

BRAND NEW WEST VIERA OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Available to Select Medical or Professional Office Users
Current Tenants Include Family Medicine and Pediatrics

Whether serving local residents or regional clients, Addison Professional Center provides the combination of visibility, convenience, demographics, and community growth that businesses need to thrive. With its location within one of Brevard County's premier master-planned communities, Addison Center positions your practice or business for long-term success.

PROPERTY HIGHLIGHTS

- Addison Professional Building Provides Visibility and Image in Highly Prestigious Area
- Immediate Proximity to Viera Hospital in the Heart of the Growing Medical Corridor
- High visibility with Ample and Easy Parking
- Convenient patient / client access from throughout Central Brevard.
- Positioned in a family-oriented community with strong demand for healthcare services and professional services

LOCATION DESCRIPTION

Addison Professional Center is at the Publix Anchored Addison Center of Viera, creating a strong daily traffic draw and a built-in customer base. Strategically positioned near Stadium Parkway, Viera Boulevard, and I-95, providing convenient access for patients, clients, and employees throughout Viera, Rockledge, Melbourne, and the greater Space Coast area. Immediate proximity to Viera Hospital and easily accessible from major residential communities and employment centers.

OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Available SF:	1,500 - 3,000 SF
Building Size:	10,000 SF

- GREY SHELL SPACE READY FOR CUSTOMIZATION
- UP TO 3000SF CONTIGUOUS EACH UNIT +/- 1500SF

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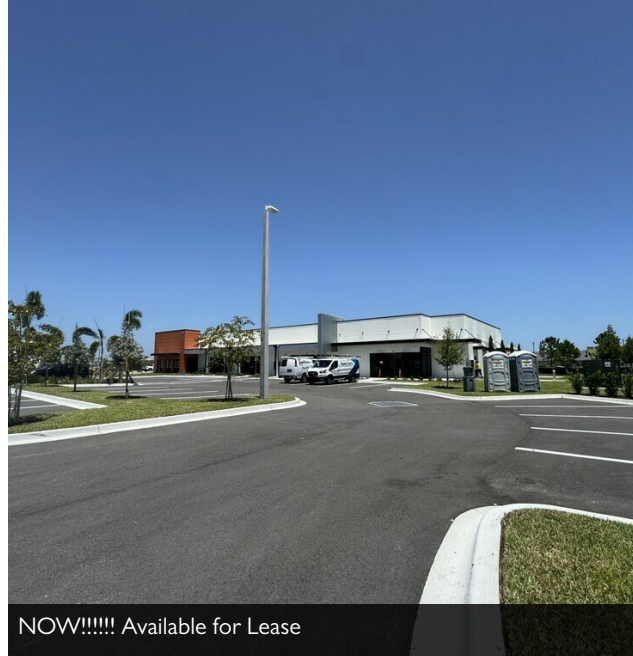


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

Additional Photos



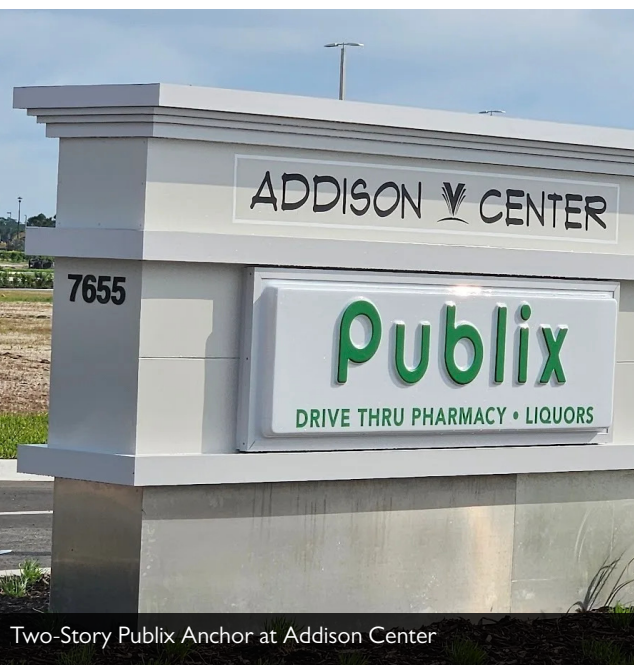
THEN / Construction Aerial Shows Location and Parking



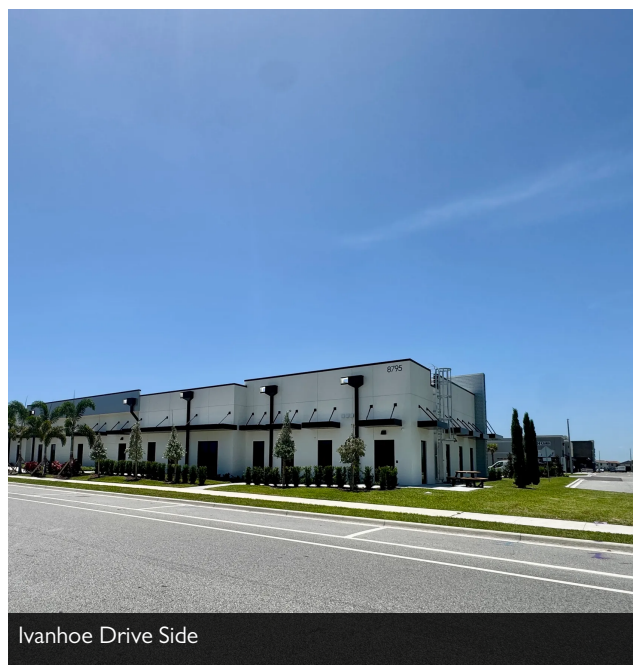
NOW!!!!!! Available for Lease



Publix Anchored



Two-Story Publix Anchor at Addison Center



Ivanhoe Drive Side



Modern Brand New Construction



**LIGHTLE
BECKNER
ROBISON**
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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A New Destination for Healthcare and Professional Services in Viera West | 8795 Ivanhoe Drive, Viera, FL 32940

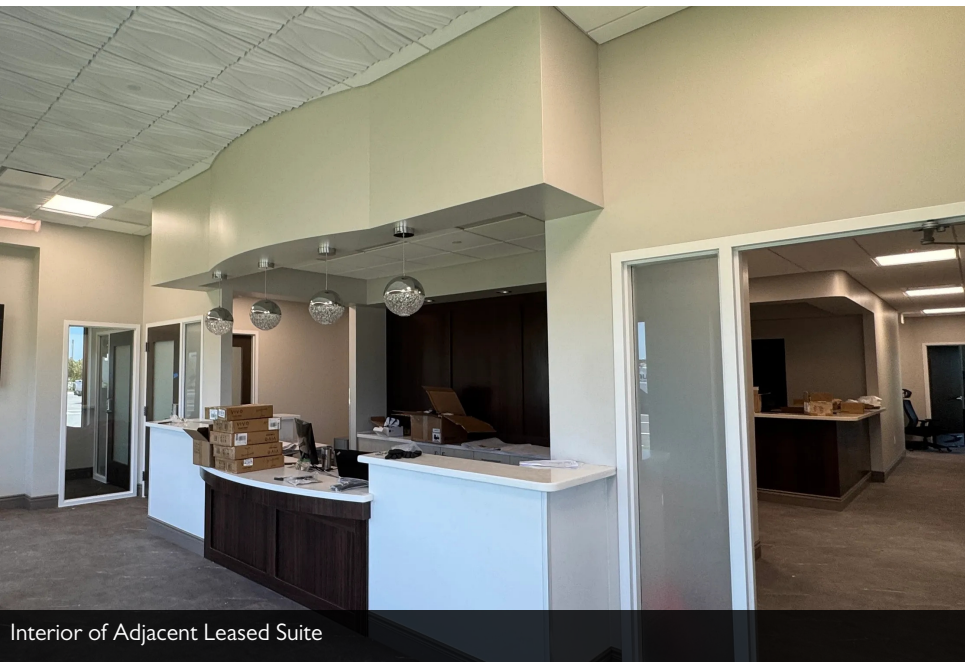
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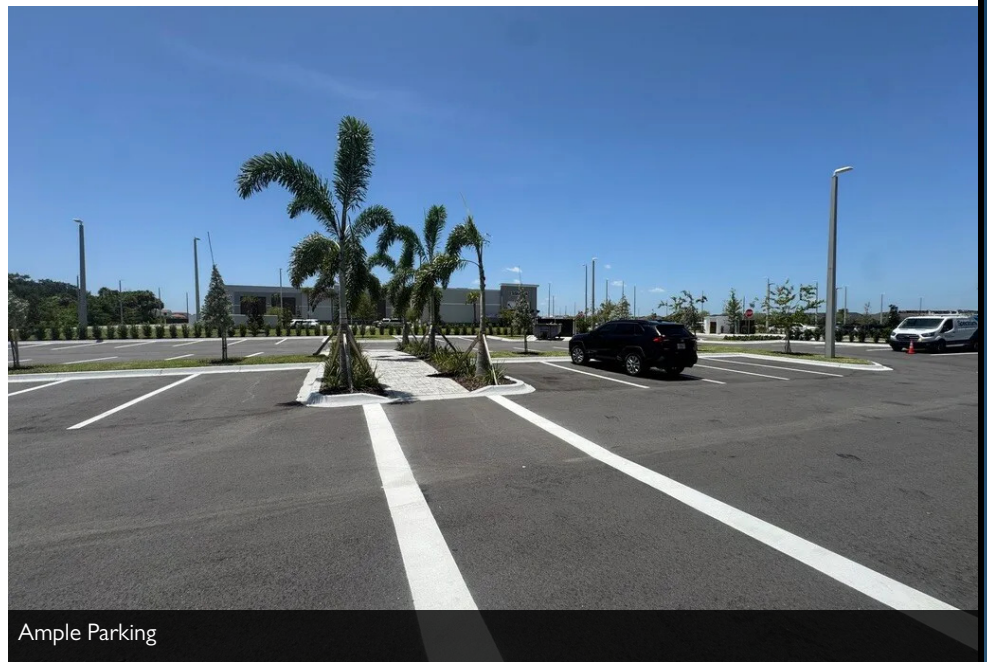
Available Suite 105 and Suite 107



Contiguous up to +/-3000sf Suite 105 and Suite 107



Interior of Adjacent Leased Suite



Ample Parking



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Demographics Map & Report

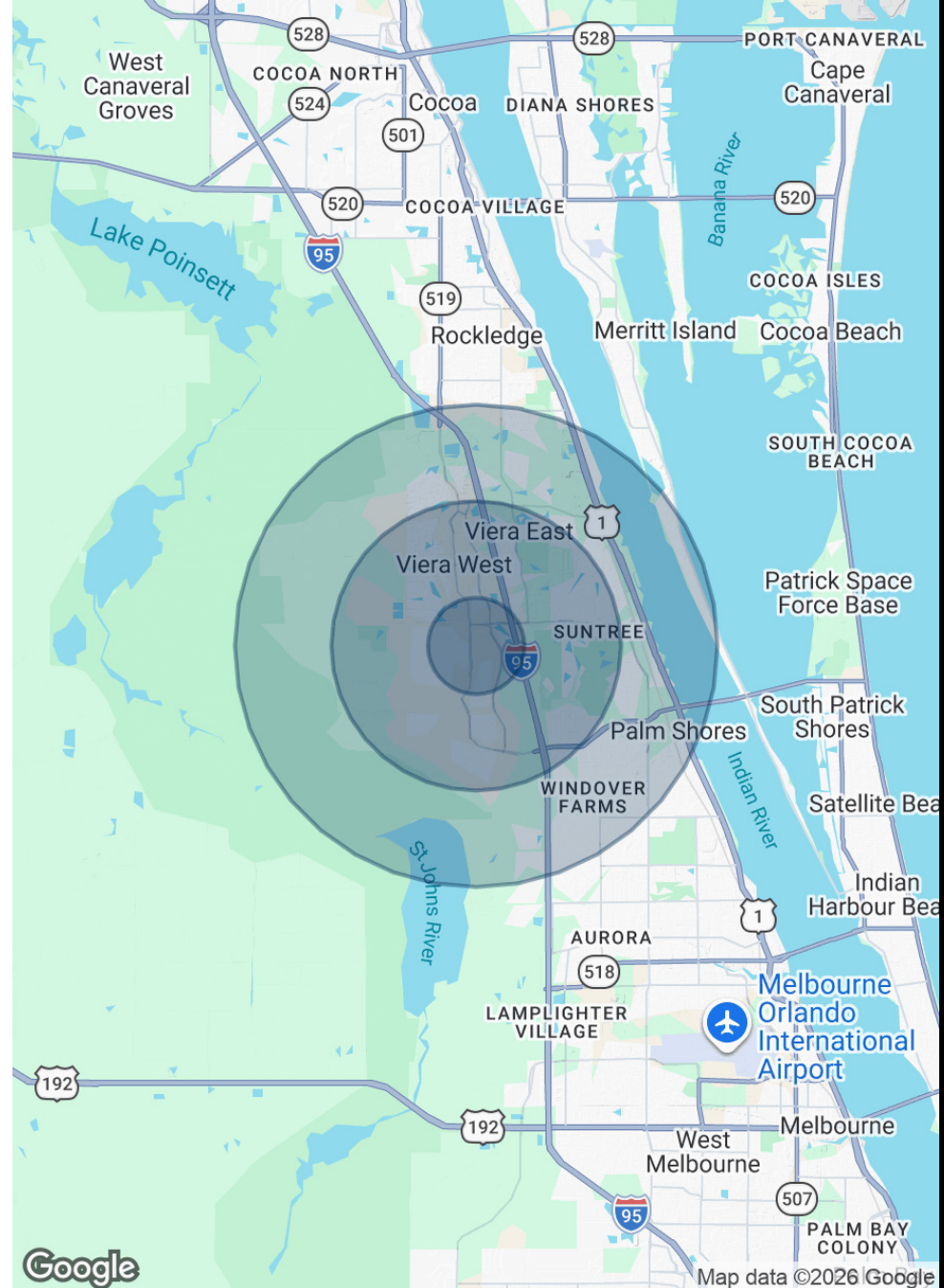
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,769	33,999	64,929
Average Age	40.8	47.5	48.3
Average Age (Male)	40.4	46.1	47.9
Average Age (Female)	40.4	48.2	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,132	15,169	29,123
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$89,285	\$92,175	\$96,610
Average House Value	\$364,955	\$340,397	\$337,591

2020 American Community Survey (ACS)



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