

## **Evans Butler Realty, Inc.**



### **Office Building in Hibiscus Office Park**

**1672 W. Hibiscus Blvd, Melbourne FL 32901**

**•Sale Price is \$960,000**

Building Size	5,085 Square Feet
Land Size	0.14 Acres
Zoning	C-2 (General Commercial)
Parking	Shared with the Office Park
Water	Yes
Sewer	Yes
Electric	FPL
Year Built	2000
Construction	CBS
Roof	Ceramic Tile
Power Backup	On Site generator
Hurricane Prot.	Hurricane Shutters
Security	Alarm System
Signage	Building and Shared Pylon
Interior Finish	High grade carpet, tile

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This building is on the SE corner of the Hibiscus Office Park. The building is visible to Hibiscus Boulevard with shared pylon signage and mansard signage. The building's side faces into Broadband Drive which connects Hibiscus Blvd. and NASA Blvd. The oak tree-shaded office park is an ideal office location in a beautiful environment. The interior design is top notch with a lobby, conference areas, private offices all with generous window exposure on all four sides. The thoughtful layout has the storage and service needs, including kitchen located in an interior core. This building design will satisfy a sophisticated tenant's tastes in a stand-alone building.



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