



PROPERTY DESCRIPTION

This is a well maintained multi-tenant Professional/Office Building, located on Apollo Blvd., just across from the Melbourne International Airport, MLB.

There are currently two (2), 1.2K sf suites available. Each contains a Reception area, conference room, three private offices, a breakroom, and a private restroom.

LOCATION DESCRIPTION

The Space Coast offers the right operating climate for business by combining low operating costs, aggressive and targeted incentives, and a coveted workforce. It is where quality of life soars among a strong diversified economy.

- Most highly concentrated high-tech economy in Florida - Milken Institute, 2019
- Second highest performing large city in the U.S. - Milken Institute 2021
- Third best wage growth in the U.S. - Milken Institute, 2021
- Top Business Location of Large Workforce States

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	2,400 SF
Building Size:	21,114 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,573	20,554	67,597
Total Population	3,648	47,984	153,340
Average HH Income	\$72,296	\$80,116	\$91,062

ROB BECKNER, SIOR

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HAYDEN BROUILLETTE

Office Sales and Leasing Associate
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 207	Available	1,200 SF	Modified Gross	\$18.00 SF/yr	Available for Sublease
Suite 105	Available	1,200 SF	Modified Gross	\$18.00 SF/yr	The Landlord is now offering One Month of Free Rent as a Leasing incentive.

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Additional Photos



Suite 207



Suite 207



Suite 207



Suite 207

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Additional Photos



Suite 105

Apollo Professional Center For Lease



Suite 105



Suite 105



Suite 105

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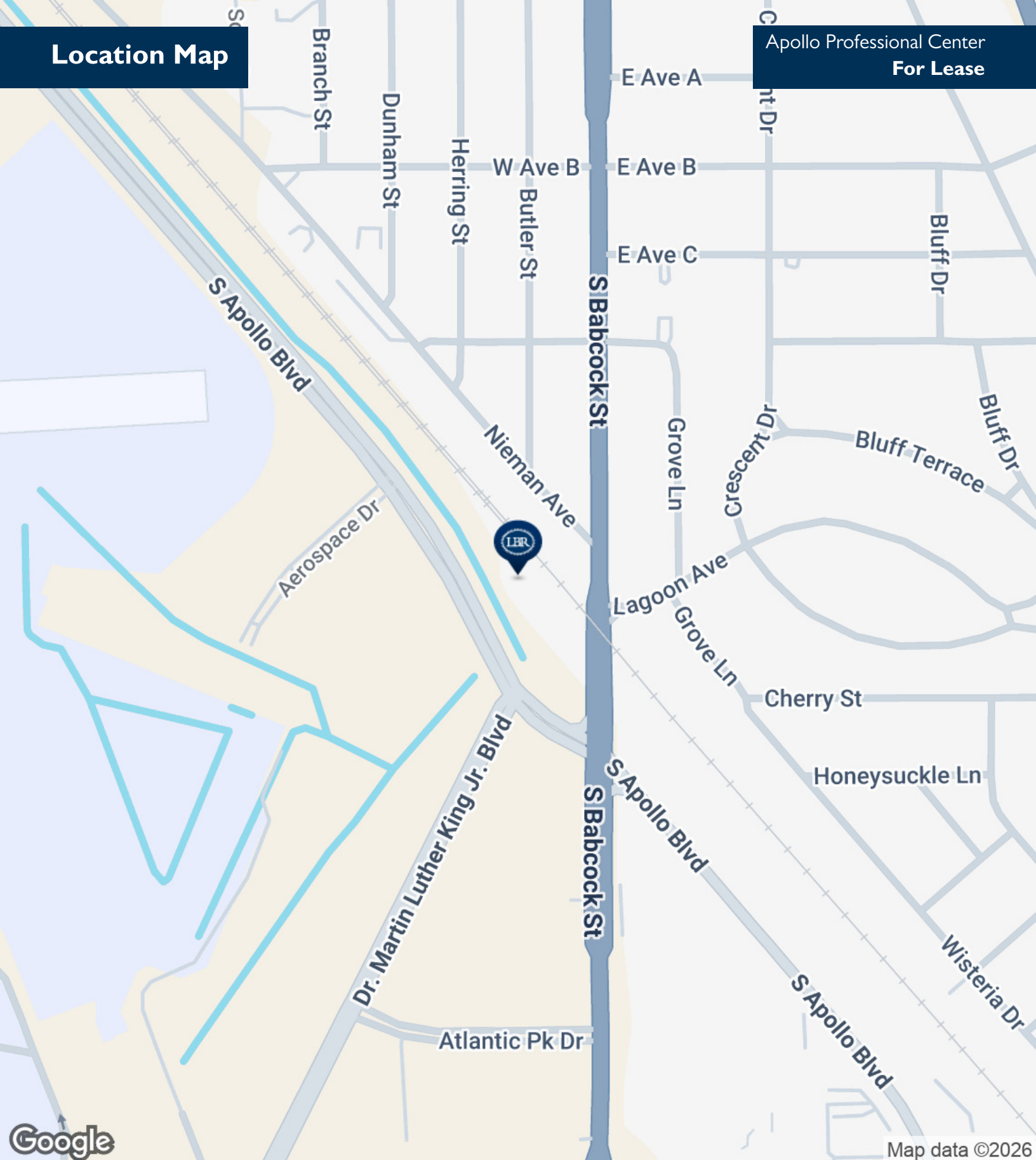
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Location Map

Apollo Professional Center
For Lease



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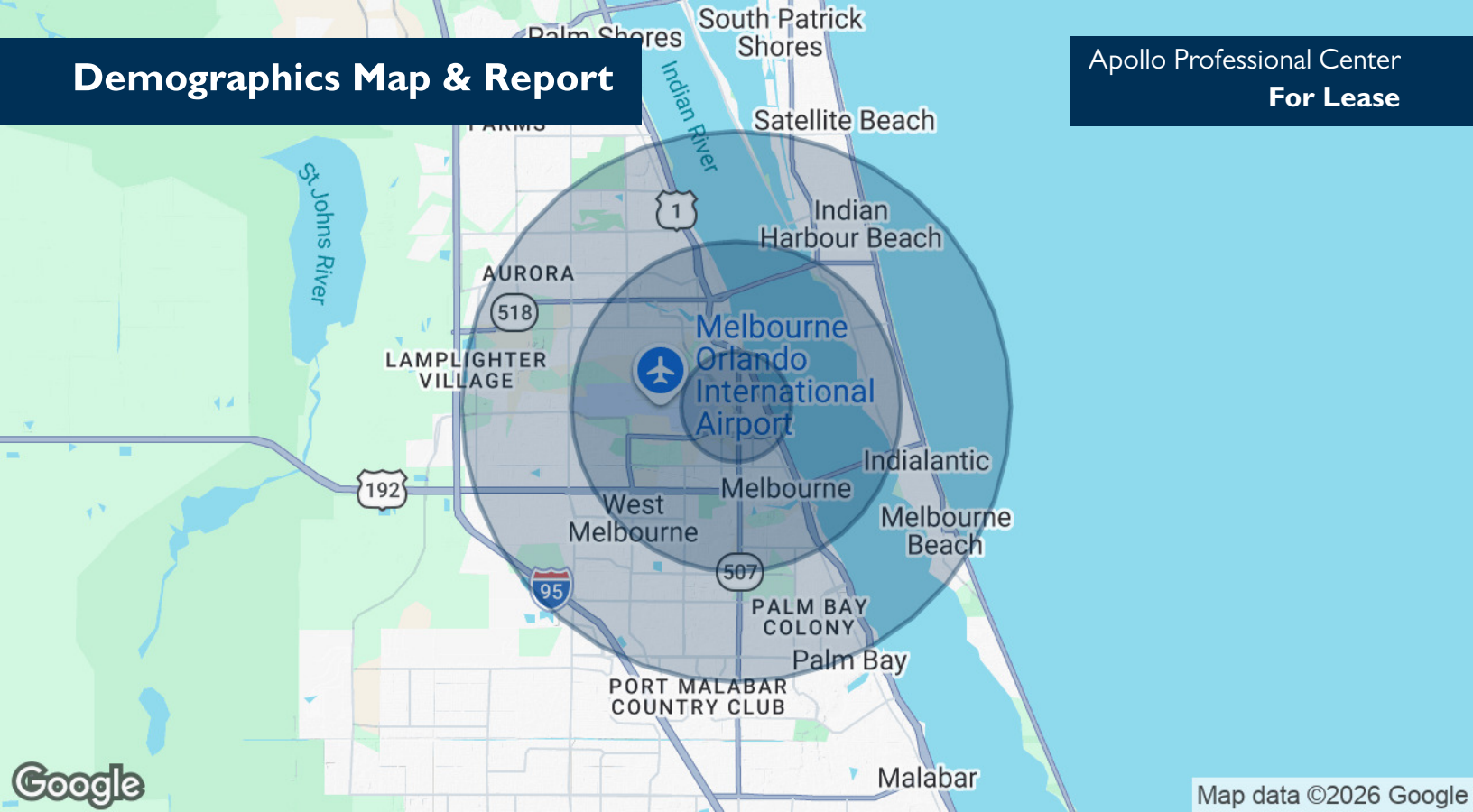
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Demographics Map & Report

Apollo Professional Center
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,648	47,984	153,340
Average Age	47	46	46
Average Age (Male)	45	44	44
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,573	20,554	67,597
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$72,296	\$80,116	\$91,062
Average House Value	\$234,736	\$325,780	\$365,241

2020 American Community Survey (ACS)

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