

Property Summary

Sheridan Professional Center
For Lease



PROPERTY DESCRIPTION

2nd Floor Medical and Professional Offices available in Melbourne ready to be built out.

The spaces available can be leased individually or combined together for a total of +/- 21,600 s.f.

LOCATION DESCRIPTION

Centrally located between Babcock and US-1 on Bulldog Blvd.

The building is adjacent to Holmes Regional Medical Center.

Close to Shopping, Schools, Downtown Melbourne and Melbourne Airport.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	1,473 - 3,168 SF
Lot Size:	2.45 Acres
Building Size:	43,590 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	357	3,111
Total Population	270	1,012	6,419
Average HH Income	\$119,919	\$91,936	\$65,003

ROB BECKNER, SIOR

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Floor Plan

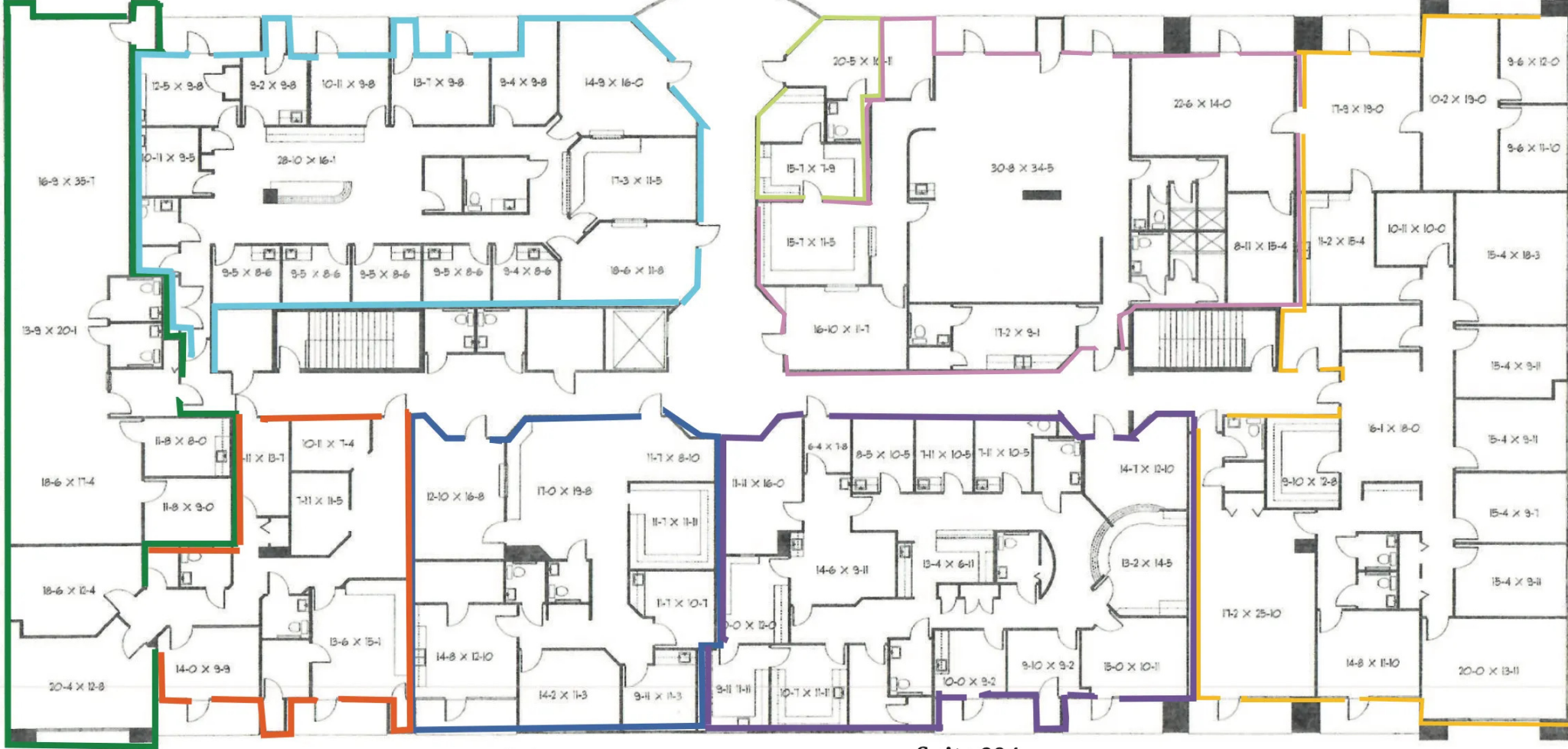
Floor Plan

Suite 208
3,168/SF

Suite 200
~250/SF
OCCUPIED

Suite 201
OCCUPIED - COULD MOVE

Suite 202
OCCUPIED - COULD MOVE



Suite 207
2,084/SF

Suite 206
1,473/SF

Suite 205
1,890/SF

Suite 204
2,906/SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 208	Available	3,168 SF	NNN	\$18.00 SF/yr	This suite offeres a Reception Area, Nurses Station, Exam Rooms, Doctors Offices w/ Balconies, and Break Room. This suite is unfinished and can be built out to the Tenants needs.
Suite 204	Available	2,960 SF	NNN	\$18.00 SF/yr	This suite offers a Reception Area, Nurses Station, Exam Rooms, Doctors Offices w/Balconies, Procedure and Conference Room. The suite is unfinished and can be built out to Tenants needs.
Suite 205	Available	1,890 SF	NNN	\$18.00 SF/yr	The suite offers a Reception Area, Exam Rooms and Doctors Office w/ Balcony. The suite is unfinished and can be built out to Tenants needs.
Suite 206	Available	1,473 SF	NNN	\$18.00 SF/yr	The suite offers a Reception Area, Exam Rooms and Doctors Offices w/ Balconies. The suite is unfinished and can be built out to the Tenants needs.
Suite 207	Available	2,084 SF	NNN	\$18.00 SF/yr	Large open suite with lots of natural light, two (2) Interior Offices and and two (2) Private Restrooms. The suite is unfinished and can be built out to the Tenants needs.

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Additional Photos



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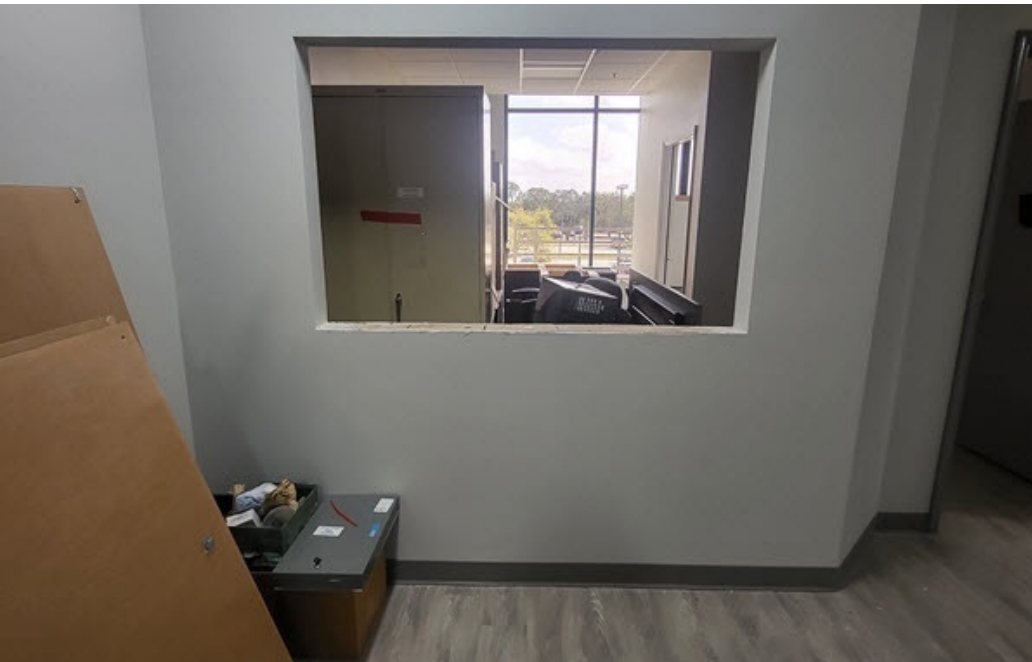


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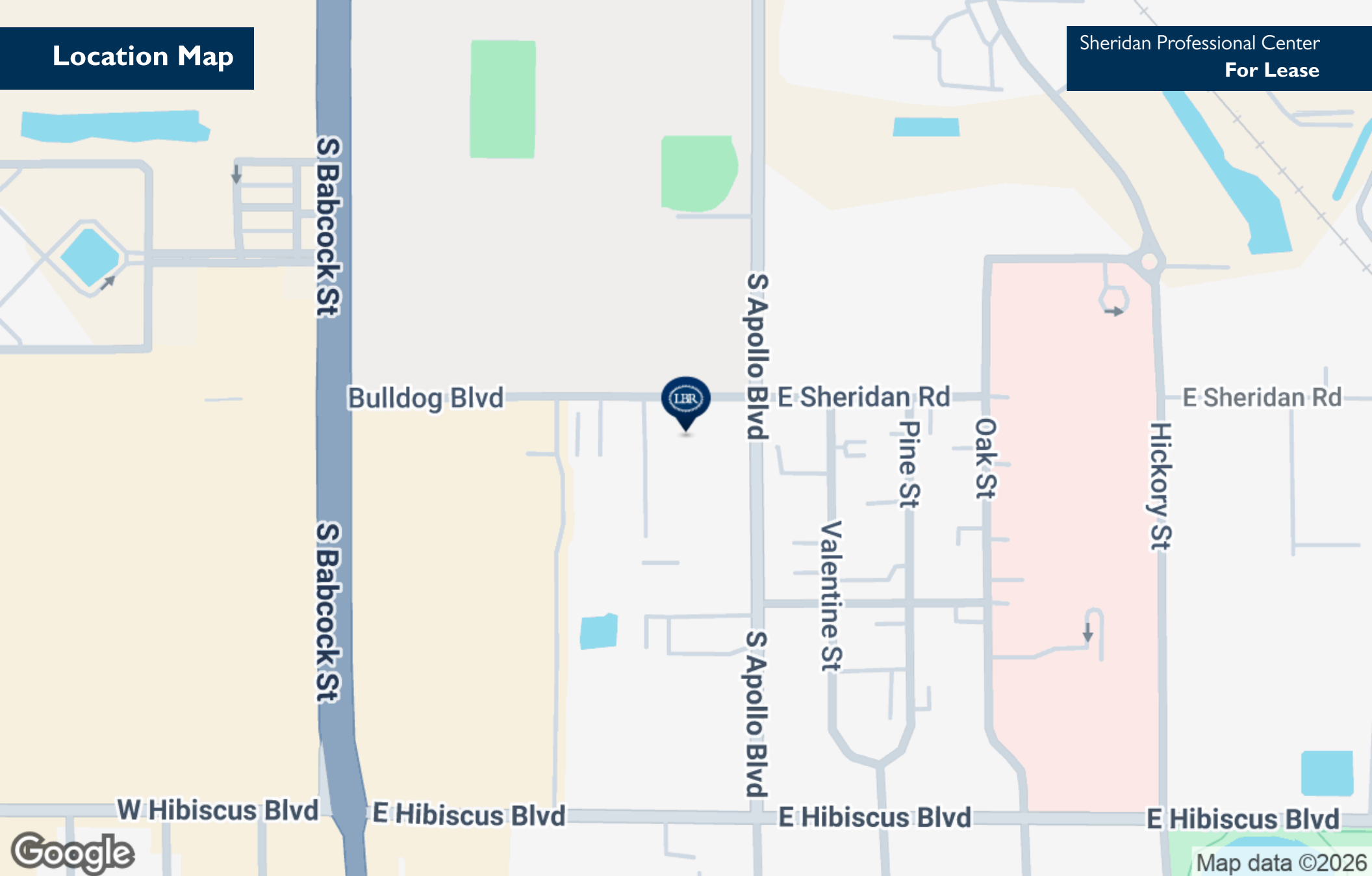
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Location Map

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Demographics Map & Report

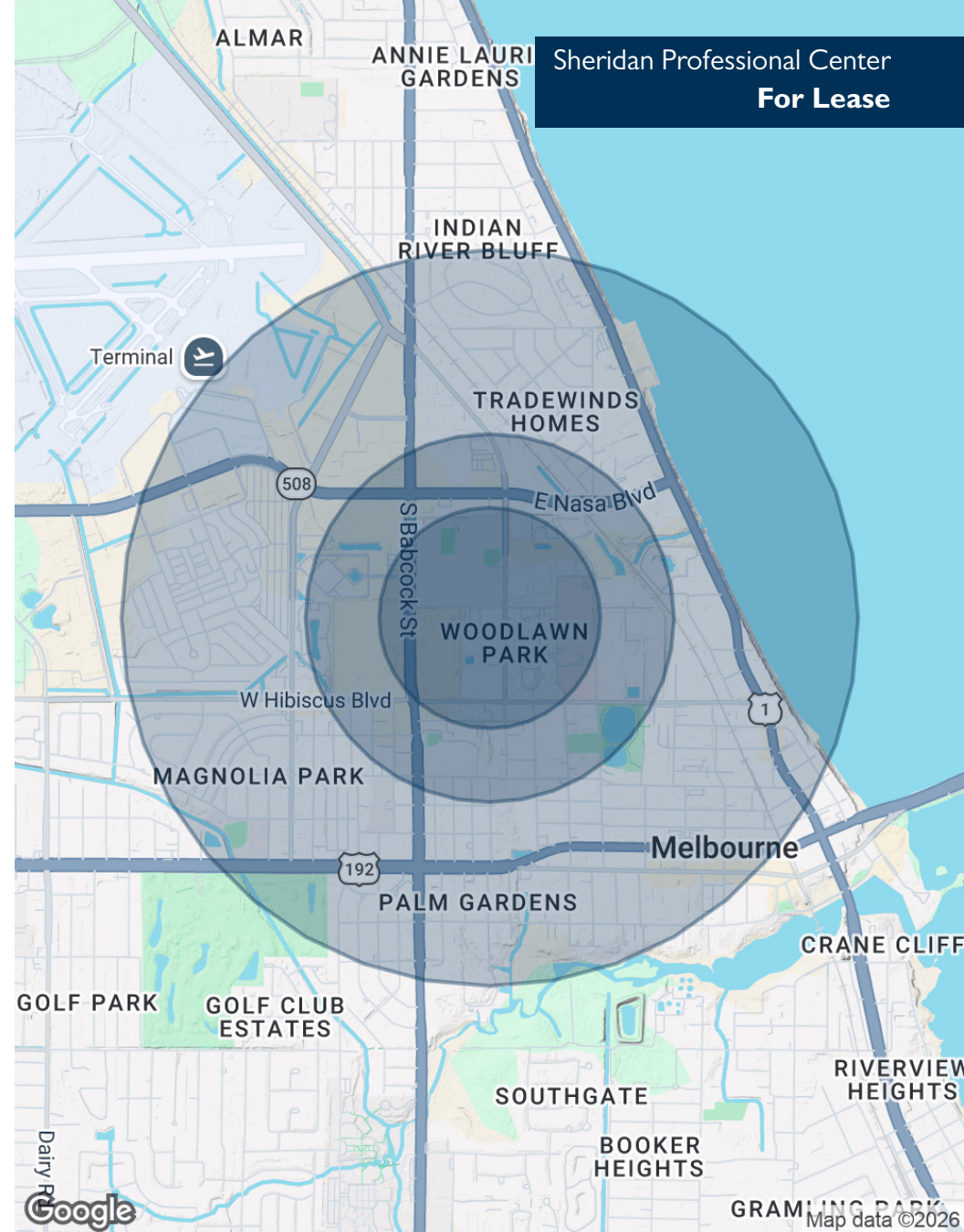
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	270	1,012	6,419
Average Age	56	50	51
Average Age (Male)	51	46	48
Average Age (Female)	61	53	53

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	357	3,111
# of Persons per HH	3.4	2.8	2.1
Average HH Income	\$119,919	\$91,936	\$65,003
Average House Value	\$243,248	\$234,822	\$260,257

2020 American Community Survey (ACS)



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