

Corporate Park At Viera

7351 Office Park Place, Viera, FL 32940

Attention: Investors or Buyer/User's Income Producing Class A Office Building Viera



OFFERING SUMMARY

Sale Price: \$2,595,000

Facility SF: 10,866 SF

Zoning: Brevard County
Commercial (BU-1)

Utilities: City Water/Sewer; FPL;
Fiber (Spectrum)

PROPERTY OVERVIEW

Class A Stand-Alone Office Building in Excellent Condition.
100% Occupied. Estimated 2021 NOI is \$205,000 (Call for Details).
Large Lobby, Multiple Conference Rooms, Hard Wall Offices, Open Space for Cubes, Numerous Restrooms & Break Areas.
Ample Parking.
Close Proximity to Viera Courthouse, I-95, School Board, Hospital & Avenues Viera. Perfect for Attorney's Office.
Flexible BU-1 Zoning Allows: Office, Financial, Medical, Laboratory, and More!
Perfect for an Owner User or Investor.

LOCATION OVERVIEW

Don't miss this excellent opportunity to own a Class A office building in the heart of the Viera / Suntree Office, Retail, Medical, Restaurant & Residential Market. Short drive to all Viera & Central Brevard amenities including Health First Hospital, Viera Courthouse, The Avenue Shopping Center & Space Coast Stadium. Close proximity to I-95 & US1 making the building easily accessible to the rest of Brevard County and surrounding area.



Individual Members
Michael S. Ullian
Adam Rathbun

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Retailer Map



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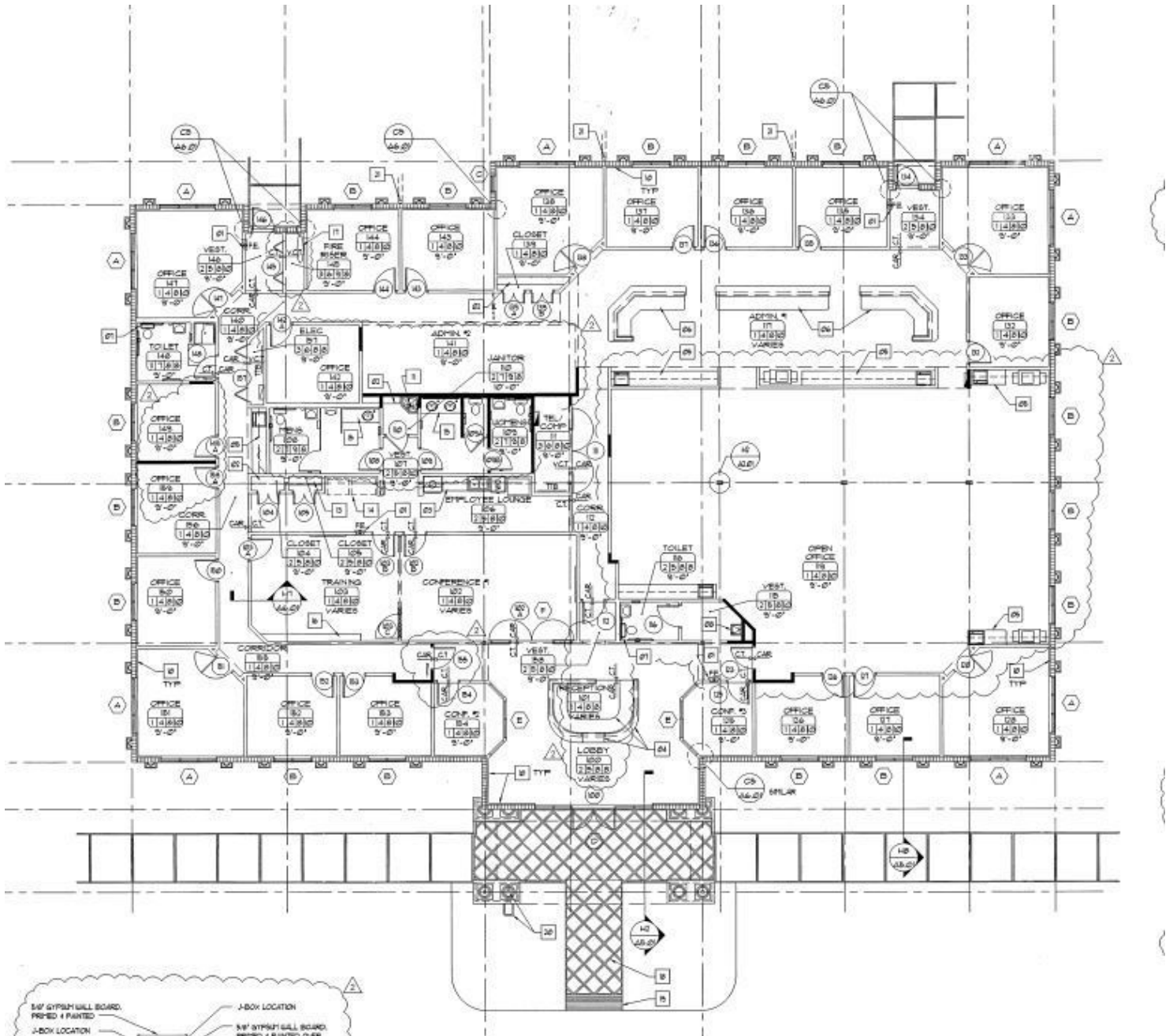


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Floor Plan



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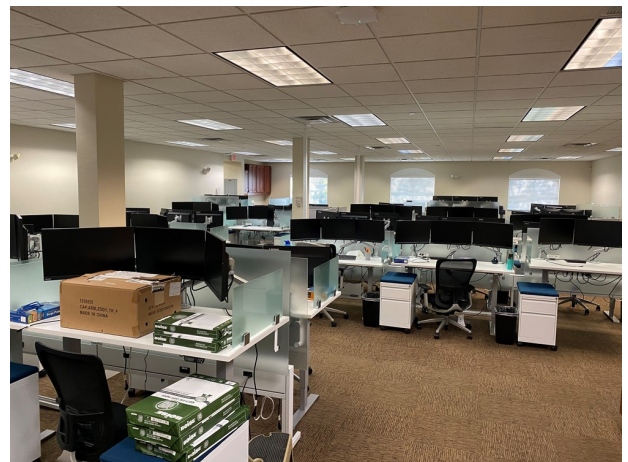


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Interior Photos



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Property Details

Sale Price	\$2,595,000
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Brevard County Commercial BU-1
Lot Size	0.28 Acres
APN #	26-36-10-75-* -5.02

LOCATION INFORMATION

Street Address	7351 Office Park Place
City, State, Zip	Viera, FL 32940
County	Brevard
Sub-market	Space Coast
Cross-Streets	Wickham Road & Murrell Road

BUILDING INFORMATION

Building Size	10,866 SF
NOI	Est. \$205,000 in 2021
CAP Rate	7.9
Price / SF	\$238.82
Occupancy %	100%



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Tenants at 7351 Office Park Place

RSM US, LLP (8,773 SF)

RSM US, LLP is an audit, tax, and consulting firm focused on the middle market in the United States and a member of the global accounting network RSM International. It is the fifth largest accounting firm in the United State, employing more than 11,000 across 86 cities nationwide and in Canada.

<https://rsmus.com/>

Edward J. Beck, CPA, LLC (274 SF)

Edward J. Beck, CPA, LLC is a full-service accounting firm serving clients throughout the area, dedicated to providing clients with professional, personalized services and guidance in a wide range of financial and business needs.

The Murtha Law Group, PA (225 SF)

The Murtha Law Group, PA serves the Melbourne, Florida area and provides services in Estate Planning, Divorce & Family Law, Personal Injury, Business and State Appellate practice.



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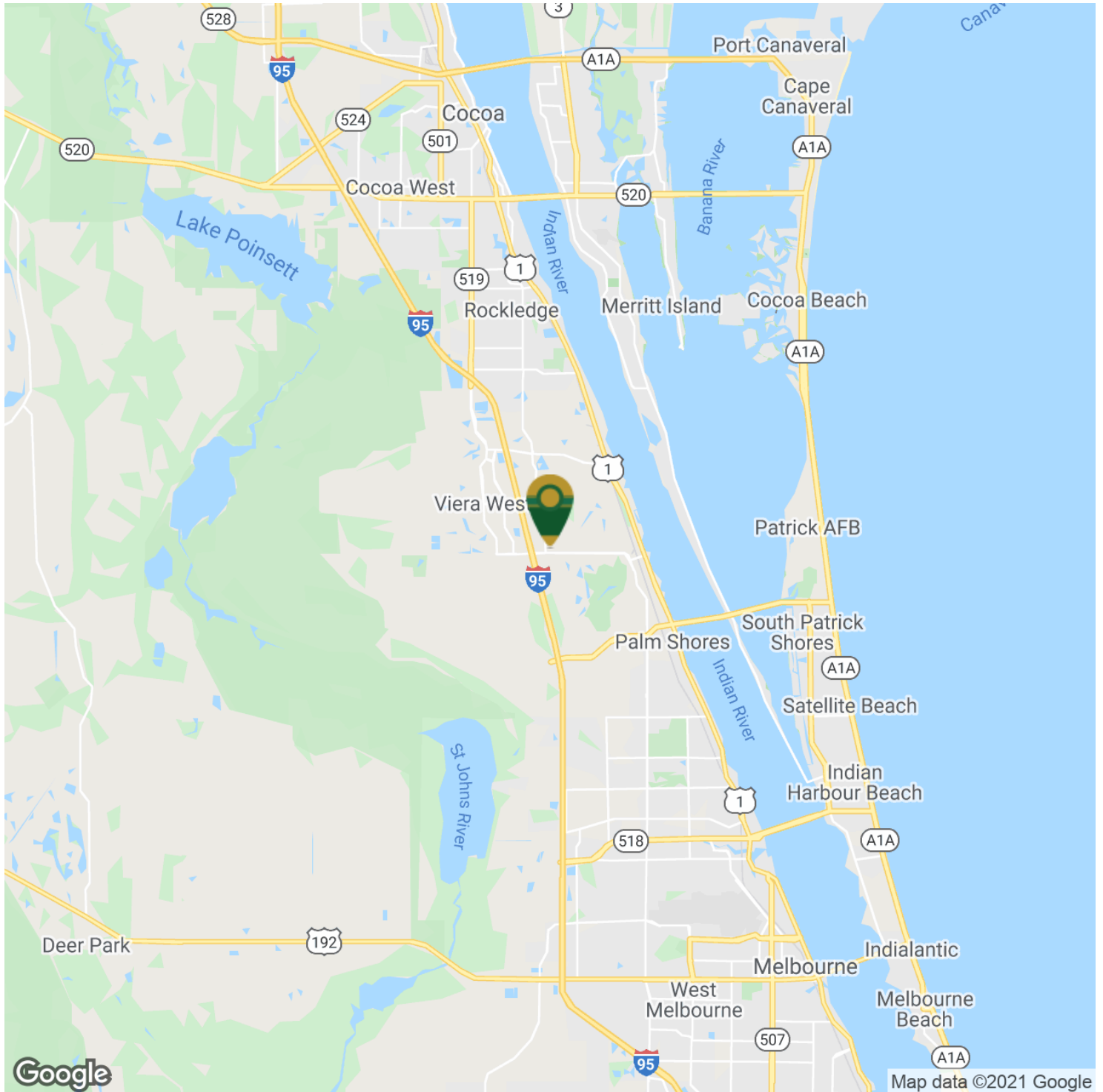


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Location Maps



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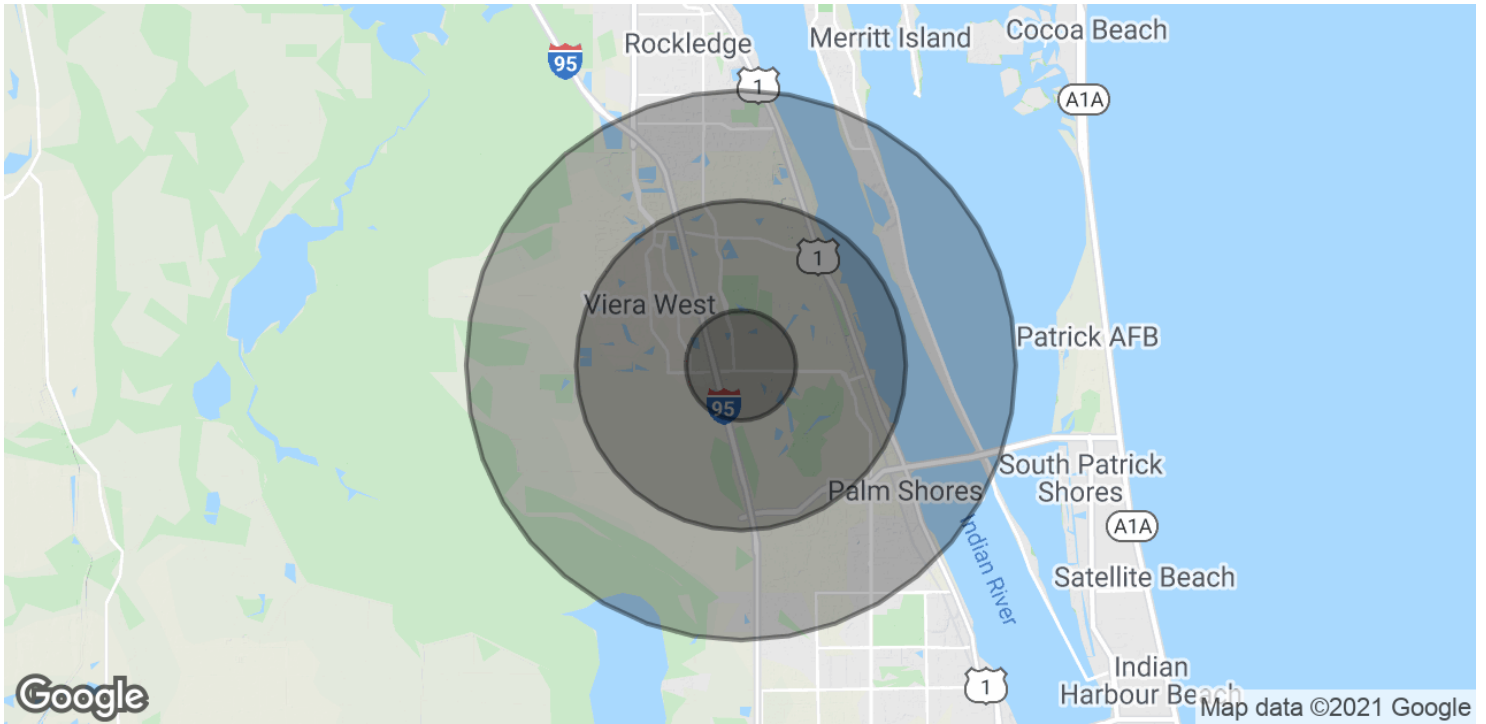


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,802	31,719	60,108
Average age	45.3	46.1	45.5
Average age (Male)	45.2	45.8	45.2
Average age (Female)	45.4	46.3	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,363	13,063	23,979
# of persons per HH	2.5	2.4	2.5
Average HH income	\$82,949	\$84,202	\$88,218
Average house value	\$235,158	\$244,887	\$289,046

* Demographic data derived from 2010 US Census



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