

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
- Walking distance to Downtown Restaurants

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (9.00/sf NNN)
Available SF:	1,642 - 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
321.722.0707 x11
Rob@TeamLBR.com



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:	9.00/sf NNN	Lease Term:	Negotiable
Total Space:	1,642 - 5,952 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#507	Available	1,642 SF	9.00/sf NNN	\$17.50 SF/yr	North Facing Riverview's. Does not include electric and internet.
#501	Available	1,899 SF	9.00/sf NNN	\$17.50 SF/yr	East Facing Riverview's. Does not include electric and internet.
#500	Available	2,567 SF	9.00/sf NNN	\$17.50 SF/yr	South Facing Riverview's and Marina. Does not include electric and internet.
#710	Available	5,952 SF	9.00/sf NNN	\$17.50 SF/yr	South Facing Riverview's and Marina. Does not include electric and internet.
#601	Available	3,495 SF	9.00/sf NNN	\$17.50 SF/yr	North Facing Riverview's. Does not include electric and internet.

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



Additional Photos



Suite 507

One Harbor Place
For Lease



Suite 507



Suite 601



Suite 501

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



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.

Additional Photos



Office Views



Office Views



Gym



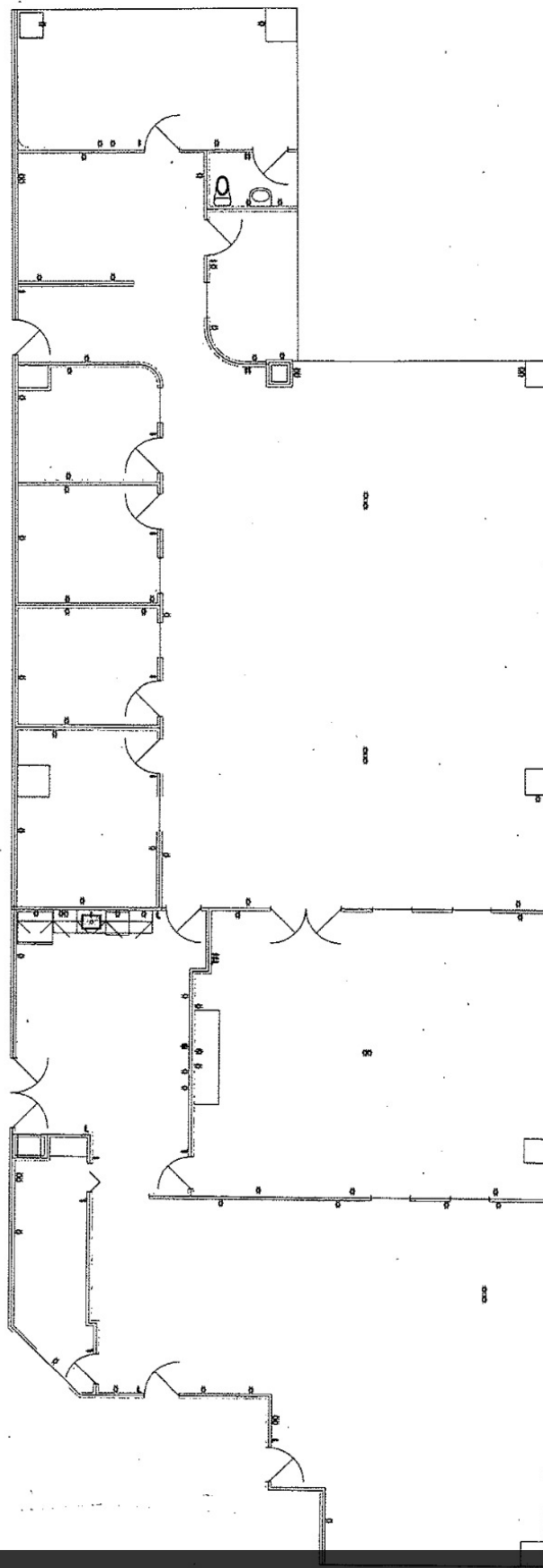
Gym

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



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.



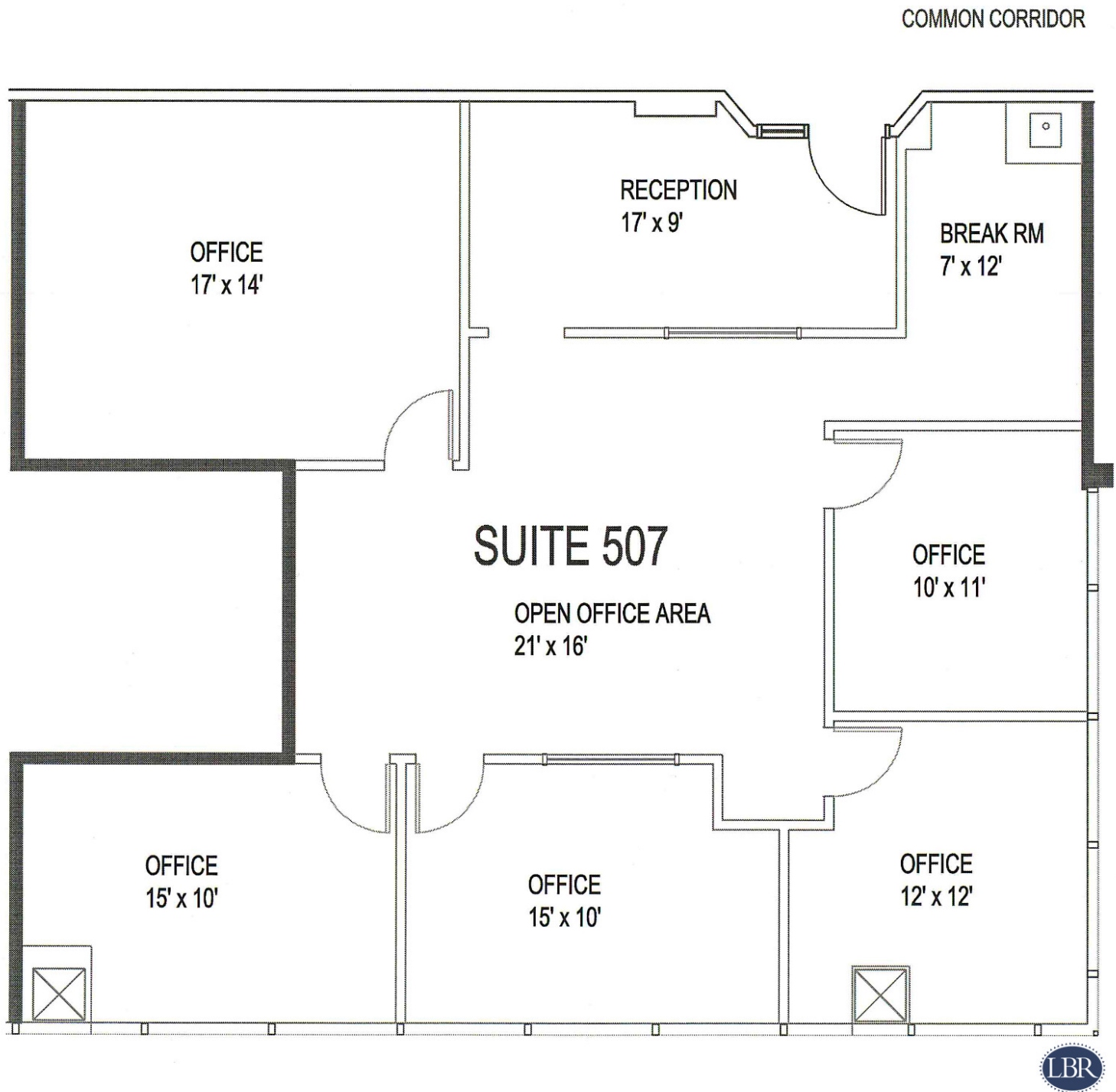
Suite 705-710-720

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



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.

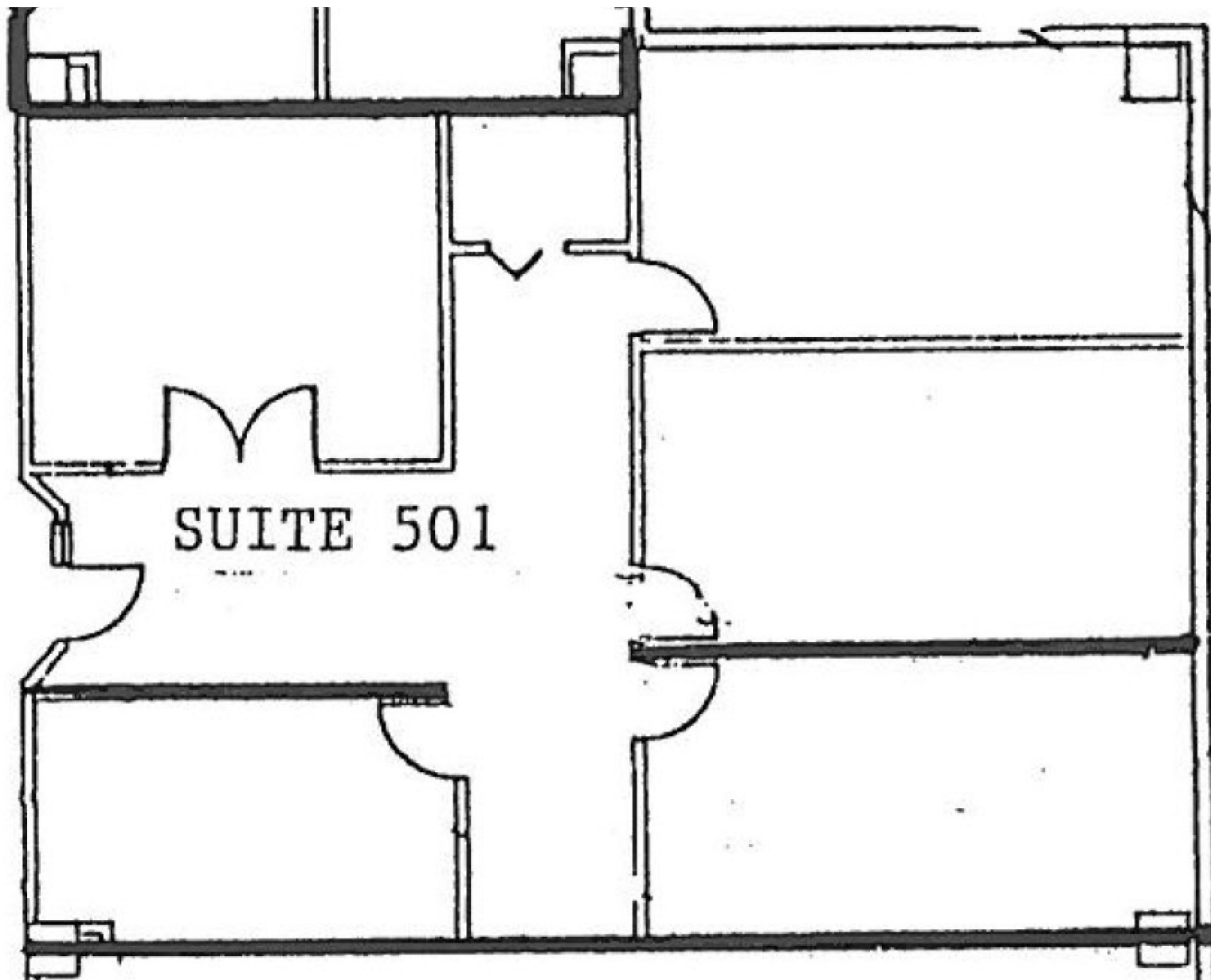


Suite 507

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com





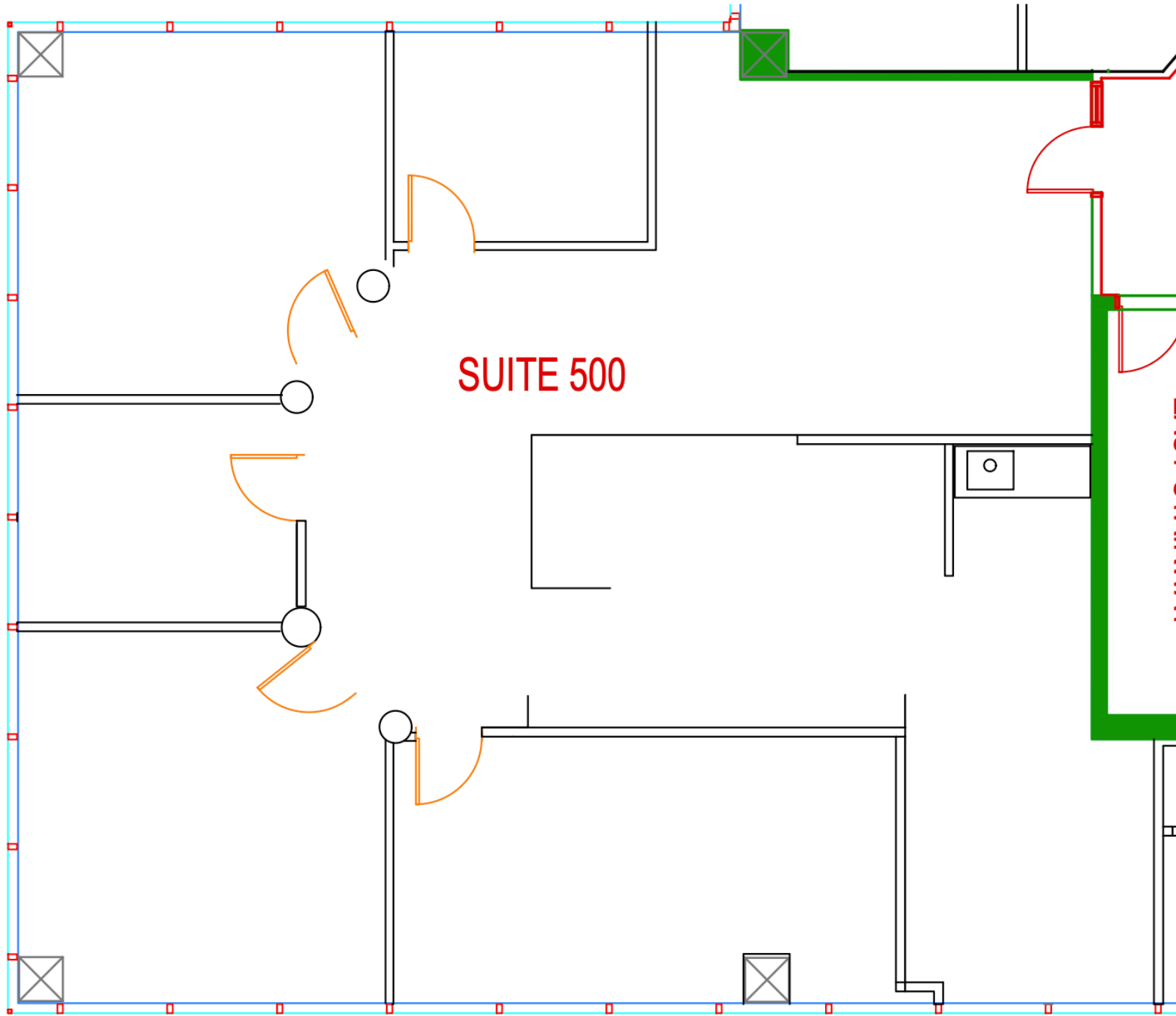
Suite 501

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



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.



Suite 500

ROB BECKNER, SIOR

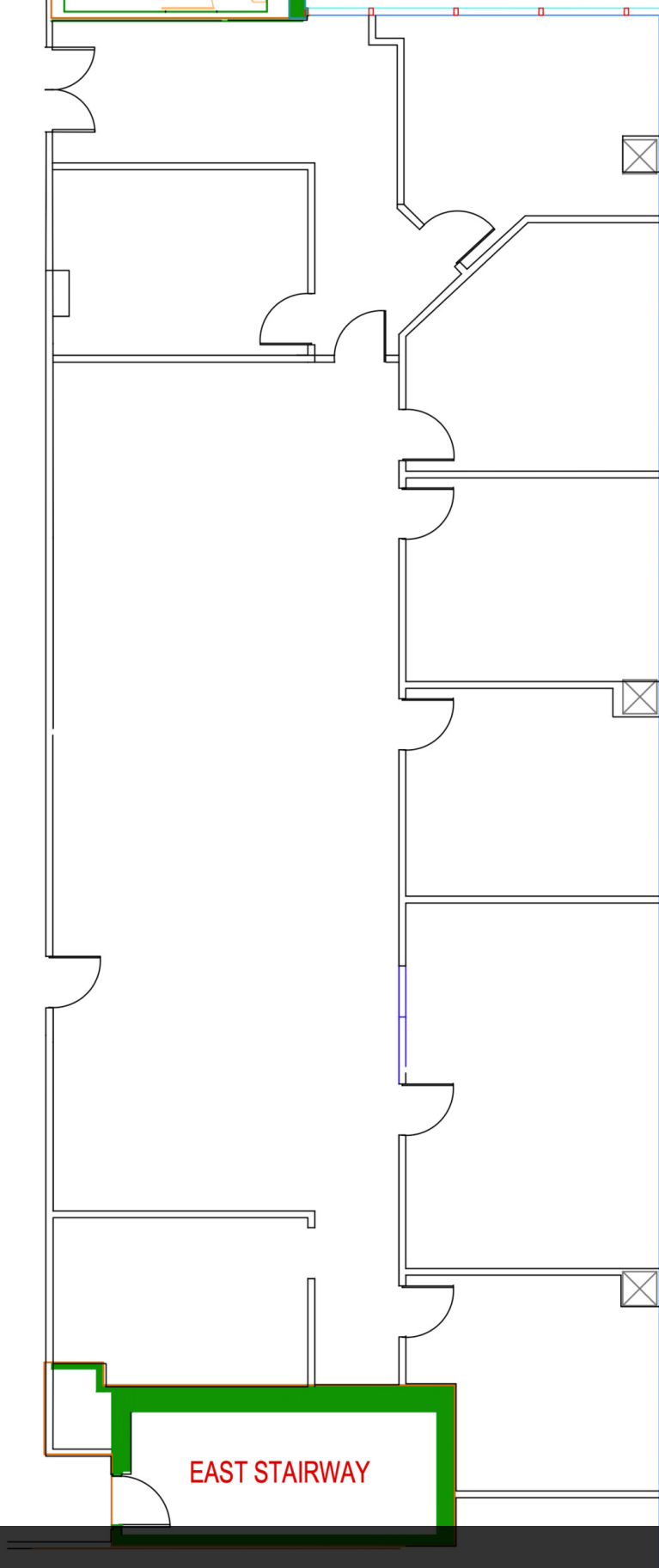
Principal
321.722.0707 x11
Rob@TeamLBR.com



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.

Floor Plans

One Harbor Place
For Lease



Suite 601

ROB BECKNER, SIOR

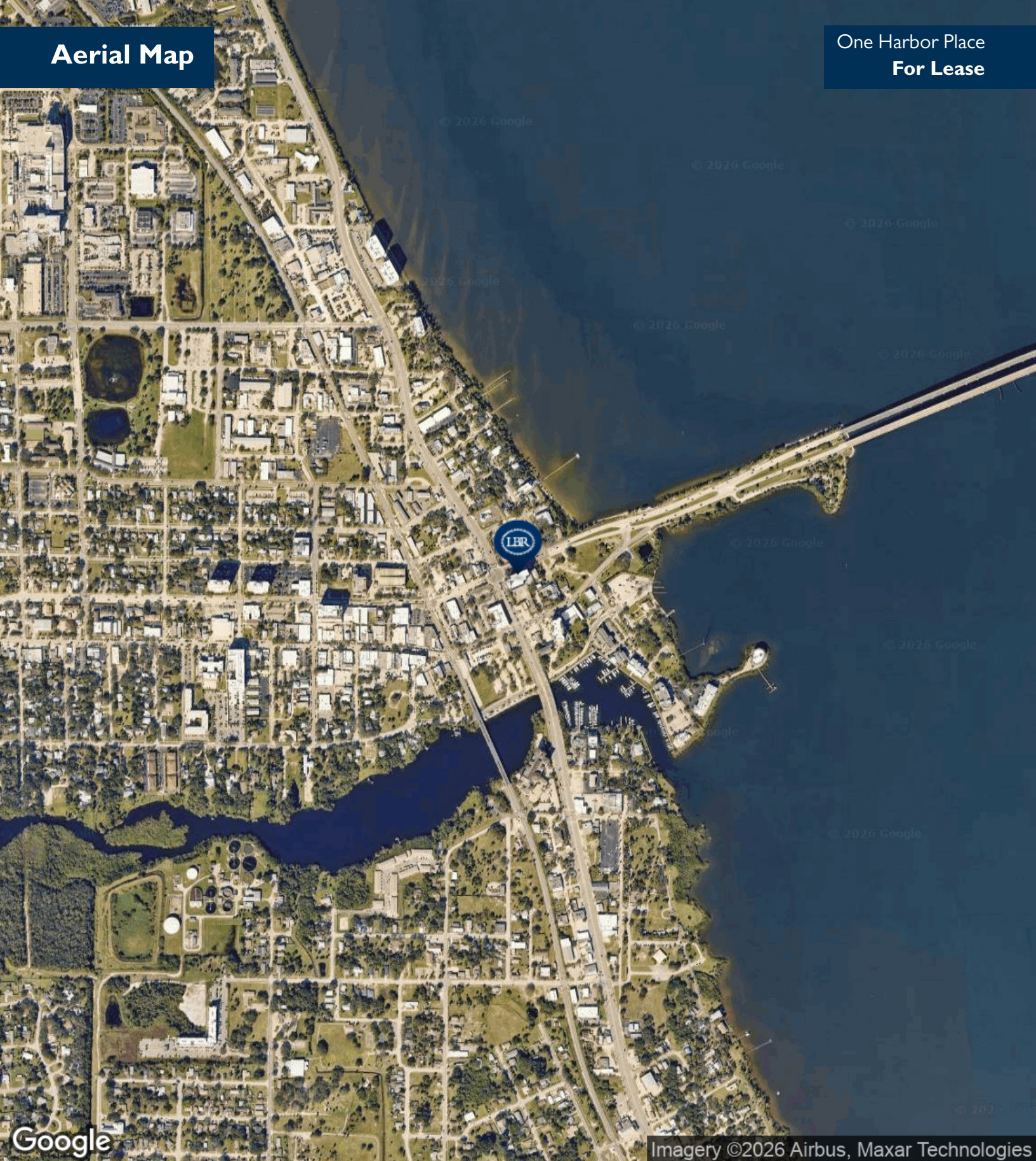
Principal
321.722.0707 x11
Rob@TeamLBR.com



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.

Aerial Map

One Harbor Place
For Lease



ROB BECKNER, SIOR

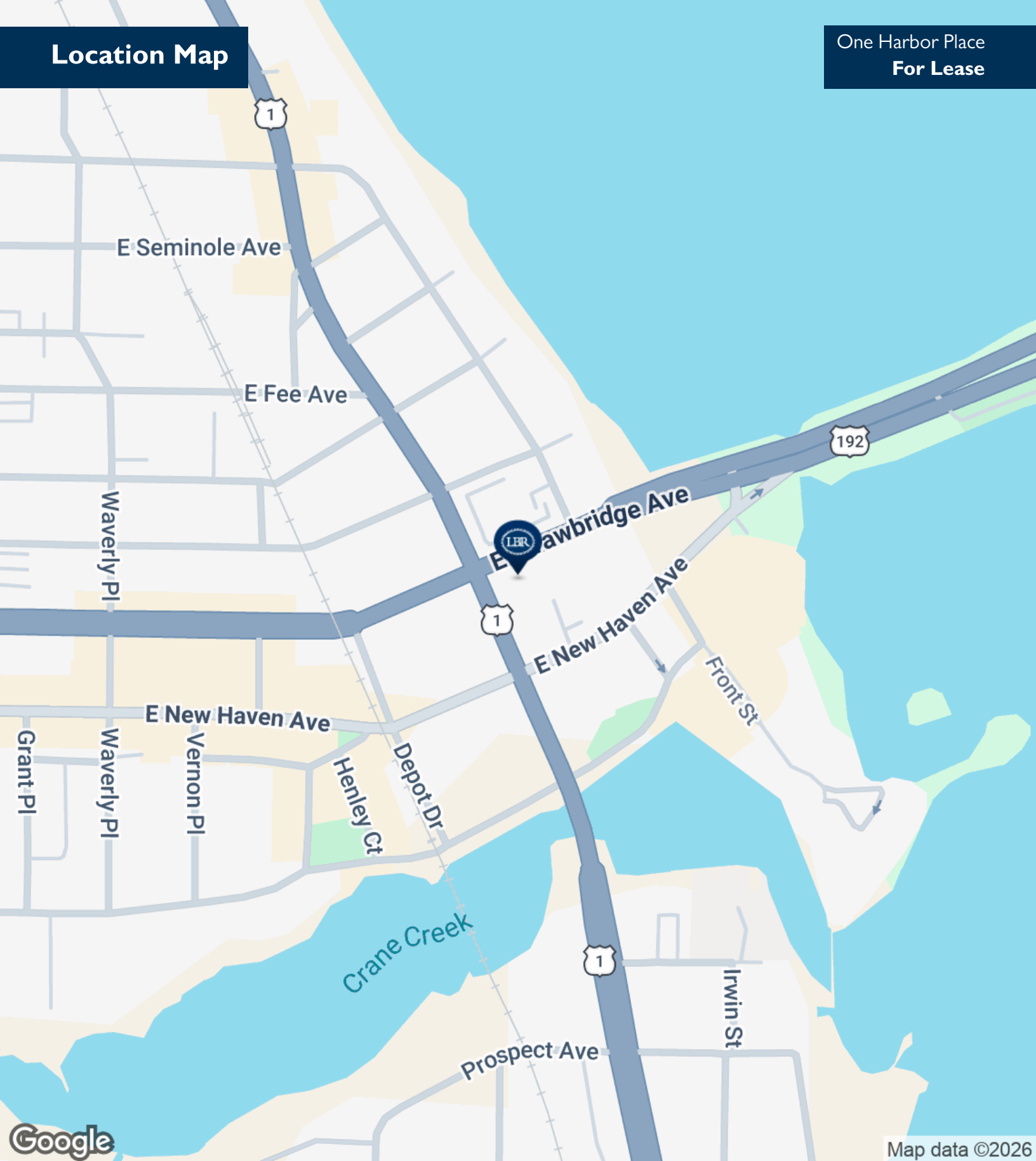
Principal
321.722.0707 x11
Rob@TeamLBR.com



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.

Location Map

One Harbor Place
For Lease



ROB BECKNER, SIOR

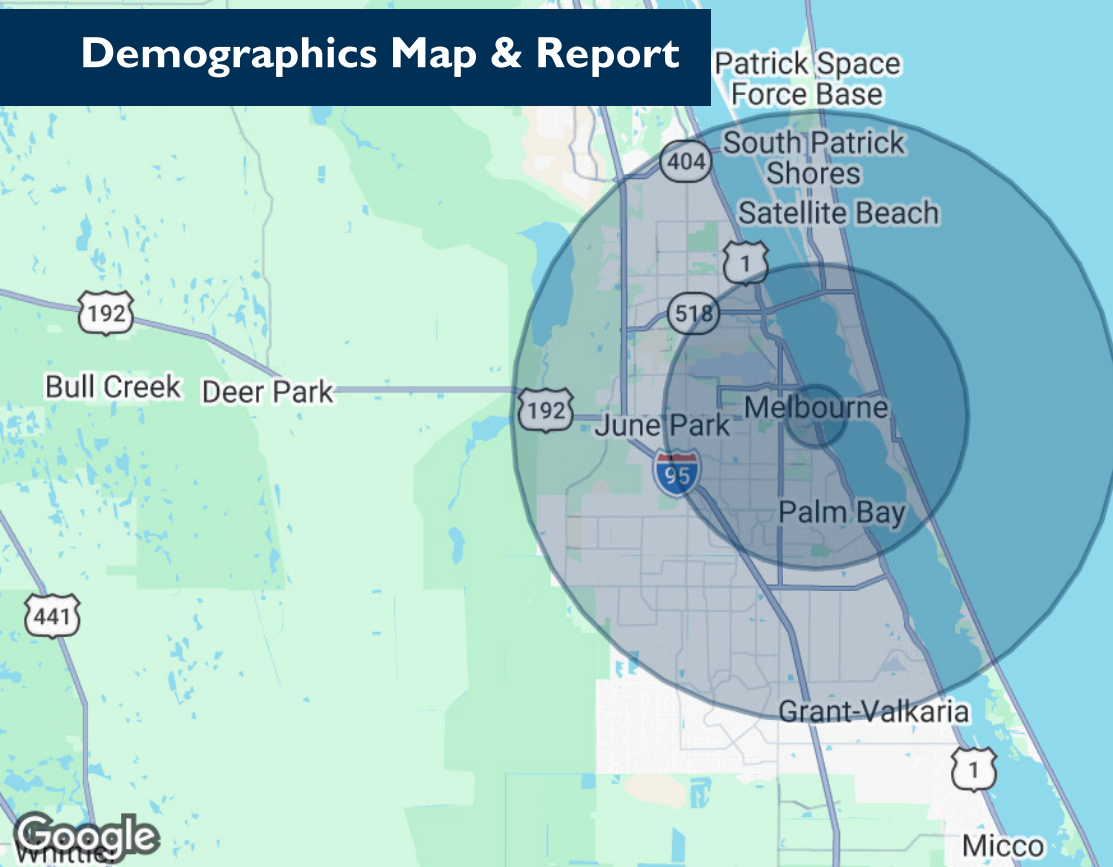
Principal
321.722.0707 x11
Rob@TeamLBR.com



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.

Demographics Map & Report

One Harbor Place
For Lease



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)

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



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.