

Property Summary



PROPERTY DESCRIPTION

Single tenant building that can be subdivided into First and Second Floor.

This class 'A' office and flex building consists of 1st Floor for Formal Reception Area with Large Lab and Light Manufacturing, to include Highbay Warehouse Area for Storage or Shipping/Receiving.

The 2nd Floor is Office/Engineering Space with Cube Area, along with Executive Space.

PROPERTY HIGHLIGHTS

- Property has Full Kitchen/Breakarea with Indoor and Outdoor Seating
- Parking ratio of 6.19/1,000 sf. Fully fenced and gated parking lot
- 50,000 sf Pad Site available for Future Expansion
- Large Windowed Offices with Conference Rooms
- Furniture Can Be Included

LOCATION DESCRIPTION

Located directly on Hibiscus Blvd, adjacent to the Melbourne Square Mall and U.S. 192
Less than 2 miles from Melbourne International Airport and 4 miles from I-95

OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	112,489 SF
Lot Size:	20.03 Acres
Building Size:	112,489 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
Total Population	4,109	144,292	330,533
Average HH Income	\$74,347	\$87,613	\$96,189



ROB BECKNER, SIOR

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Additional Photos



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Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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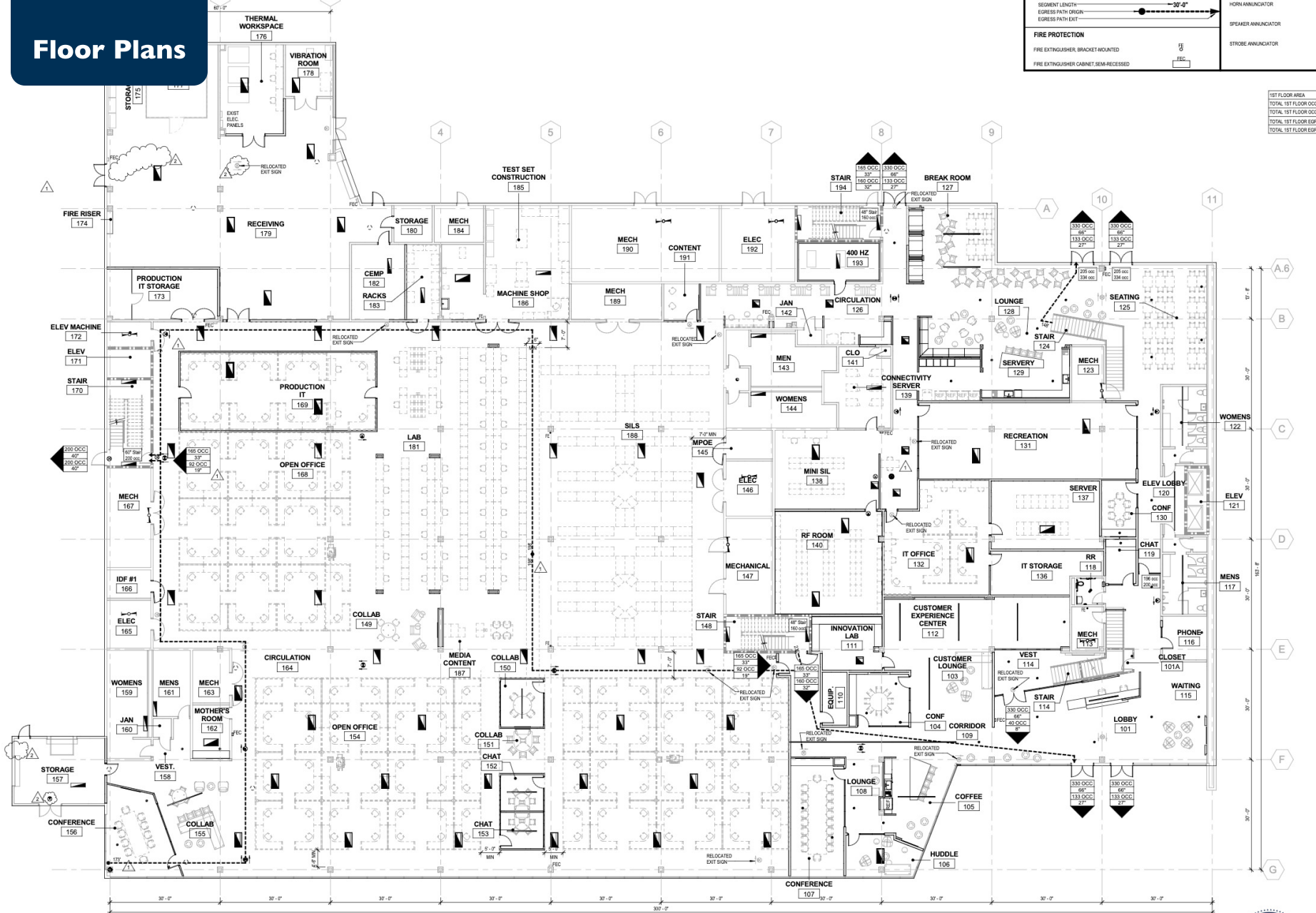
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Floor Plans



1 LIFE SAFETY - LEVEL 1
3/32" = 1'-0"



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Location Map



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Demographics Map & Report

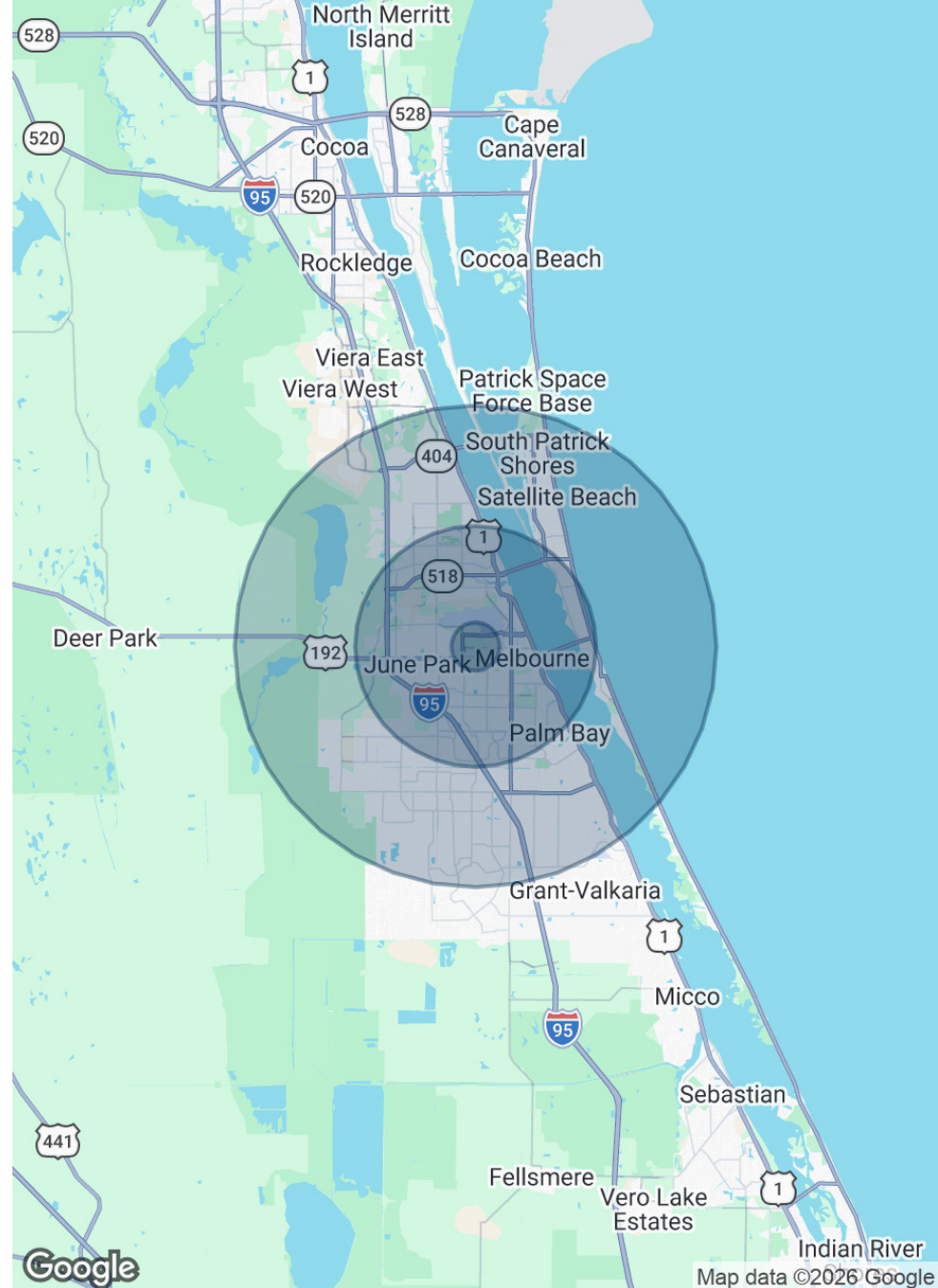
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,109	144,292	330,533
Average Age	50	45	45
Average Age (Male)	48	44	44
Average Age (Female)	52	47	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,347	\$87,613	\$96,189
Average House Value	\$263,978	\$340,150	\$366,485

2020 American Community Survey (ACS)



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