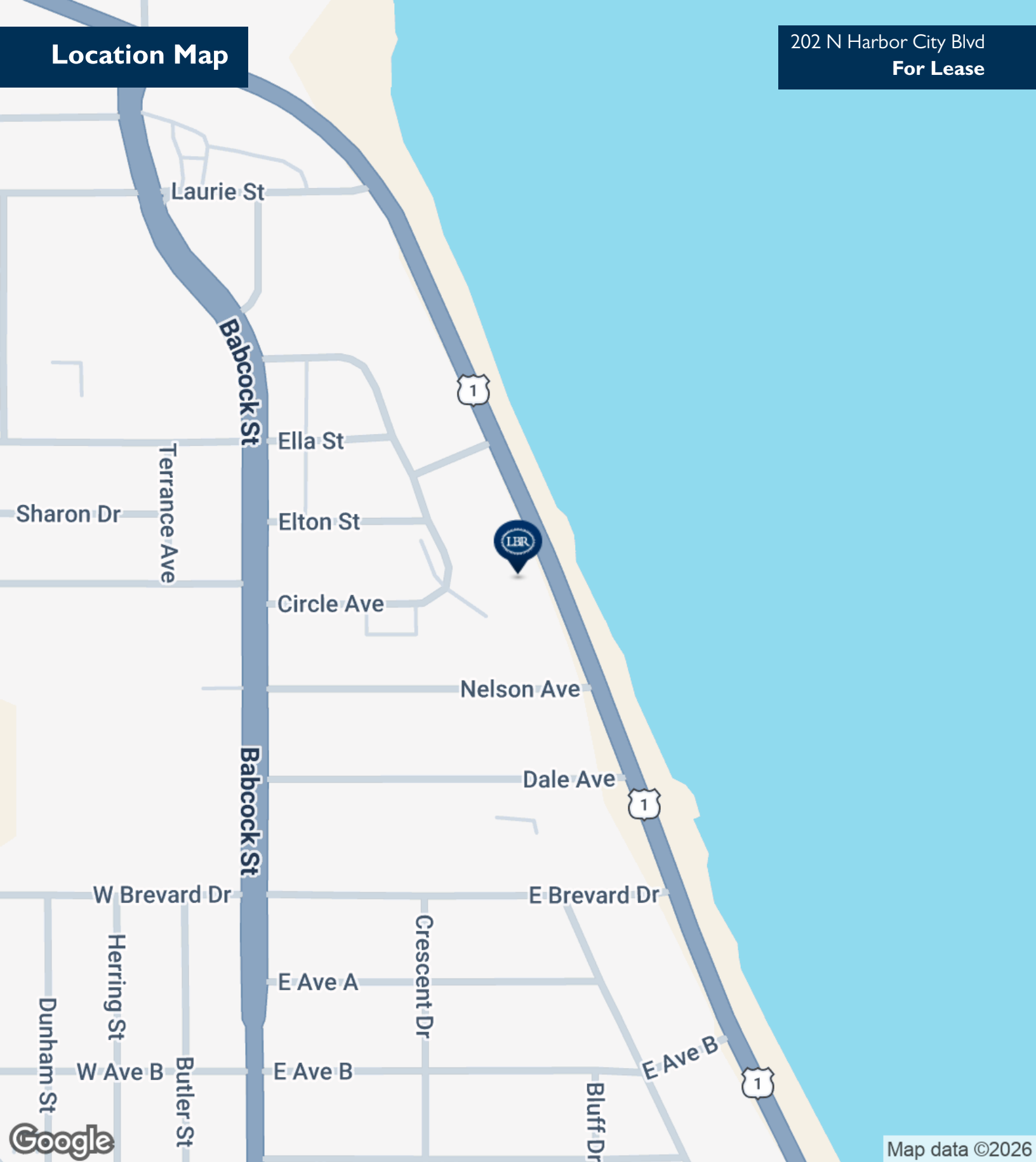
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Location Map

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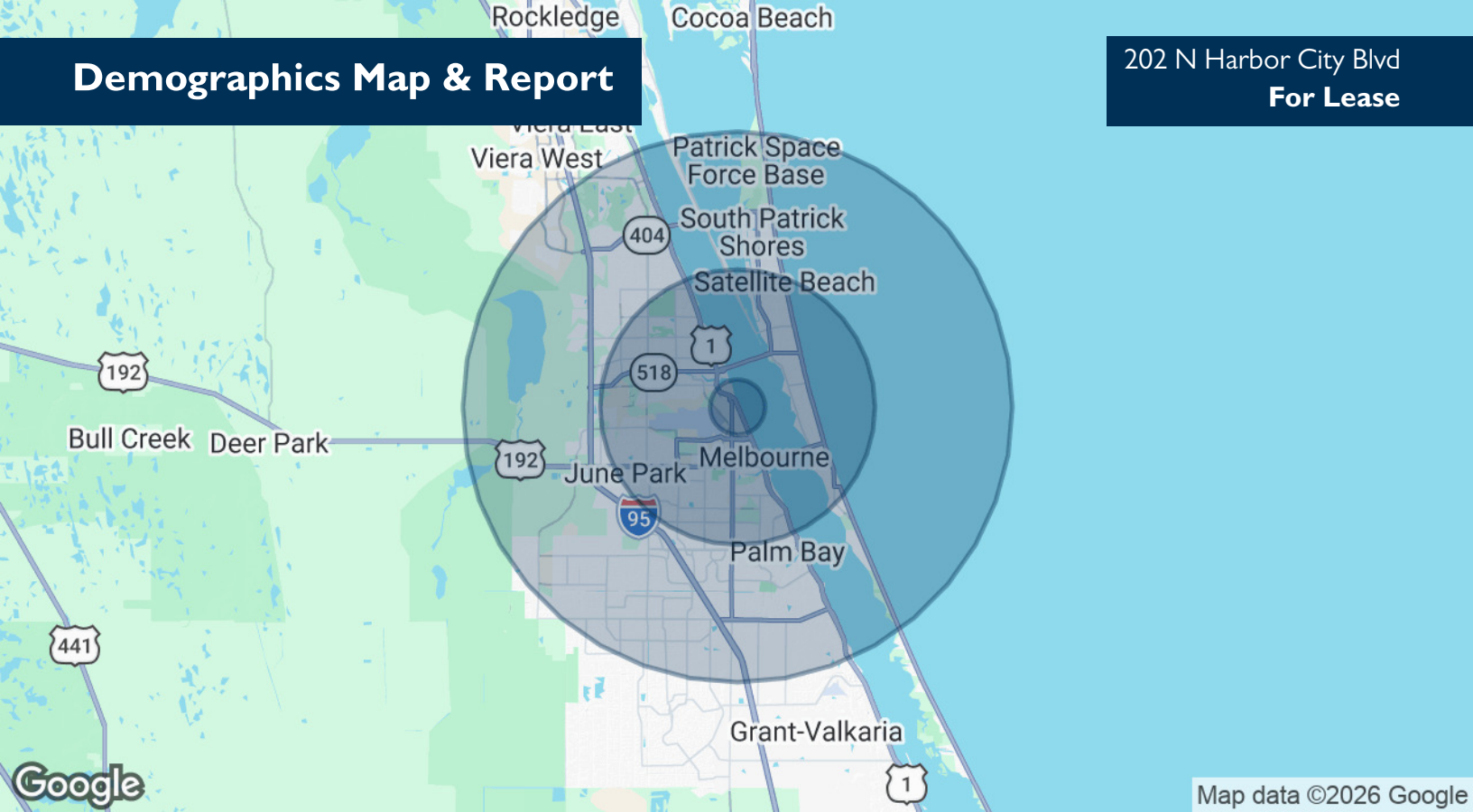
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Demographics Map & Report

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Map data ©2026 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,025	124,521	271,481
Average Age	49.1	44.9	43.9
Average Age (Male)	46.3	42.7	42.2
Average Age (Female)	52.1	46.6	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,493	54,082	111,409
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$48,858	\$60,971	\$65,642
Average House Value	\$190,462	\$214,489	\$236,696

2020 American Community Survey (ACS)

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