

Atrium Corporate Center

780 S. Apollo Blvd, Melbourne, FL 32901

Executive Summary



OFFERING SUMMARY

Available SF: 1,087 SF - 11,214 SF

Lease Rate: \$13.95 SF/yr (MG)

Acreage: 1.66 Acres

Year Built: 1985

Facility SF: 24,343 SF

Renovated: 2019

Zoning: C-P

PROPERTY OVERVIEW

The Atrium Building is a beautiful two-story professional office building under new ownership that has recently been refurbished. The parking lot wraps around the property and there is an entrance on both the south and north sides of the building which leads to a common lobby area with seating and access to restrooms, stairs and an elevator. There are office suites available on both the first and second floors. Owner is highly motivated to lease the property, flexible and will make improvements to suit a tenant's needs.

LOCATION OVERVIEW

Located on Apollo Blvd between Nasa Blvd and Babcock Street. Close proximity to the Orlando-Melbourne International Airport, Downtown Melbourne and Health First Regional Hospital. New I-95 & Nasa Blvd exit set to open in mid 2020.

PROPERTY HIGHLIGHTS

- Suite 101 - 2,502 sf, Suite 104 - 2,168 sf
- Suite 106 - 2,903 sf, Suite 203 - 2,554 sf, Suite 218 - 1,087 sf
- Recently refurbished
- Motivated Landlord
- Gross rent rate - No CAM



Individual Members
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Adam Rathbun

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Additional Photos



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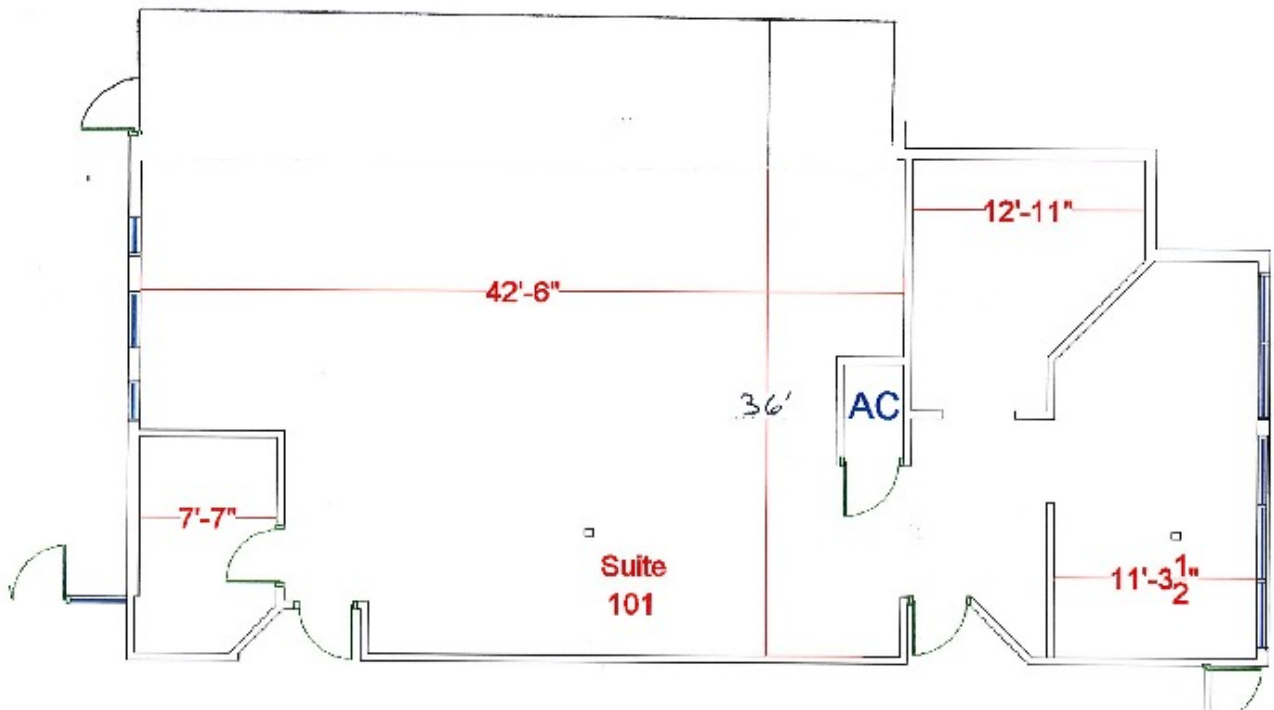


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Floor Plans



2,502 sf
Suite 101



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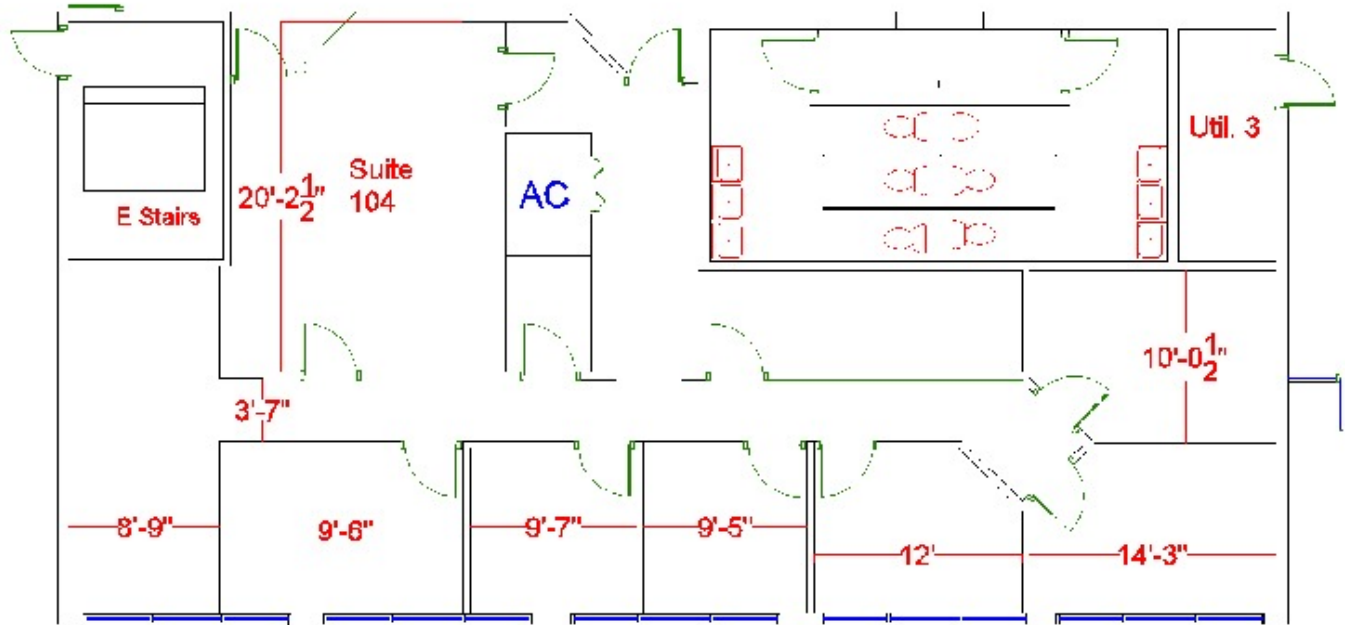


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Floor Plans



2,168 sf

Suite 104



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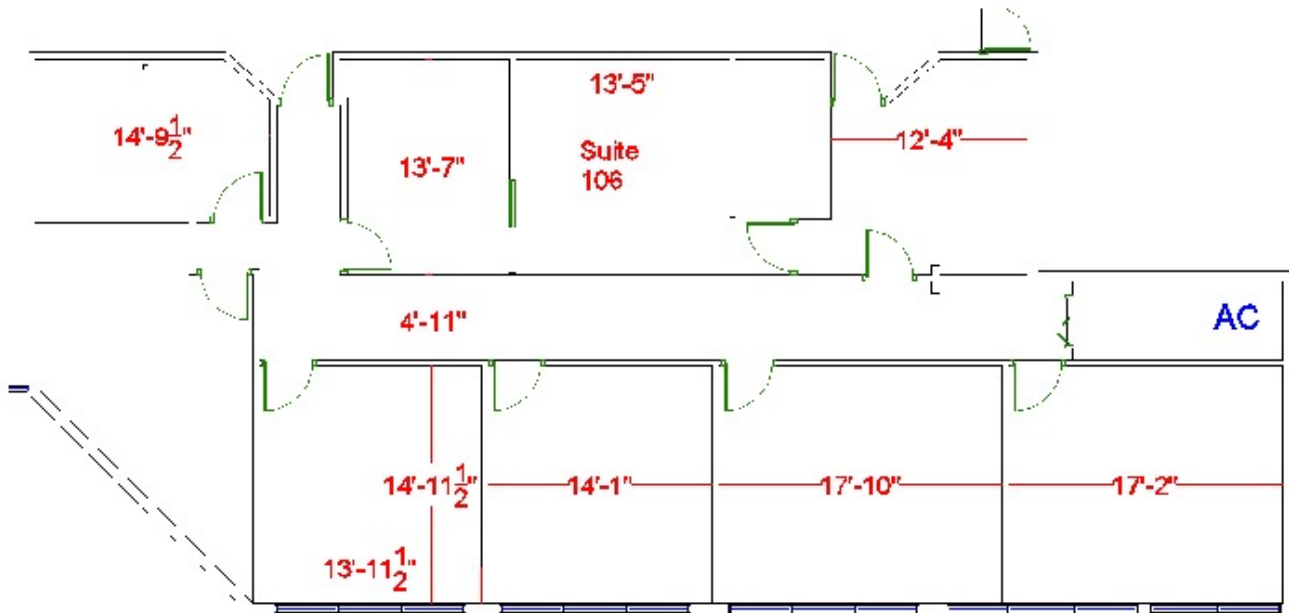


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Floor Plans



2,093 sf

Suite 106



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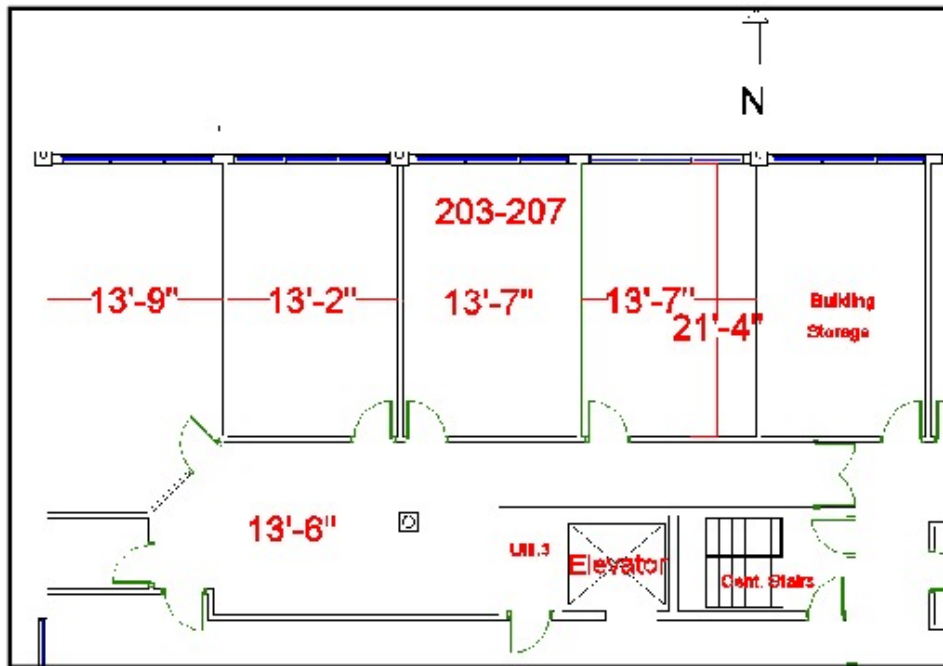


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Floor Plans



Unit 203-207



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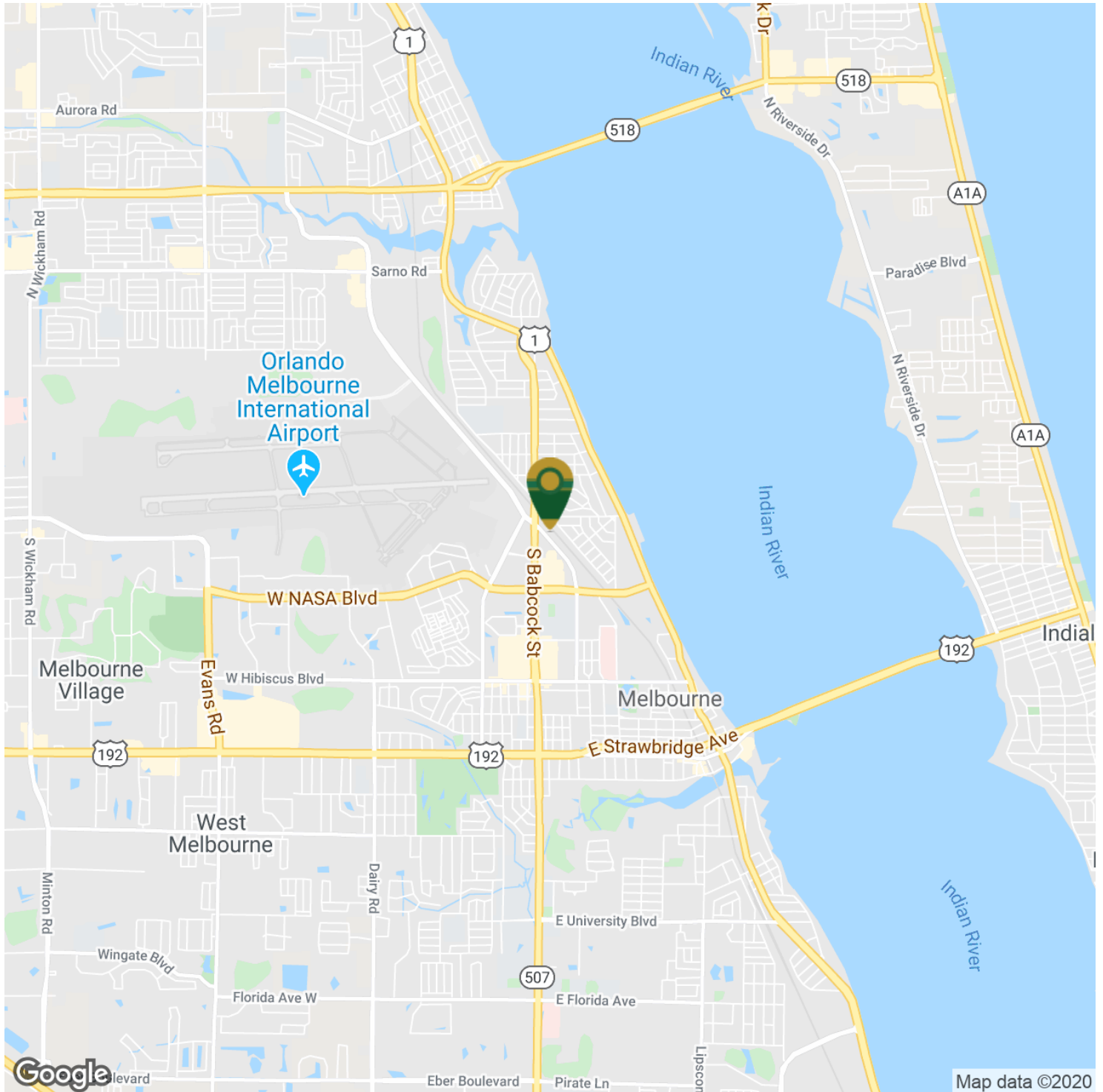


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Location Maps



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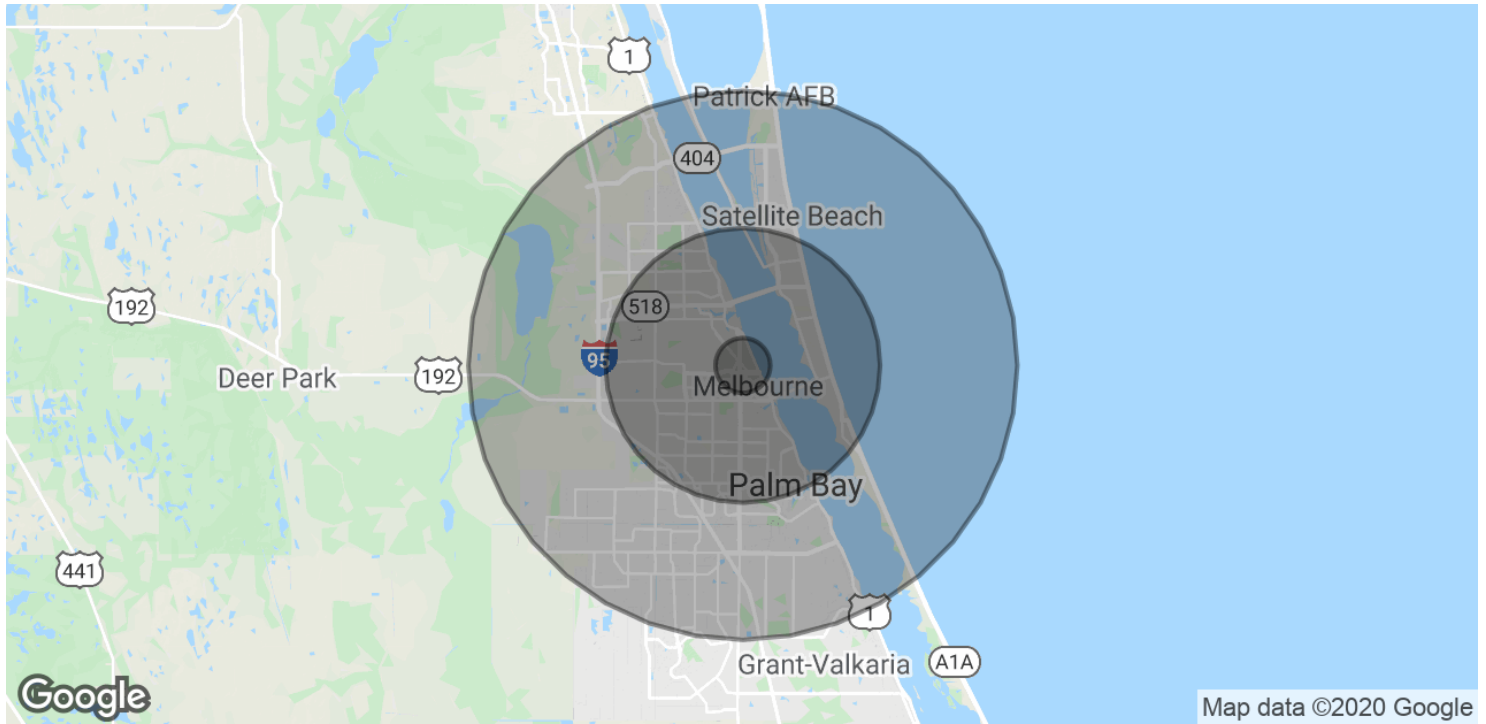


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,478	128,650	275,574
Median age	49.0	44.6	43.9
Median age (Male)	43.5	42.1	42.1
Median age (Female)	52.5	46.7	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,186	56,009	112,495
# of persons per HH	2.1	2.3	2.4
Average HH income	\$38,842	\$59,561	\$65,040
Average house value	\$205,969	\$208,850	\$233,326

* Demographic data derived from 2010 US Census



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