



PROPERTY DESCRIPTION

Hibiscus Business Center delivers affordable, flexible office solutions in a professionally managed business environment. With suite options ranging from executive offices to full-service corporate suites, tenants can enjoy a central Melbourne location, attractive surroundings, ample parking, and immediate access to major employers, retail amenities, and transportation corridors.

- Flexible Suites
- Affordable Rates
- Prime Melbourne Location
- Conveniently Located Near Major Employers, Retail, and the Airport

OFFERING SUMMARY

Lease Rate:	\$675 - 2,800 per month (Gross)
Available SF:	400 - 2,260 SF
Lot Size:	101,930 SF
Building Size:	32,135 SF
Cap Rate:	7.0%

CUSTOM HEADER

- Affordable executive office solution with a professional business address
- Various office suites offering efficient layout suitable for professional services, insurance agencies, training groups, sales teams, or expanding businesses
- Ideal for startups, professional offices, and growing businesses
- Easy access from two main roads, Hibiscus Blvd. and Dairy Rd.
- Flexible suite sizes from +/- 400 SF to 2,260 SF
- Convenient and easy parking - ingress/egress

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	400 - 2,260 SF	Lease Rate:	\$675 - \$2,800 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1101 W Hibiscus Blvd / Suite 210	Available	470 SF	Gross	\$750 per month	This suite is available now! Small but quaint unit on the 2nd floor (no elevator access). Does have it's own bathroom. Windows in office.
1103 W Hibiscus Blvd / Suite 302A	Available	520 SF	Gross	\$900 per month	Plumbed for Shampoo Bowl. Former Tenant was Hair Salon Private Bathroom in the Unit.
1103 W Hibiscus Blvd / Suite 310	Available	1,350 SF	Gross	\$2,250 per month	-
1103 W Hibiscus Blvd / Suite 400	Available	890 SF	Gross	\$1,300 per month	Unique loft space. Restrooms in common area. Windows. Elevator and Stair Access
1103 W Hibiscus Blvd / Suite 408	Available	2,260 SF	Gross	\$2,800 per month	5 offices, conference room, open areas, 2 restrooms and open break area. This is a second floor office. No elevator. Fireplace.
Suite 403	Available	400 SF	Gross	\$675 per month	-
Suite 401-402	Available	1,040 SF	Gross	\$1,500 per month	Large Open Work Area, with two private offices.

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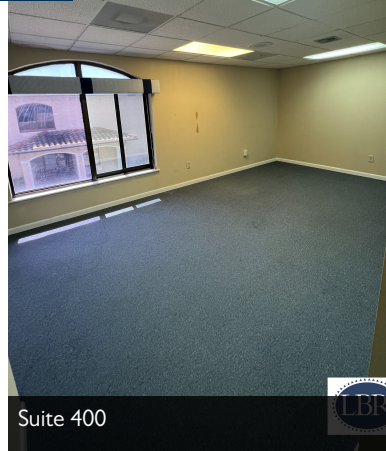


Additional Photos

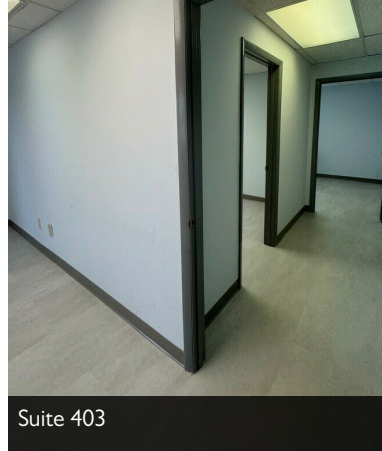
Hibiscus Business Center For Lease



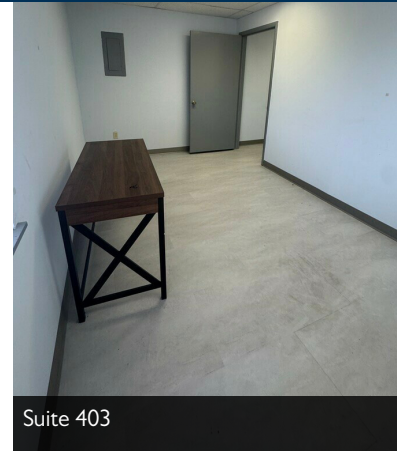
Suite 400 Loft Office



Suite 400



Suite 403



Suite 403



Suite 210



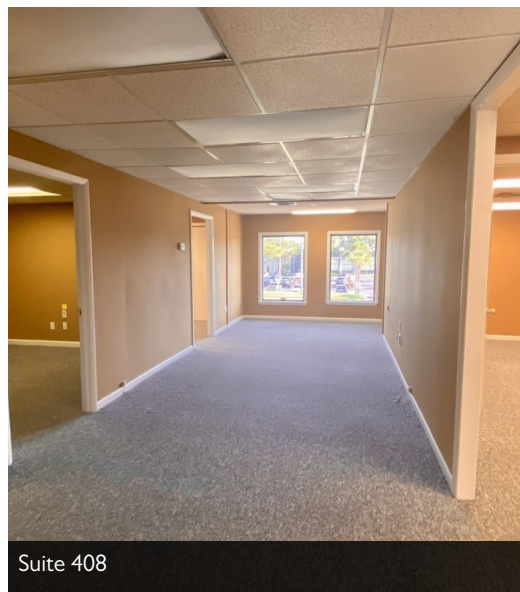
Suite 210 - Has its own Bathroom



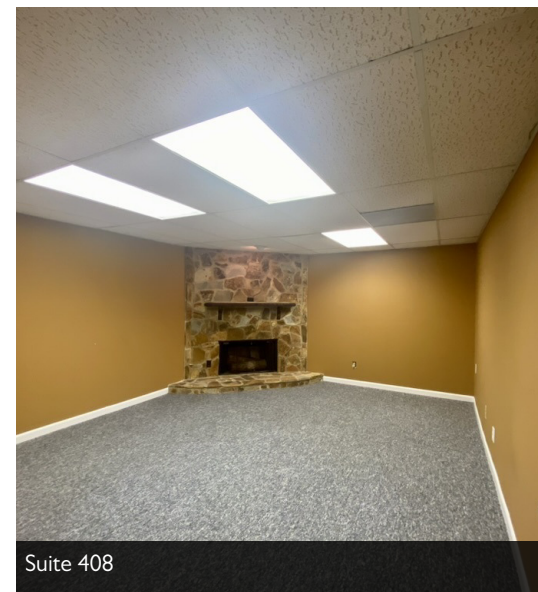
Ground Floor 302 A Former Hair Salon



Suite 408 Second Floor Walkup



Suite 408



Suite 408

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Suite 310 +/- 1350sf



Suite 310 +/- 1350sf



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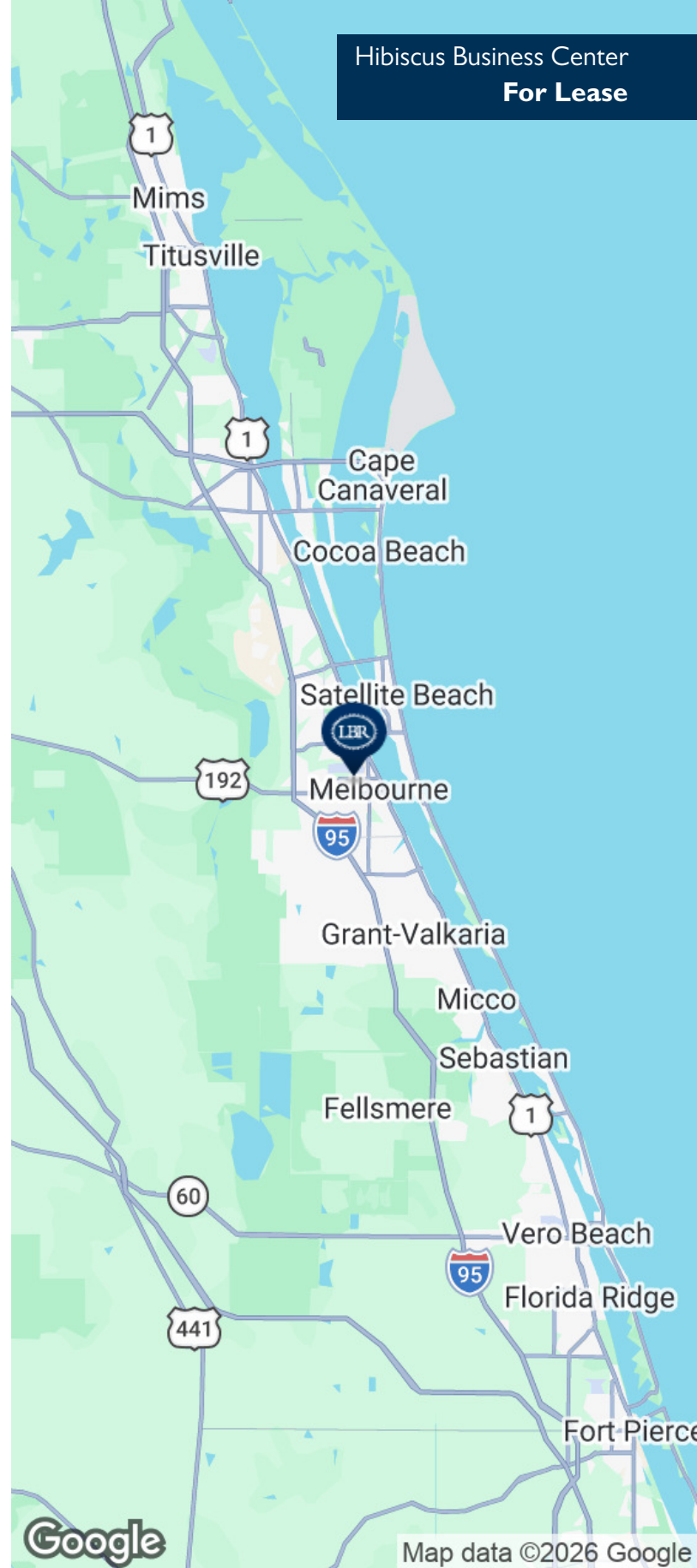


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Location Map



Hibiscus Business Center
For Lease



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