



PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 1411 Highland Ave in Melbourne, FL. This exceptional property offers modern, customizable office spaces designed for productivity and comfort. Tenants will appreciate the professional atmosphere, abundant natural light, and flexible floor plans perfectly suited for dynamic work environments. With convenient access to major transportation routes and state-of-the-art facilities, this property provides a top-tier leasing opportunity in a prime location. Join a community of thriving businesses and position your company for success at this distinguished address. Welcome to a space where innovation meets excellence, tailored to meet your business needs.

PROPERTY HIGHLIGHTS

- Reception Area
- 7 private offices
- 2 open work spaces
- 1 large and 1 small conference room
- Kitchenette
- Outdoor seating area in the back

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (Gross)
Available SF:	5,464 SF
Lot Size:	0.2 Acres
Building Size:	5,464 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,945	22,970	52,054
Total Population	4,226	53,089	126,954
Average HH Income	\$72,054	\$93,122	\$100,007

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
321.722.0707 x23
Hayden@teamlbr.com



Additional Photos



1411 Highland Ave
For Lease



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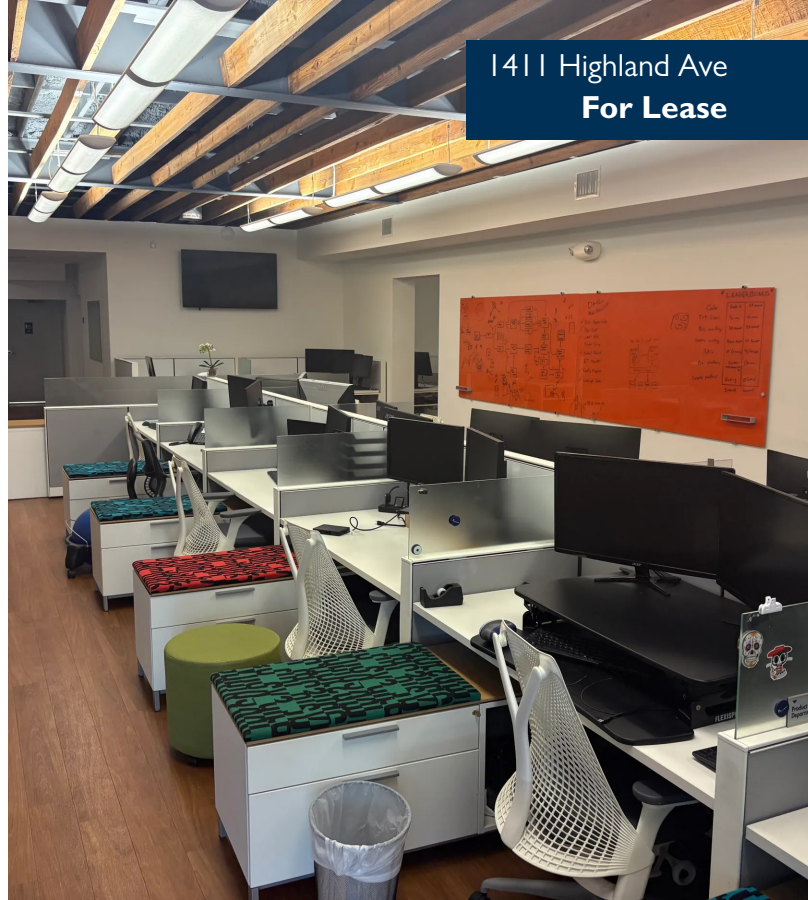


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

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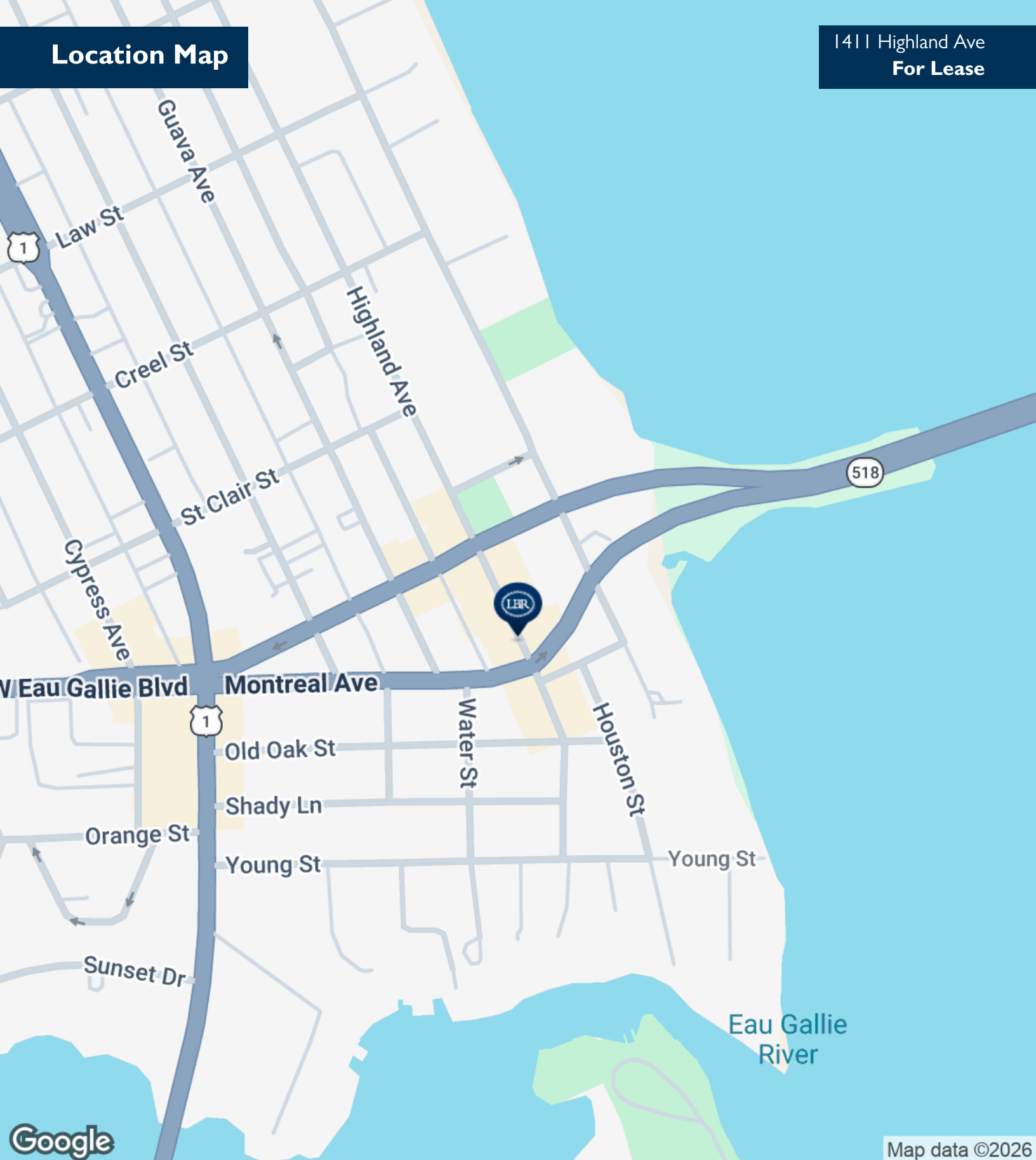
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Location Map

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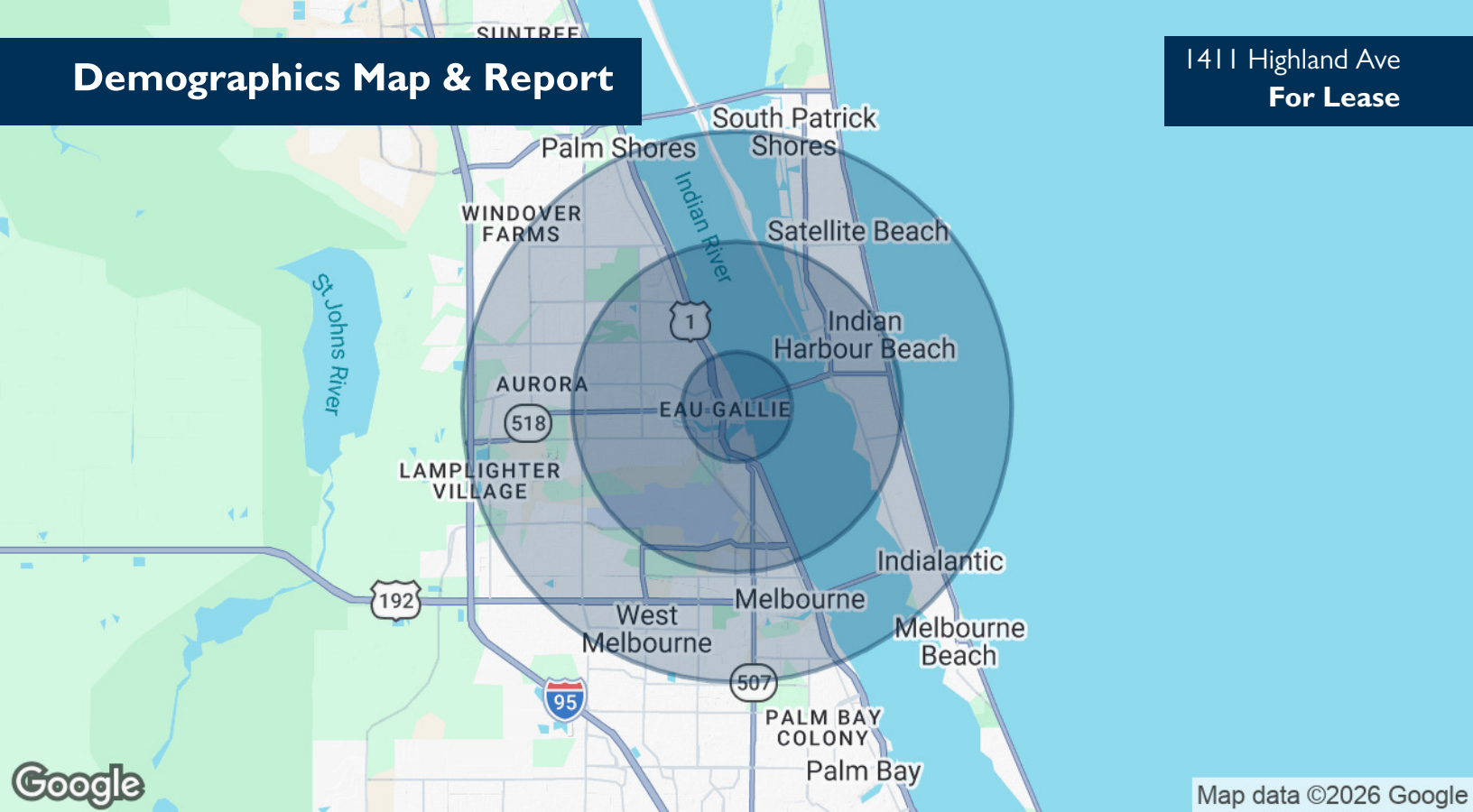
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Demographics Map & Report

1411 Highland Ave
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,226	53,089	126,954
Average Age	39.6	43.9	44.2
Average Age (Male)	41.2	40.8	42.3
Average Age (Female)	40.5	46.2	45.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,945	22,970	52,054
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$72,054	\$93,122	\$100,007
Average House Value	\$285,798	\$397,711	\$393,894

2023 American Community Survey (ACS)

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