

SALE MEDICAL OFFICE

MEDICAL • SPECIALLY EQUIPPED FACILITY

415 S. Wickham Rd.
W. Melbourne, FL 32904



Building	5,570 total sf 82' deep by 67' wide building (approximately)
Land	.49 Acre 87 feet fronting Wickham Rd. On-site water retention and lift station
Sale Price	\$1,250,000.00
Construction	Concrete block, masonry with stucco Built in 2012
Medical Features	Medical office designed for a special purpose oncology center including x-ray rooms and upgraded power to support special purpose equipment. Two physician's offices, two radiation-shielded, lead lined therapy rooms and large treatment/procedure room with tray ceiling and lots of windows. 4 plumbed exam rooms with built-in sinks and cabinetry.
Other Features	Built-out with high quality materials throughout. Large reception/lobby area, employee break room and a total of 5 two-fixture restrooms. 18 parking spaces.
Parcel ID	27-36-25-00-00772.0-0000.00
Tax ID	2744105
Zoning	C-2, City of West Melbourne
Utilities	Electric – FP&L Gas – City Gas Telephone – AT&T/Bell South
Traffic Counts	32,900 AADT (2013)

Rob Beckner, Principal
Medical and Office Properties

(321) 722-0707 x11
Rob@TeamLBR.com



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Brian Fernandez
Medical and Office Properties

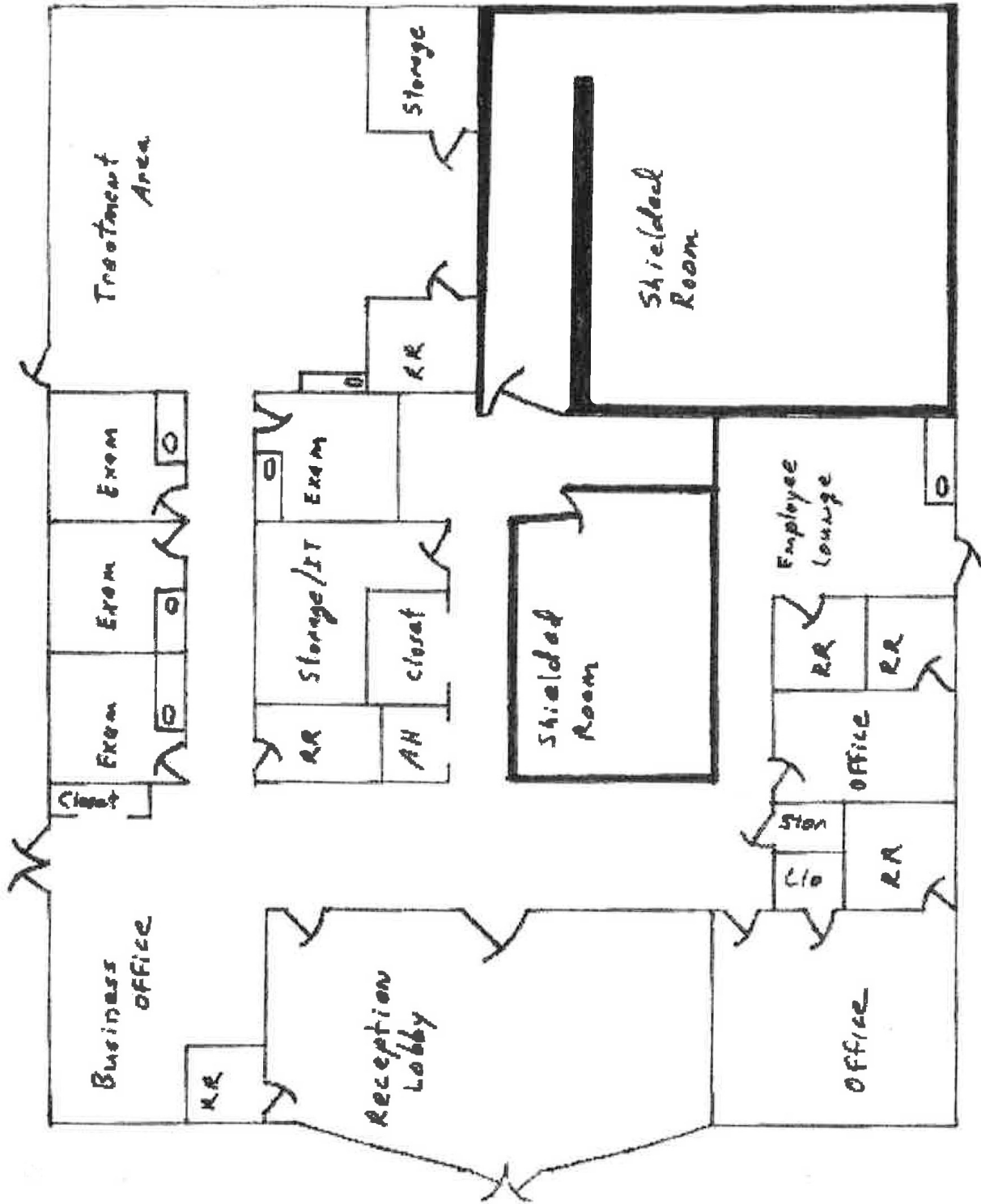
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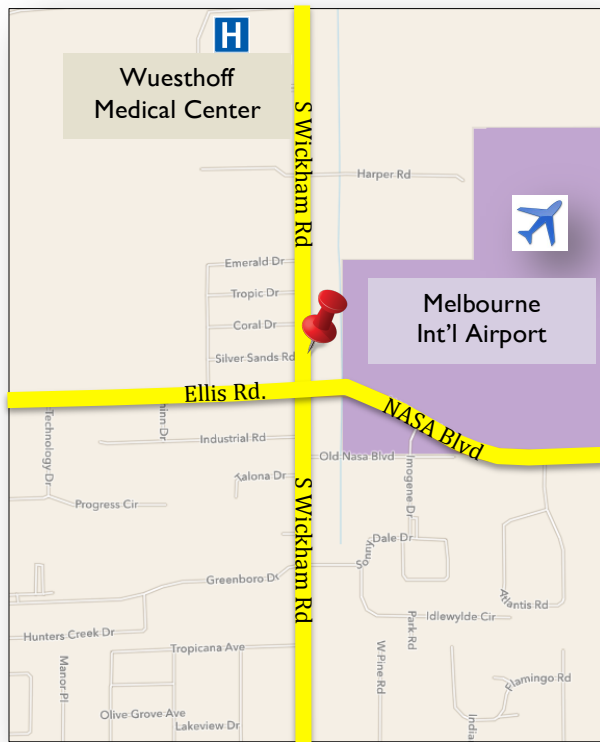
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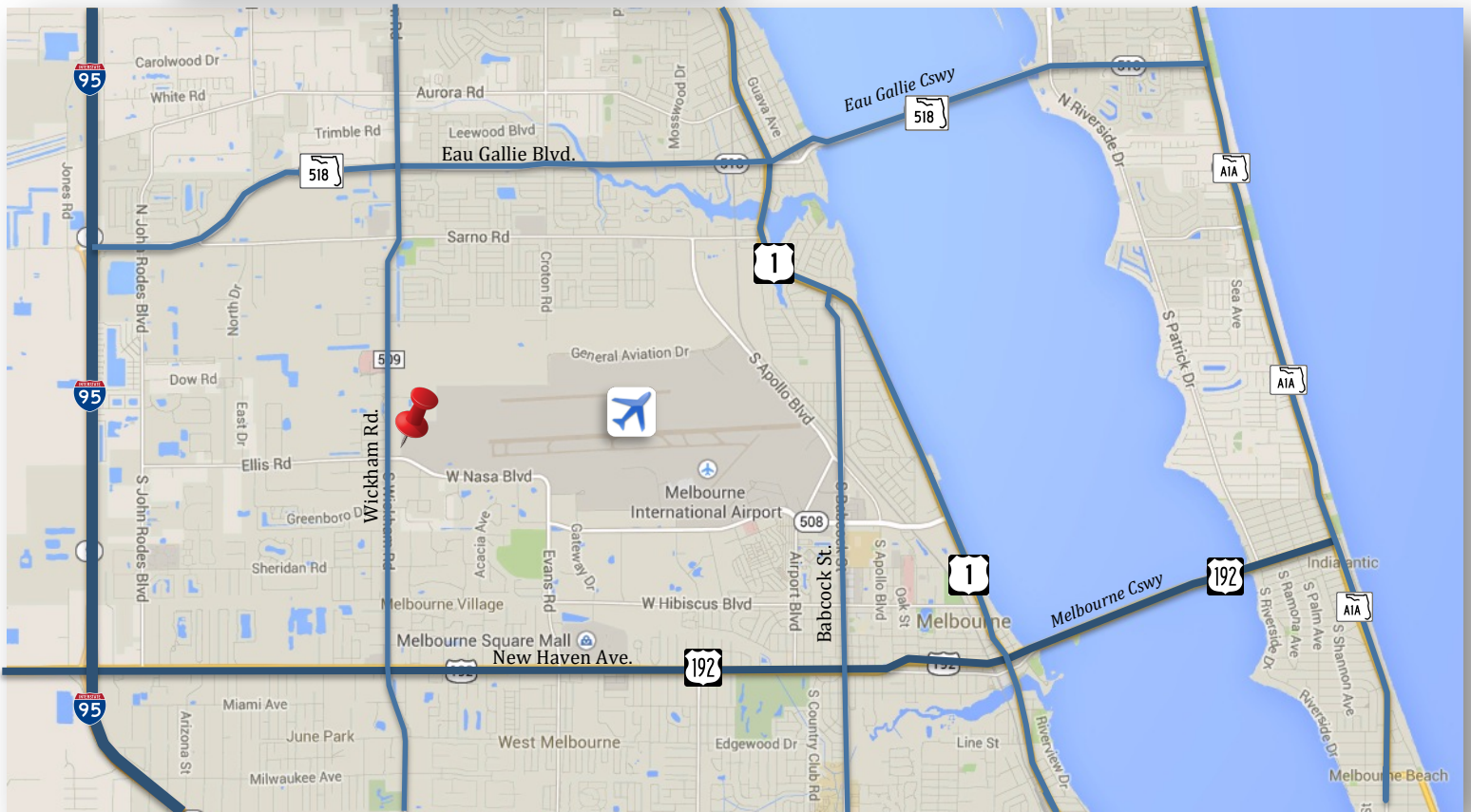
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Location

- 500 ft. north of NASA Blvd. & Wickham intersection
- .6 mile south of Wuesthoff Medical Center, Melbourne
- 4.5 miles to Holmes Regional Medical Center
- 1.5 miles north of US 192



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