



LIGHTLE  
BECKNER  
ROBISON

FOR SALE · OFFICE / MEDICAL

# 7332 Office Park Place

Suites 103 & 104 | Melbourne, FL 32940 · 2,414 SF

PRESENTED BY Vitor De Sousa, CCIM · Lightle Beckner Robison, Inc.

ASKING PRICE

**\$900,000**

+/- \$373 PSF

# PROPERTY OVERVIEW



7332 Office Park Place offers two meticulously designed medical / office suites — Suites 103 & 104 — totaling 2,414 SF (1,207 SF each). The space features a turn-key medical buildout with exam rooms, a private office, and a spacious reception area.

Situated in the esteemed Suntree / Viera submarket — minutes from Viera, one of the nation's Top-10 master-planned communities — the property is a highly desirable owner-user or investment opportunity in a region experiencing rapid growth and a significant shortage of quality medical space.

## SUITE LAYOUT

*Turn-key medical buildout*

- ✓ 6 Exam Rooms
- ✓ Clinical Staff Room
- ✓ Doctor's Office + Private Bath
- ✓ Patient Restroom
- ✓ Procedure Room
- ✓ Staff Restroom
- ✓ Office Manager Room
- ✓ Kitchen / Breakroom

## PROPERTY INFO

|            |               |             |                  |
|------------|---------------|-------------|------------------|
| Total Size | 2,414 SF      | Zoning      | Office / Medical |
| Suite Size | 1,207 SF each | Market      | Suntree / Viera  |
| Year Built | 2002          | Price / PSF | \$373 PSF        |

# INSIDE THE SUITES

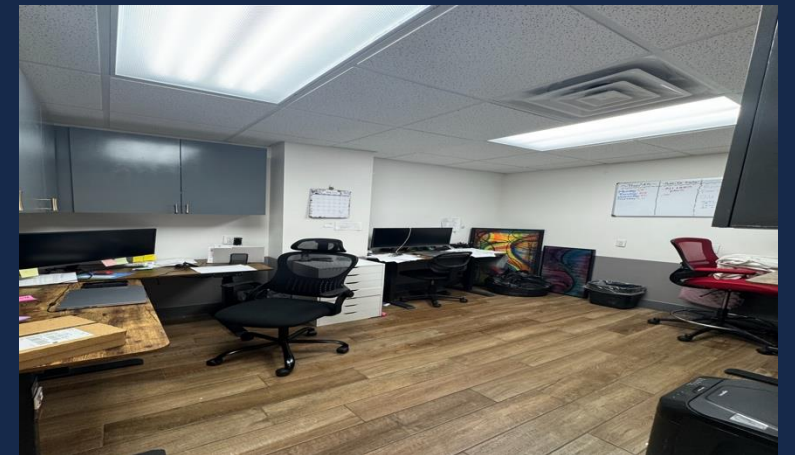
*Turn-key medical buildout — reception, exam rooms, private offices & procedure space*



Reception & Check-In



Patient Waiting Area



# LOCATION & THE SPACE COAST

Melbourne anchors Florida's Space Coast, a world-renowned aerospace hub with a highly educated workforce, strong household incomes, and rapid population growth. The property sits minutes from Viera — consistently ranked among the Top-10 master-planned communities in the United States. Sustained demand for healthcare, paired with a limited supply of quality medical space, positions well-located turn-key assets like 7332 Office Park Place for continued appreciation.

## **Viera**

Top-10 U.S. master-planned community

## **Aerospace Hub**

NASA Kennedy Space Center, SpaceX, Blue Origin & Boeing

## **Rapid Growth**

Population & household-income expansion

## **Medical Demand**

Significant shortage of quality medical space



# AREA DEMOGRAPHICS

1, 3 & 5-mile trade area · Source: Esri, 2026

88,252

Population (5-mi)

\$114,908

Median HH Income (5-mi)

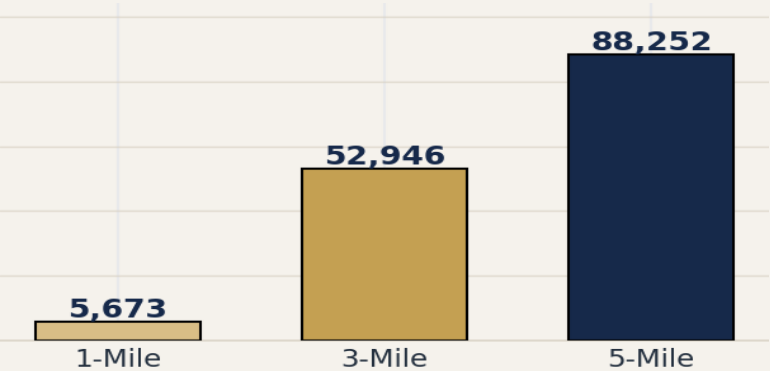
55.7%

Bachelor's+ (3-mi)

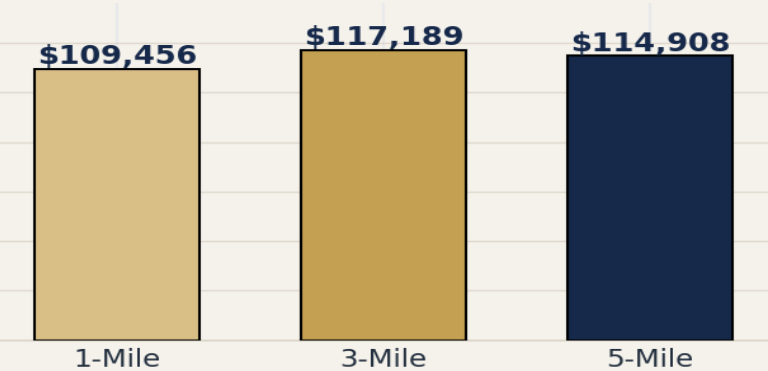
30,297

Total Employees (5-mi)

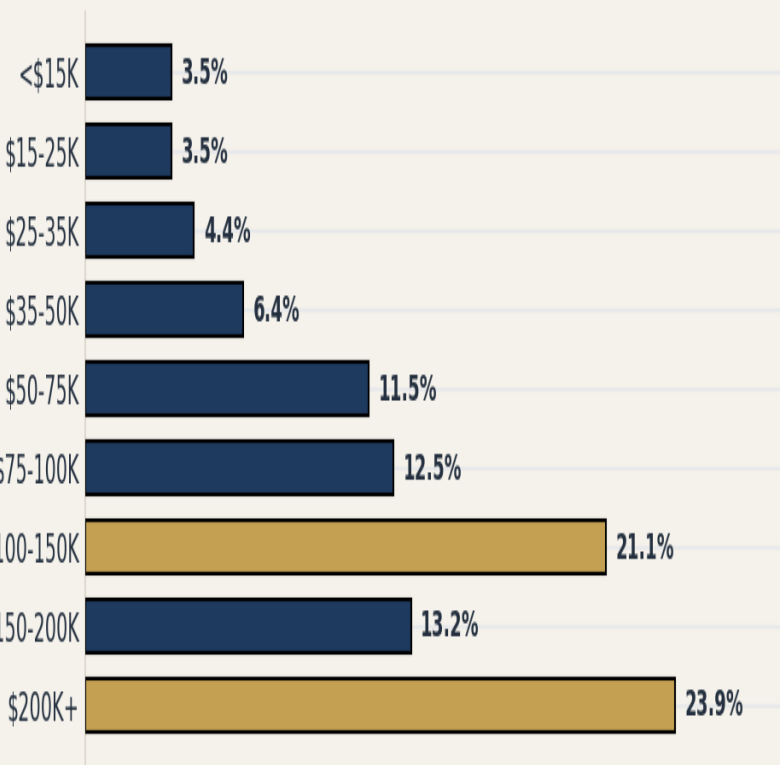
## Population



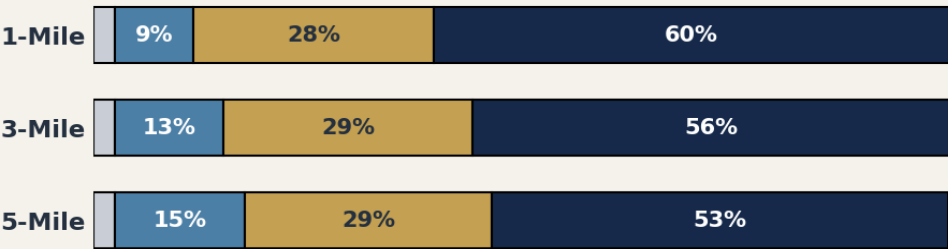
## Median Household Income



## Households by Income (5-Mile)

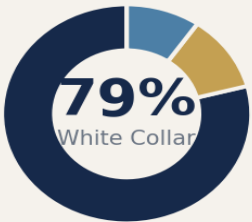


## Educational Attainment



No HS Diploma High School Grad Some College / Assoc. Bachelor's / Grad+

## Workforce Composition (3-Mile)



White Collar 79.1%  
Services 11.3%  
Blue Collar 9.6%



*Leaders By Results*

# Let's talk about 7332 Office Park Place

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