



## PROPERTY DESCRIPTION

Lightle Beckner Robison Inc. is pleased to present the Rialto Place Office Tower. A trademark Class A building located in the heart of Brevard County. This prestigious 10 story high rise offers first class amenities and stunning panoramic views with close proximity to the Melbourne International Airport, US-1, and I-95.

## PROPERTY HIGHLIGHTS

- Largest Class "A" high rise located in Brevard County
- 160,216 SF, ten-story office building
- Adjacent to Melbourne International Airport
- Ample parking with 4/1,000 RSF
- On Site Fitness Center
- On Site Facilites Staff
- Back-up generator on site
- Hilton Rialto Hotel and Restaurant steps away

## OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	2,258 - 7,953 SF
Lot Size:	9.27 Acres
Building Size:	160,216 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,705	19,448	58,971
Total Population	4,142	49,355	141,368
Average HH Income	\$63,967	\$81,498	\$90,314

## ROB BECKNER, SIOR

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## HAYDEN BROUILLETTE

Office Sales and Leasing Associate  
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Hayden@teamlbr.com



# Lease Spaces

100 Rialto Pl  
For Lease



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,258 - 7,953 SF	Lease Rate:	\$22 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 900	Available	7,953 SF	NNN	\$22.00 SF/yr	-
Suite 1020	Available	2,258 SF	NNN	\$22.00 SF/yr	Conceptual Floor Plan Only Vanilla Shell, Ready for Build Out

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**Additional Photos**

**100 Rialto Pl  
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# Additional Photos

100 Rialto Pl  
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Suite 900



Suite 900



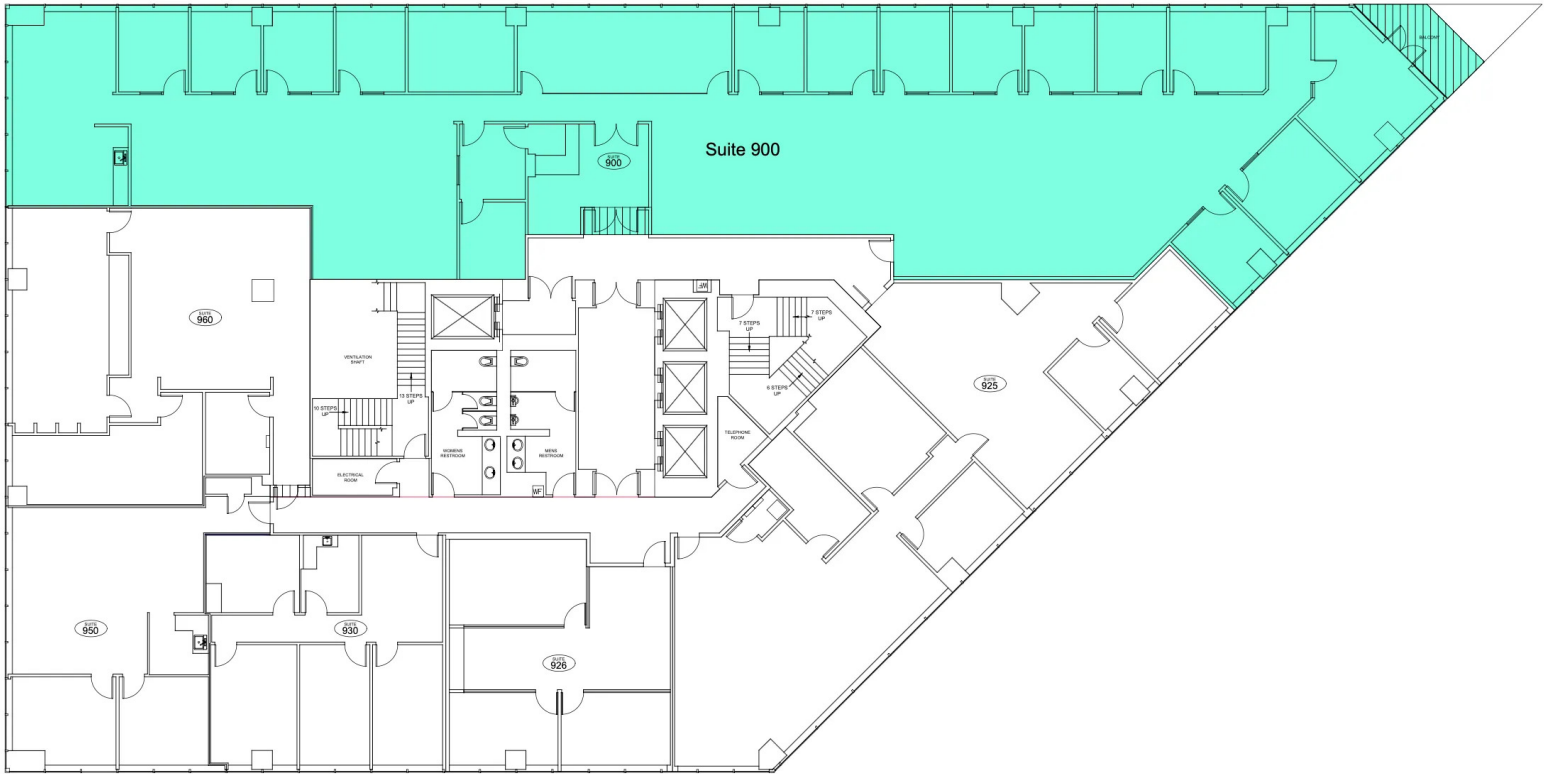
Suite 900

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OCCUPANT AREA  
■ - SUITE 900

▨ - TENANT ANCILLA 

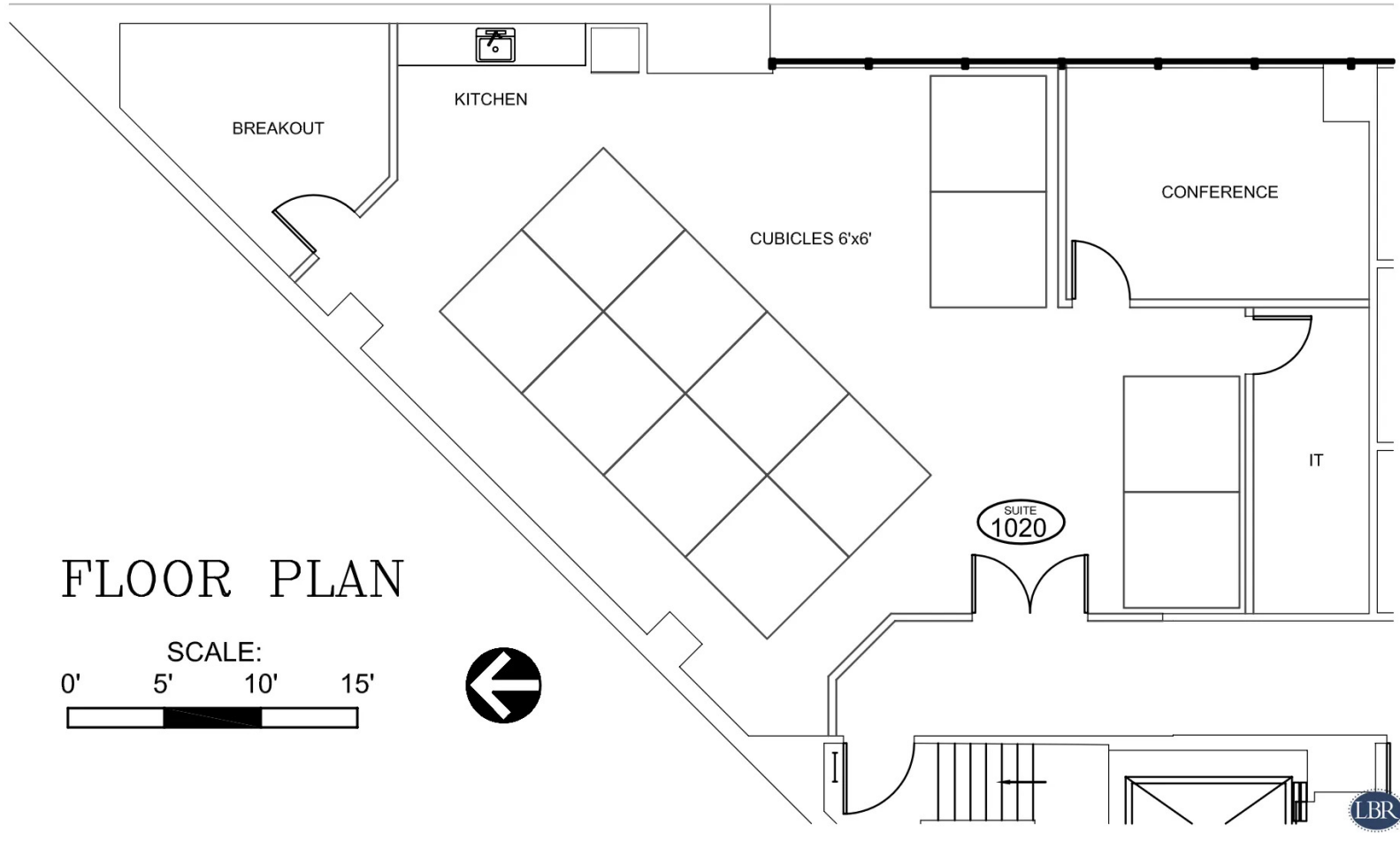
9th Floor

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FLOOR PLAN

SCALE:  
0' 5' 10' 15'



10th Floor

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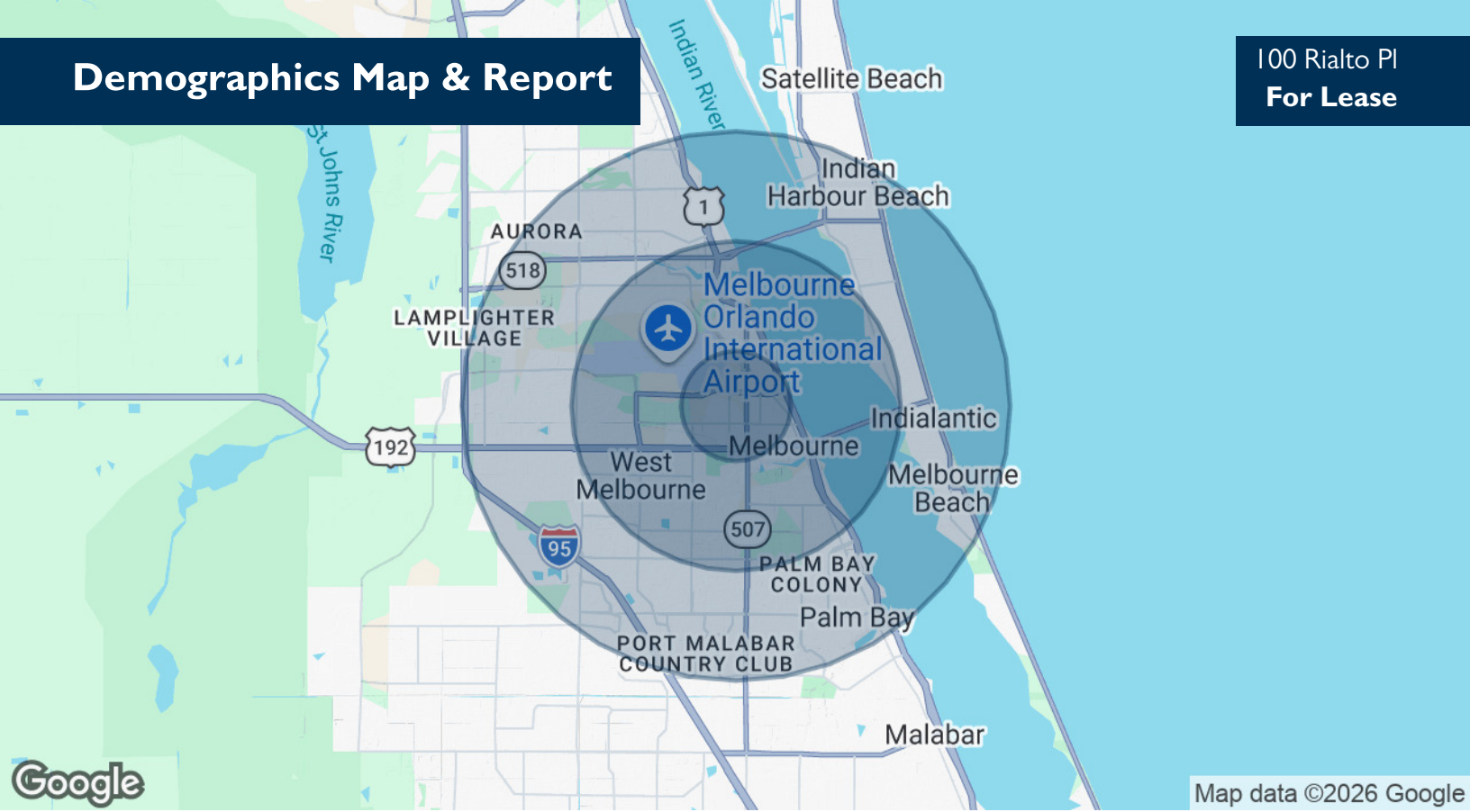


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# Demographics Map & Report

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,142	49,355	141,368
Average Age	41.0	40.9	43.7
Average Age (Male)	37.9	36.9	40.8
Average Age (Female)	41.6	44.8	46.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,705	19,448	58,971
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$63,967	\$81,498	\$90,314
Average House Value	\$197,467	\$312,685	\$353,515

2023 American Community Survey (ACS)

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