

Indus Pavilion

2200-2290 W. Eau Gallie Blvd, Melbourne, FL 32935

Class A Medical Office in the Heart of Melbourne



OFFERING SUMMARY

Rentable SF: 3,780 - 4,991 SF

Lease Rate: \$17.95 SF/yr (NNN)

Acreage: 5.7 Acres

Facility SF: 77,145 SF

Zoning: City of Melbourne (C1A)

PROPERTY OVERVIEW

2290 #100 (4,991 RSF): Waiting Room, 10 Exam Rooms, 4 Offices, Break Room
 2290 #108 (4,947 RSF): Advanced Lab w X-Ray, CT Scanner, Dexa, Phlebotomy, Ultrasound. Lead Lined Walls Multiple Rooms. Remaining FF&E Negotiable
 2290 #205 (3,780 RSF): Reception, 5 Exam Rooms, 4 Offices, Break Room
 Lots of Windows/Sunlight. Drop Ceiling Throughout
 100% Fire Sprinklered. 2nd Floor Units have Elevator Access
 Covered Portico for Drop Off & Pickup. Automatic Double Entry Doors
 313 Paved/Striped/Lighted Common Parking Spaces
 Traffic Count est. 23,000 VPD on Eau Gallie Boulevard
 Est. \$7.07 PSF OPEX

LOCATION OVERVIEW

Strategically positioned directly on Eau Gallie Boulevard which is the primary area connector between Interstate 95, US1 and the beaches. Orlando Health Melbourne Regional Medical Center is less than 3-miles away. Health First Holmes Regional Medical Center is less than 5-miles away. Lots of schools, dining, and shopping in the area.

Zach Ullian, SIOR

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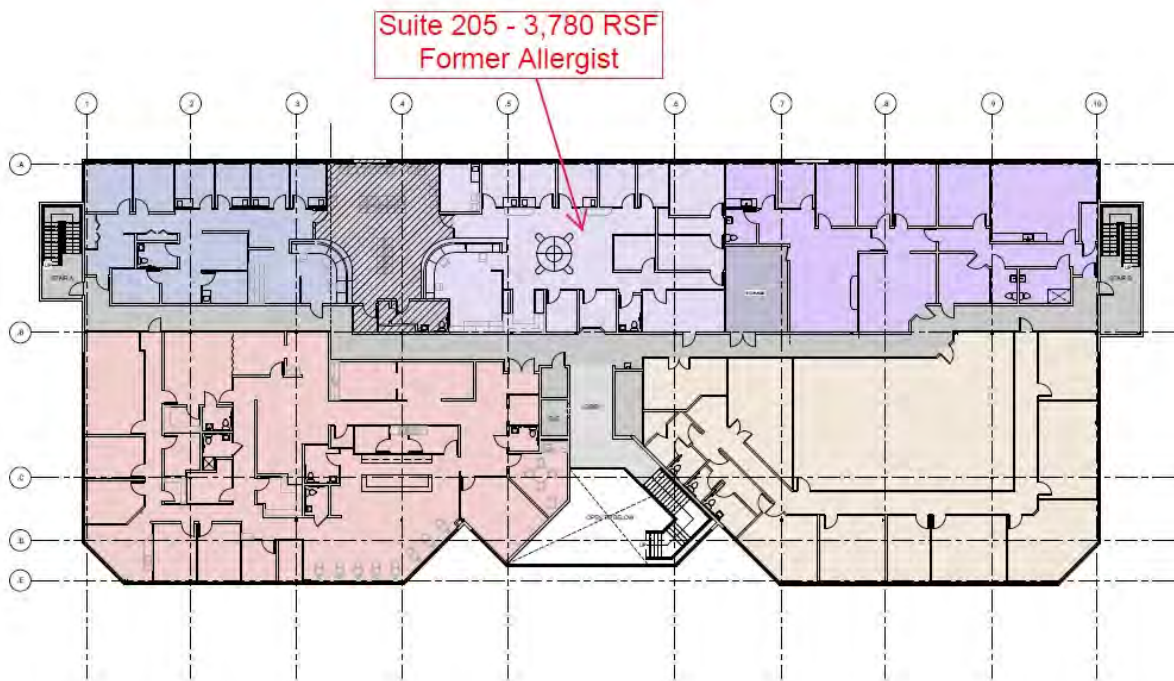
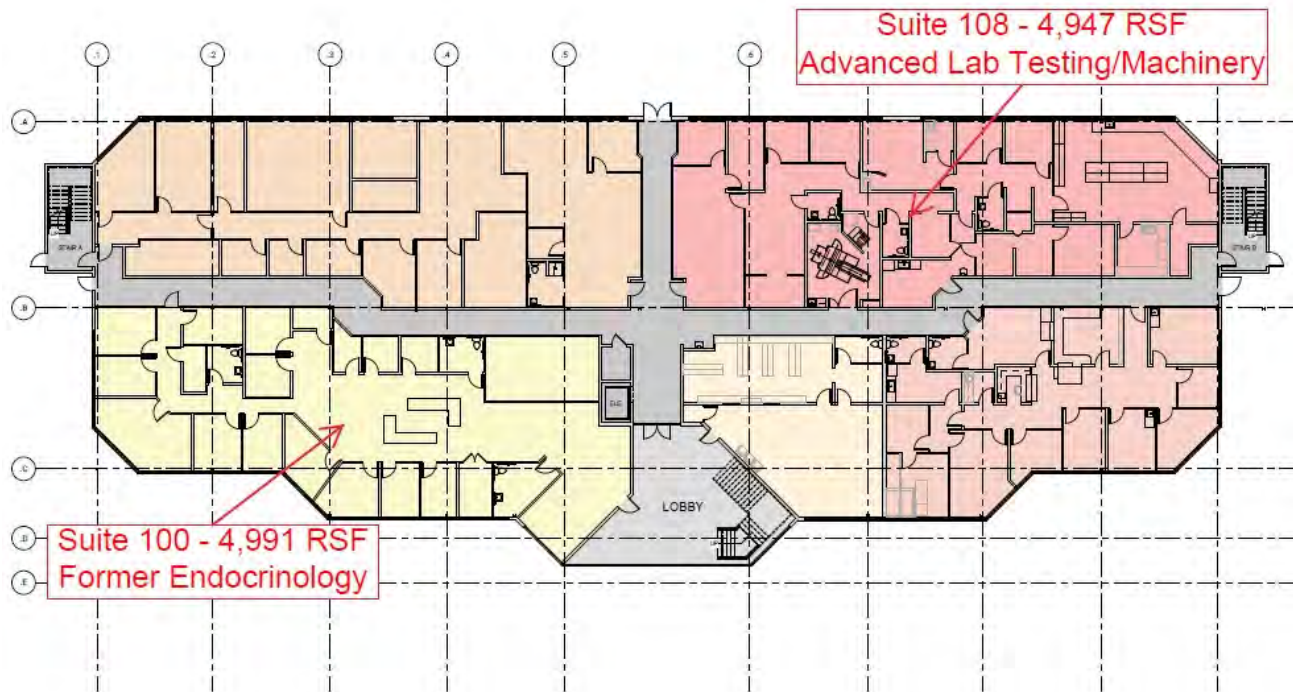


SIOR
 Individual Members
 Michael S. Ullian
 Zachary M. Ullian

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Floorplans



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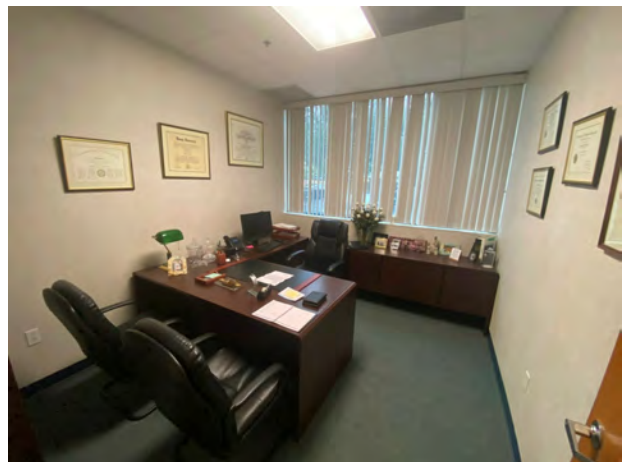
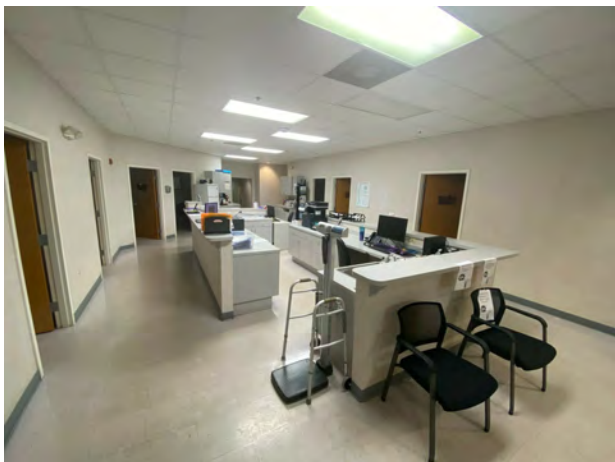
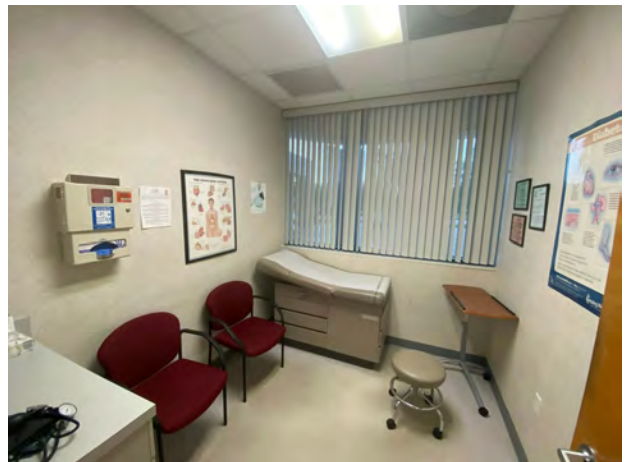


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2290 Suite 100 Photos (4,991 RSF)



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2290 Suite 108 Photos (4,947 RSF)



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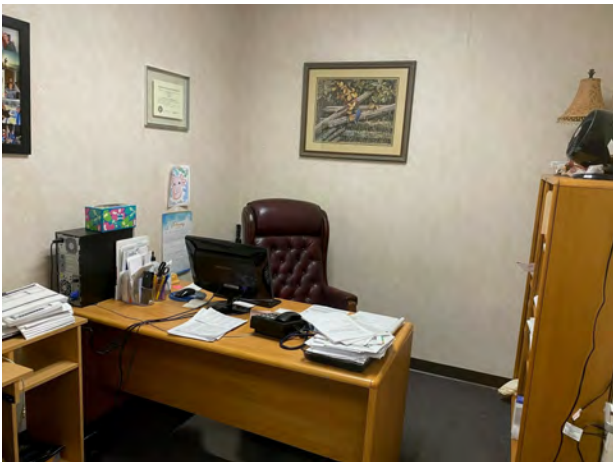


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2290 Suite 205 Photos (3,780 RSF)



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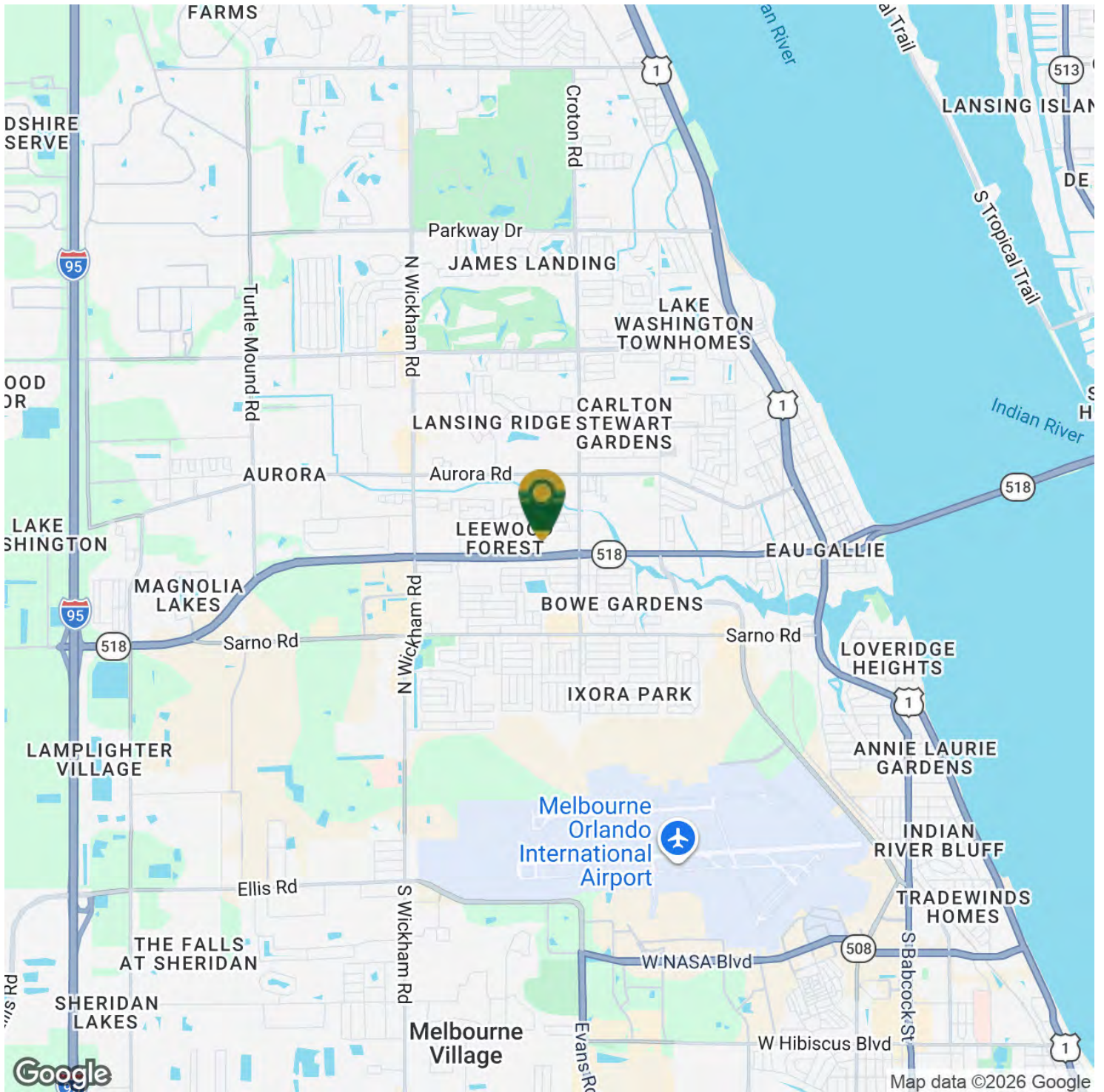


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Location Map



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