

# EXECUTIVE SUMMARY

• 474 N Harbor City Blvd Melbourne, FL 32935



## OFFERING SUMMARY

**Available SF:** 850 SF

**Lease Rate:** \$15.00 SF/yr (Gross)

**Lot Size:** 0.47 Acres

**Year Built:** 1951

**Building Size:** 4,390 SF

## PROPERTY OVERVIEW

Perfect size office space and ready for you to move into.  
Very clean office space with private offices.  
Plenty of extra parking in the back of the building.  
Great signage on US1.

## LOCATION OVERVIEW

Office located on US-1 near Babcock Street intersection  
Easy Access

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.

# ADDITIONAL PHOTOS

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# LOCATION MAPS

• 474 N Harbor City Blvd Melbourne, FL 32935



## LOCATION DESCRIPTION

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