

Property Summary

One Harbor Place
For Lease



PROPERTY DESCRIPTION

One of the most prestigious Class "A" office buildings in Brevard County. This building is geared towards those with discriminating taste. One Harbor Place has undergone multi-million dollar renovations over the past several years.

Situated on the Indian River with amazing views of the river, dolphins, and rockets launching into space.

LOCATION DESCRIPTION

Awesome Indian River views from most suites, covered parking garage and on-site fitness room are some of the favored amenities this building offers.

PROPERTY HIGHLIGHTS

- On-site covered parking garage
- On-site management team
- On-site facilities manager
- Weight room ~ exercise facilities
- After hours restricted access

OFFERING SUMMARY

Lease Rate:	\$26.50 SF/yr (MG)
Available SF:	914 - 5,952 SF
Building Size:	78,488 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,861	48,824	110,859
Total Population	4,088	112,748	271,666
Average HH Income	\$39,143	\$59,316	\$63,673

ROB BECKNER, SIOR

Principal
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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.

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	914 - 5,952 SF	Lease Rate:	\$26.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#507	Available	1,642 SF	Modified Gross	\$26.50 SF/yr
#501	Available	1,899 SF	Modified Gross	\$26.50 SF/yr
#508	Available	914 SF	Modified Gross	\$26.50 SF/yr
#500	Available	2,567 SF	Modified Gross	\$26.50 SF/yr
#710	Available	5,952 SF	Modified Gross	\$26.50 SF/yr
#601	Available	3,495 SF	Modified Gross	\$26.50 SF/yr

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Additional Photos



Suite 507



Suite 507



Suite 508



Suite 508



Suite 601



Suite 501

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Additional Photos



Office Views



Office Views



Gym



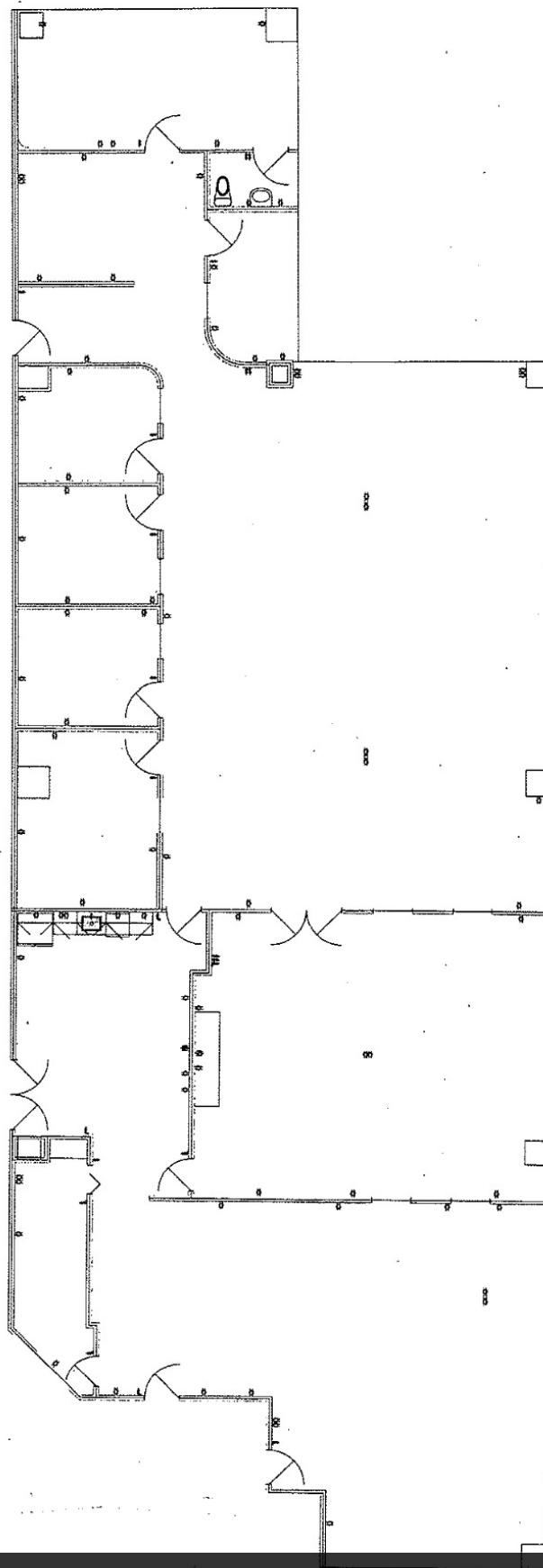
Gym

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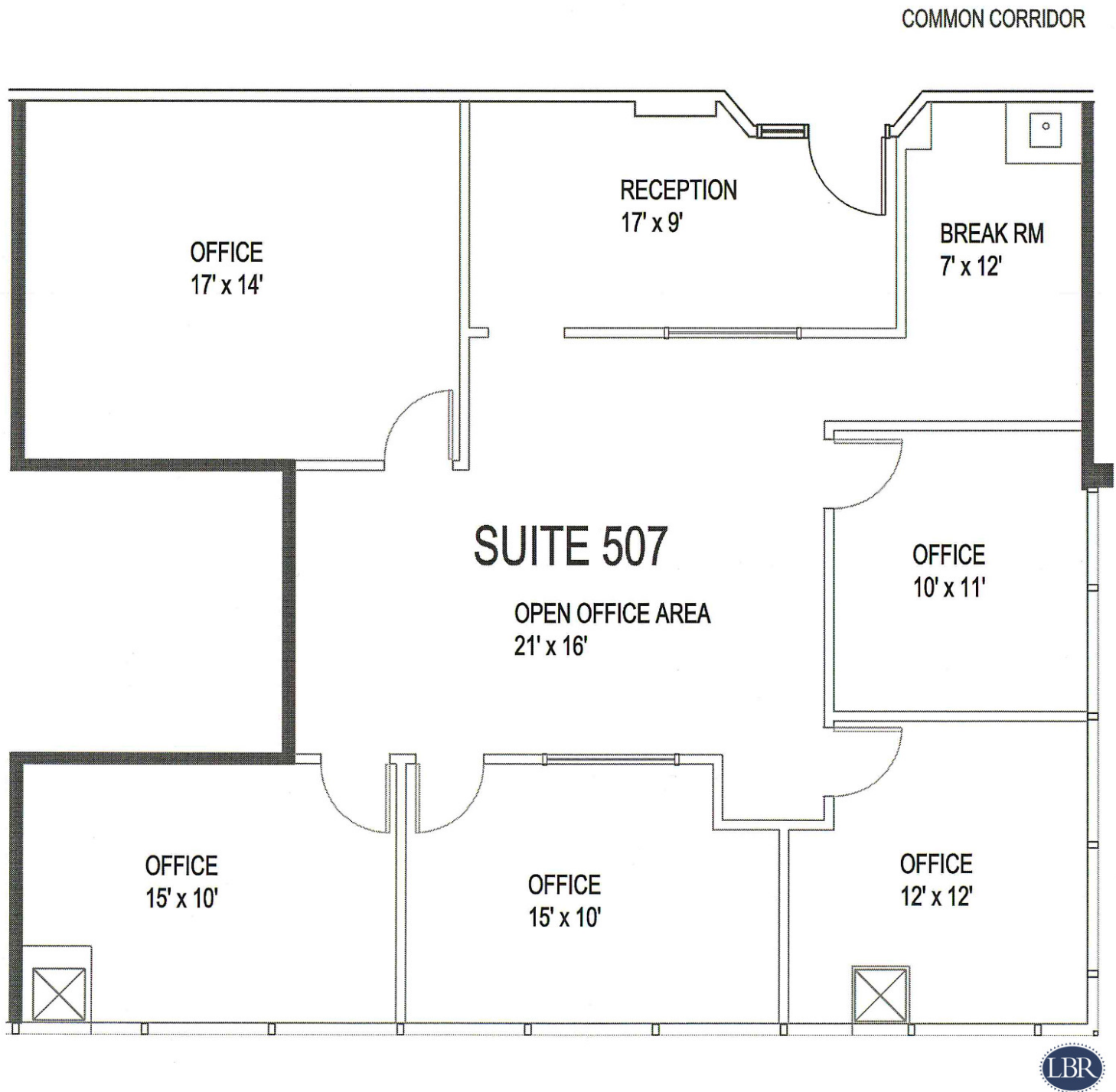
Suite 705-710-720

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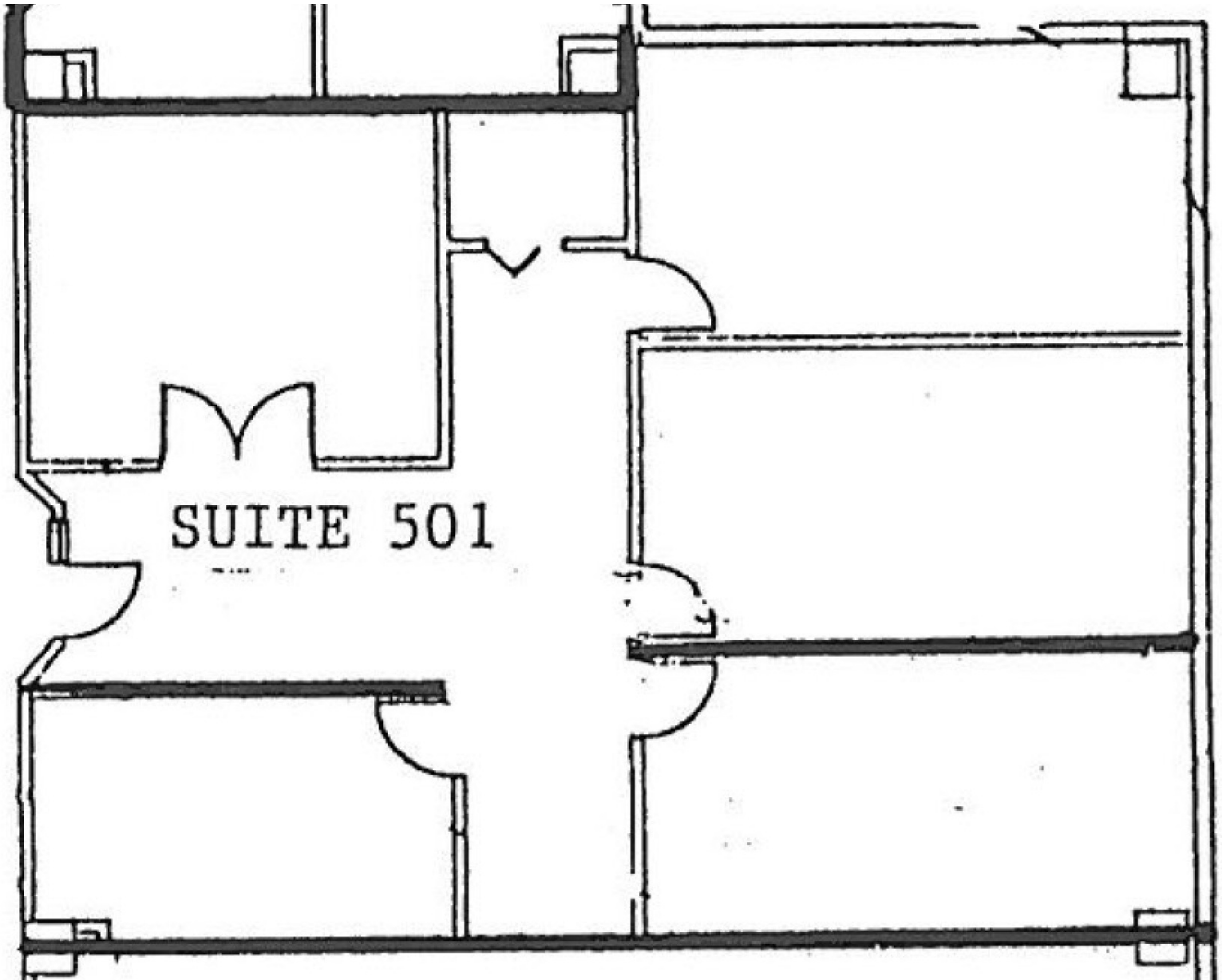


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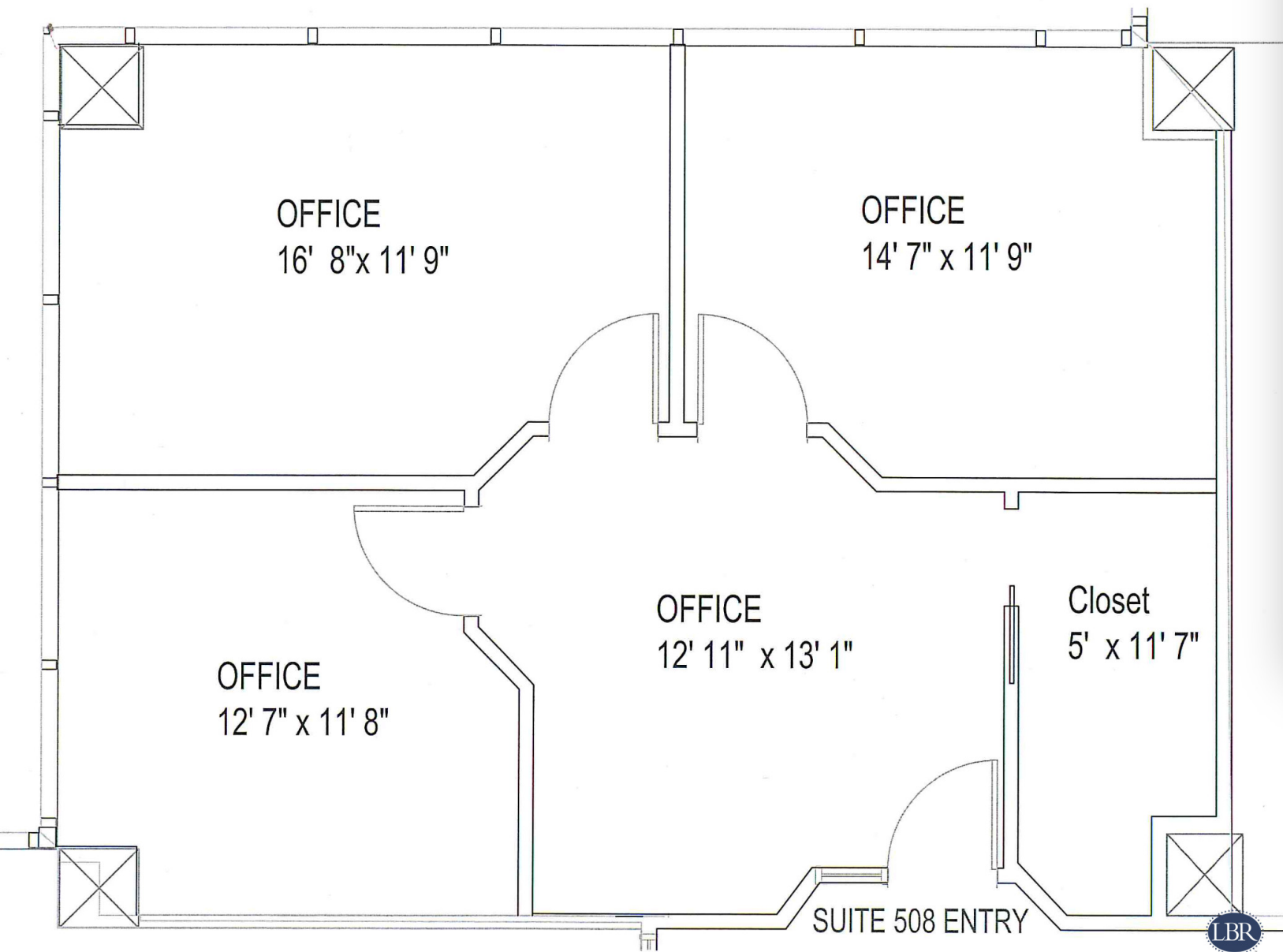
Suite 501

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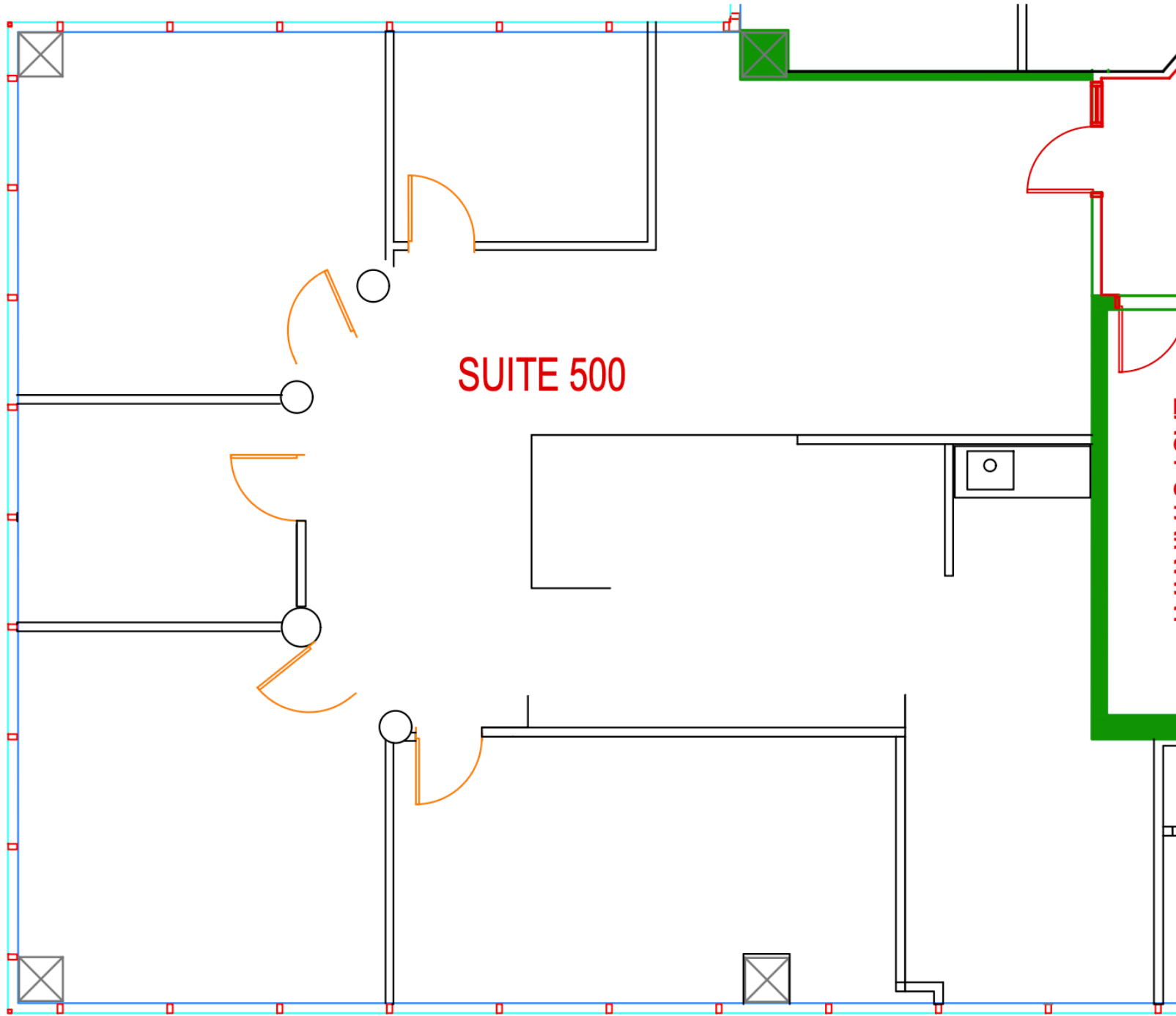
Suite 508

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Suite 500

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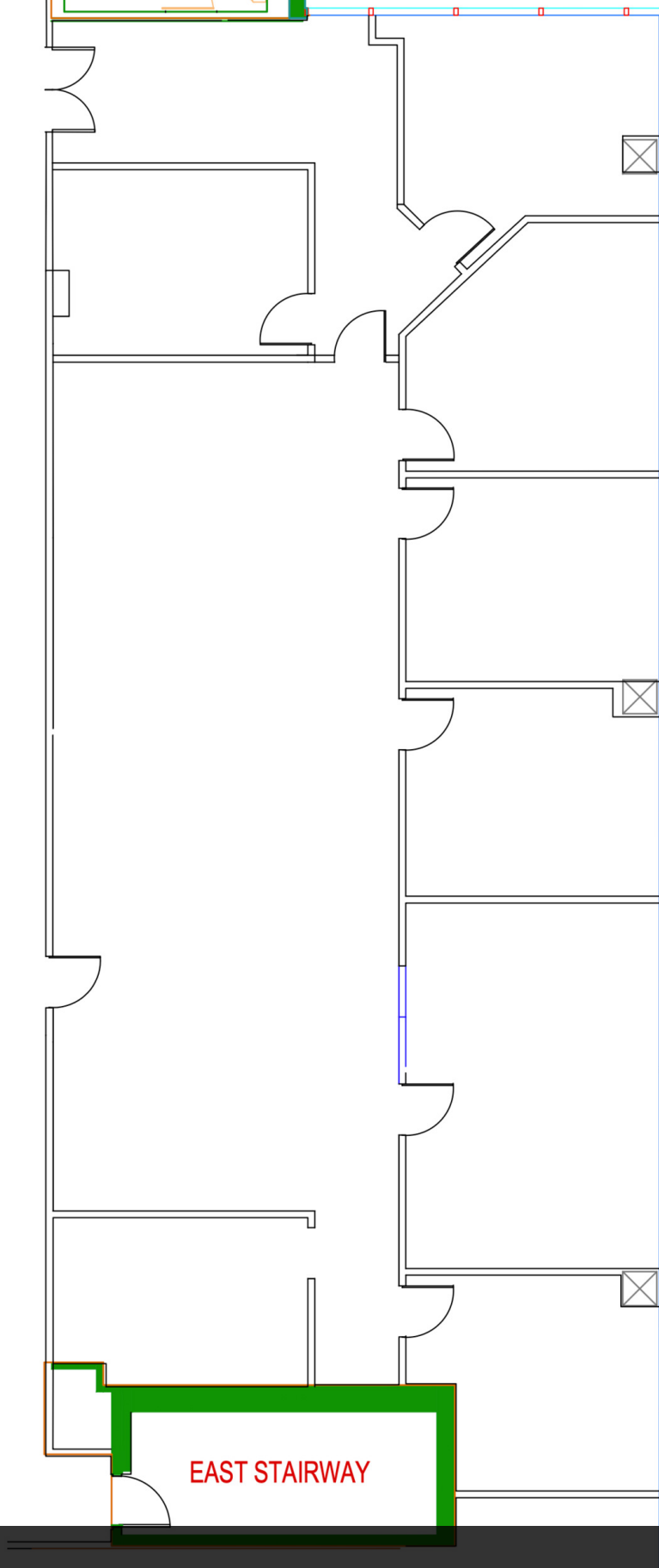
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Floor Plans

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Suite 601

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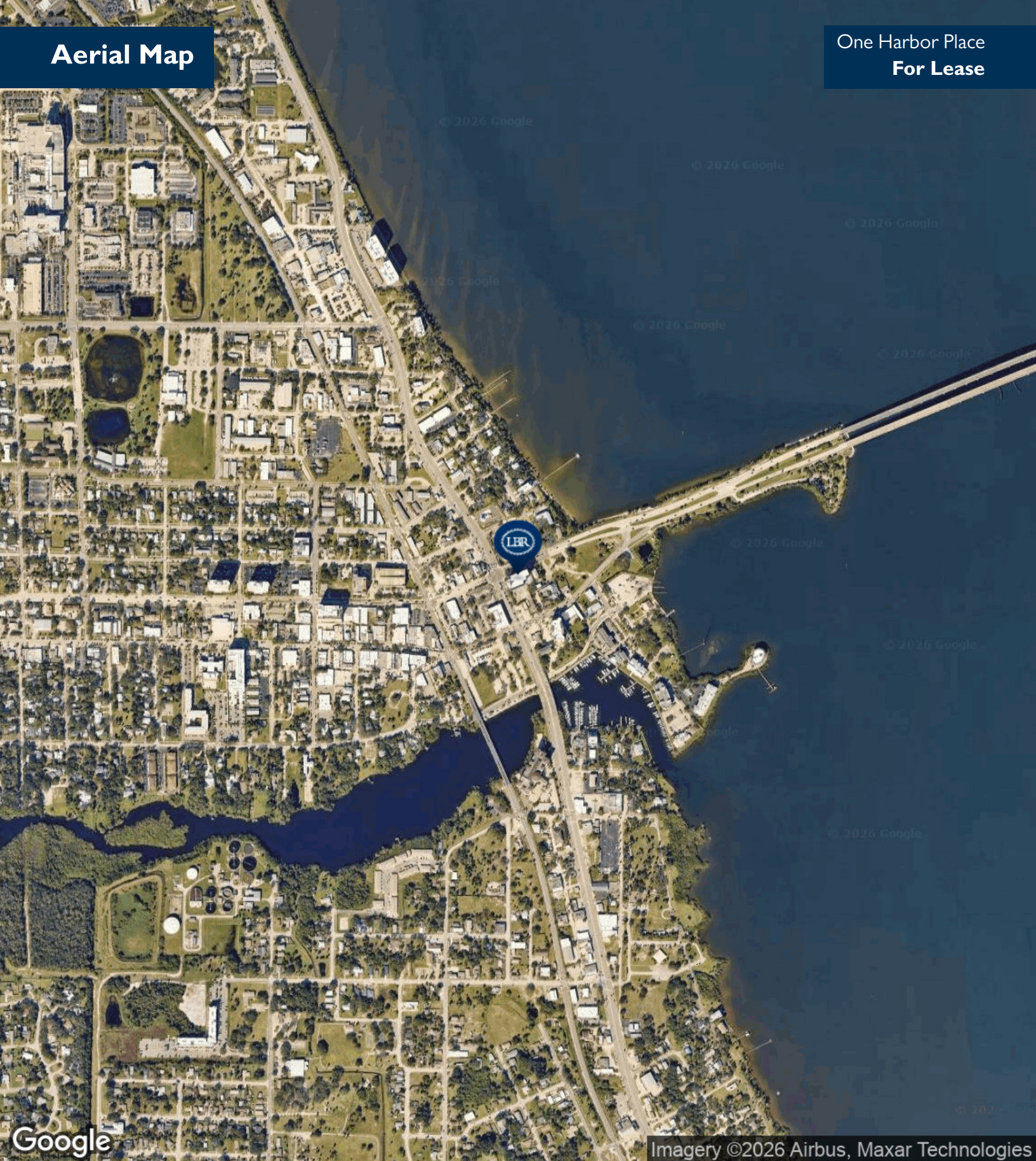
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Aerial Map

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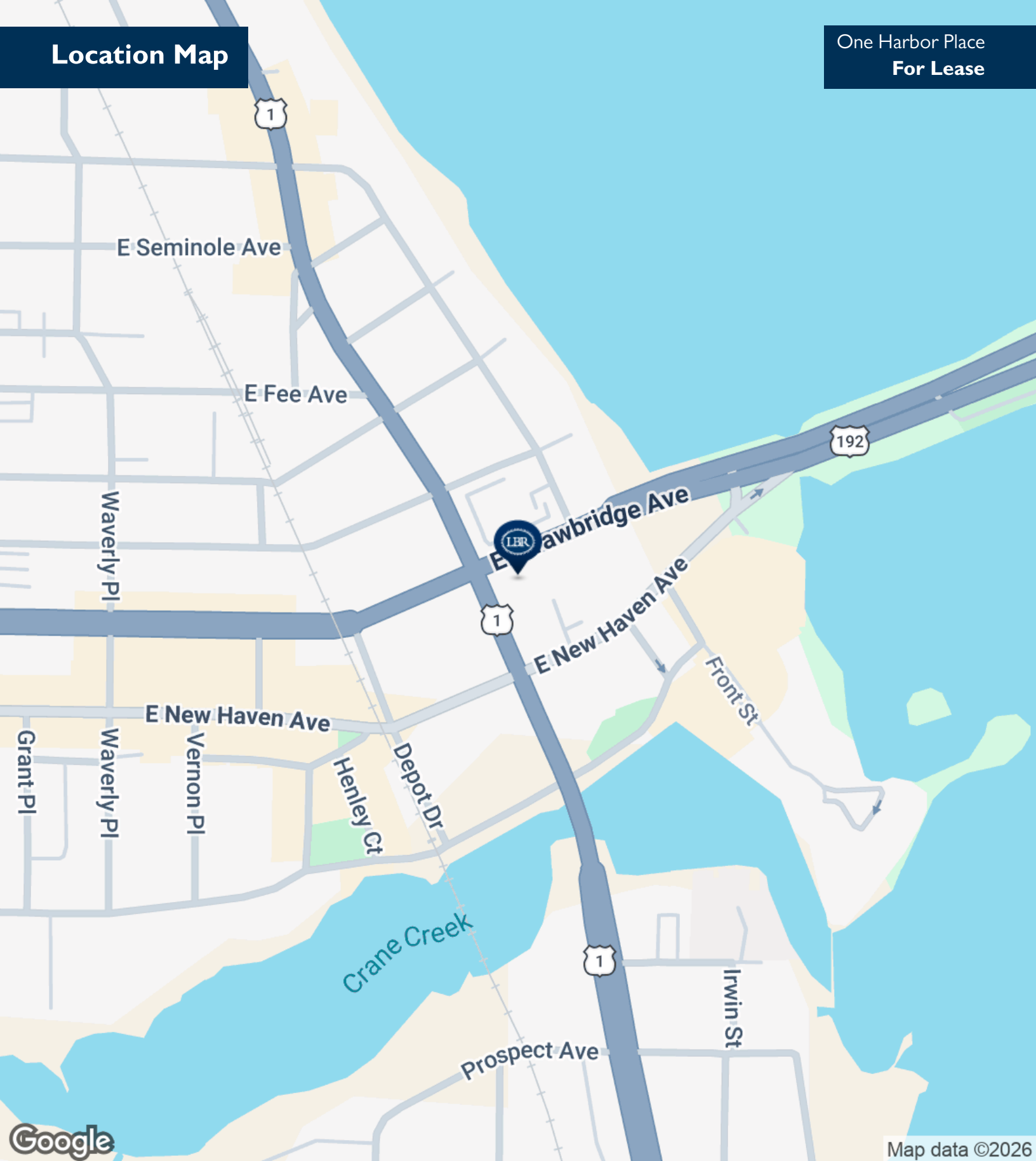
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Location Map

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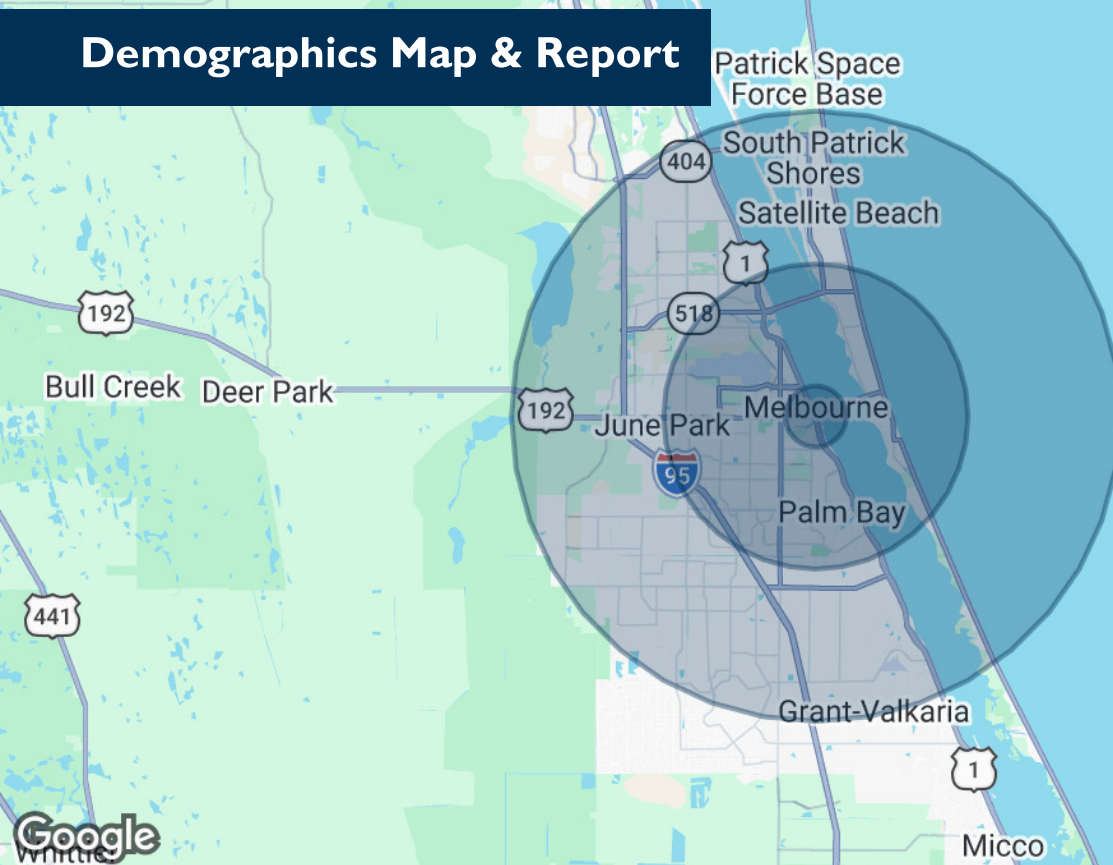
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Demographics Map & Report

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Map data ©2026 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,088	112,748	271,666
Average Age	47.2	44.5	43.7
Average Age (Male)	45.4	41.7	41.8
Average Age (Female)	42.5	47.1	45.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,861	48,824	110,859
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$39,143	\$59,316	\$63,673
Average House Value	\$213,563	\$205,574	\$227,177

2020 American Community Survey (ACS)

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