

Las Brisas FOR SALE / FOR LEASE

1490 Highway A1A, Satellite Beach, FL 32937

Beautiful Office Building - Awesome Views of the Ocean



OFFERING SUMMARY

Sale Price: \$1,395,000

Available SF: 1,595 - 4,924 SF

Lease Rate: \$16.00 SF/yr (NNN)

Acreage: 0.29 Acres

Facility SF: 6,793 SF

PROPERTY OVERVIEW

A beautiful office building with spectacular ocean views.

Built in 2007, this 3 story office building features 1st level parking garage with elevator to 2nd and 3rd floors.

Beautifully landscaped and ready for your business.

Approximately 30,000 vehicles pass this site daily (FDOT)

LOCATION OVERVIEW

Centrally Located in Satellite Beach, right on A1A.
Across the street from Pelican Beach Park and Clubhouse.

PROPERTY HIGHLIGHTS

- Private offices and large open spaces.
- Huge balcony overlooking the ocean.
- Reserved covered parking
- Suite 202 is 1,596 sqft. available September 1st
- Suite 201 is 1,664 sqft. available July 1st
- Suite 301 is 1,664 sqft. available September 1st

Robert Solito

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Additional Photos



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Location Maps



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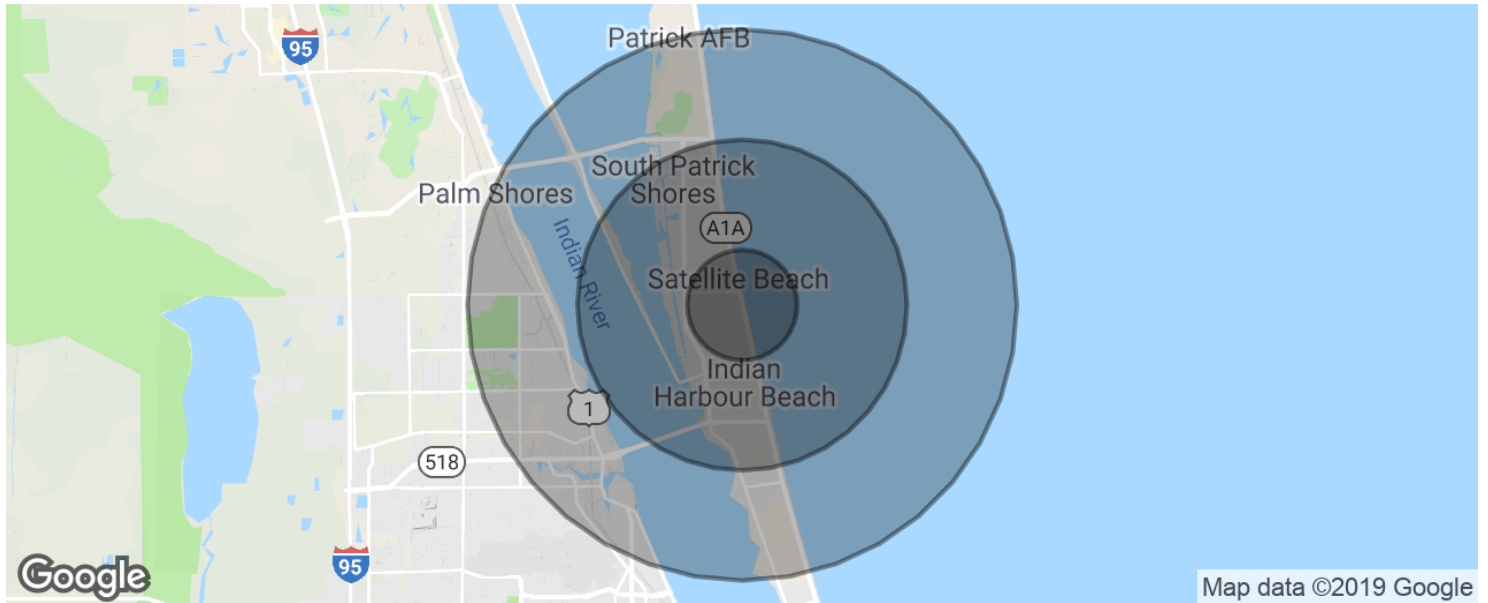
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,542	26,546	61,149
Median age	48.6	47.1	45.9
Median age (Male)	47.3	46.8	44.9
Median age (Female)	50.4	47.9	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,323	11,412	26,790
# of persons per HH	2.4	2.3	2.3
Average HH income	\$76,355	\$84,197	\$74,282
Average house value	\$489,415	\$482,451	\$299,865

** Demographic data derived from 2010 US Census*

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