

EXECUTIVE SUMMARY

• 2020 W Eau Gallie Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 2,617 SF

Lease Rate: \$18.00 SF/yr (Gross)

Year Built: 2014

Building Size: 2,617 SF

Zoning: CIA

PROPERTY OVERVIEW

Beautiful office space in great location!

Beautiful office condominium buildings on Eau Gallie Boulevard.

Very efficient floor plans allow for private offices, open work area, cubicle systems in place, and reception.

Features: Large Conference Area, Kitchenette, Server Room

LOCATION OVERVIEW

Located on the corner of Eau Gallie and Croton

Mile and Half from US Hwy 1

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

• 2020 W Eau Gallie Blvd Melbourne, FL 32935



ROB BECKNER, SIOR
Principal
321.722.0707 X11
rob@teamlbr.com

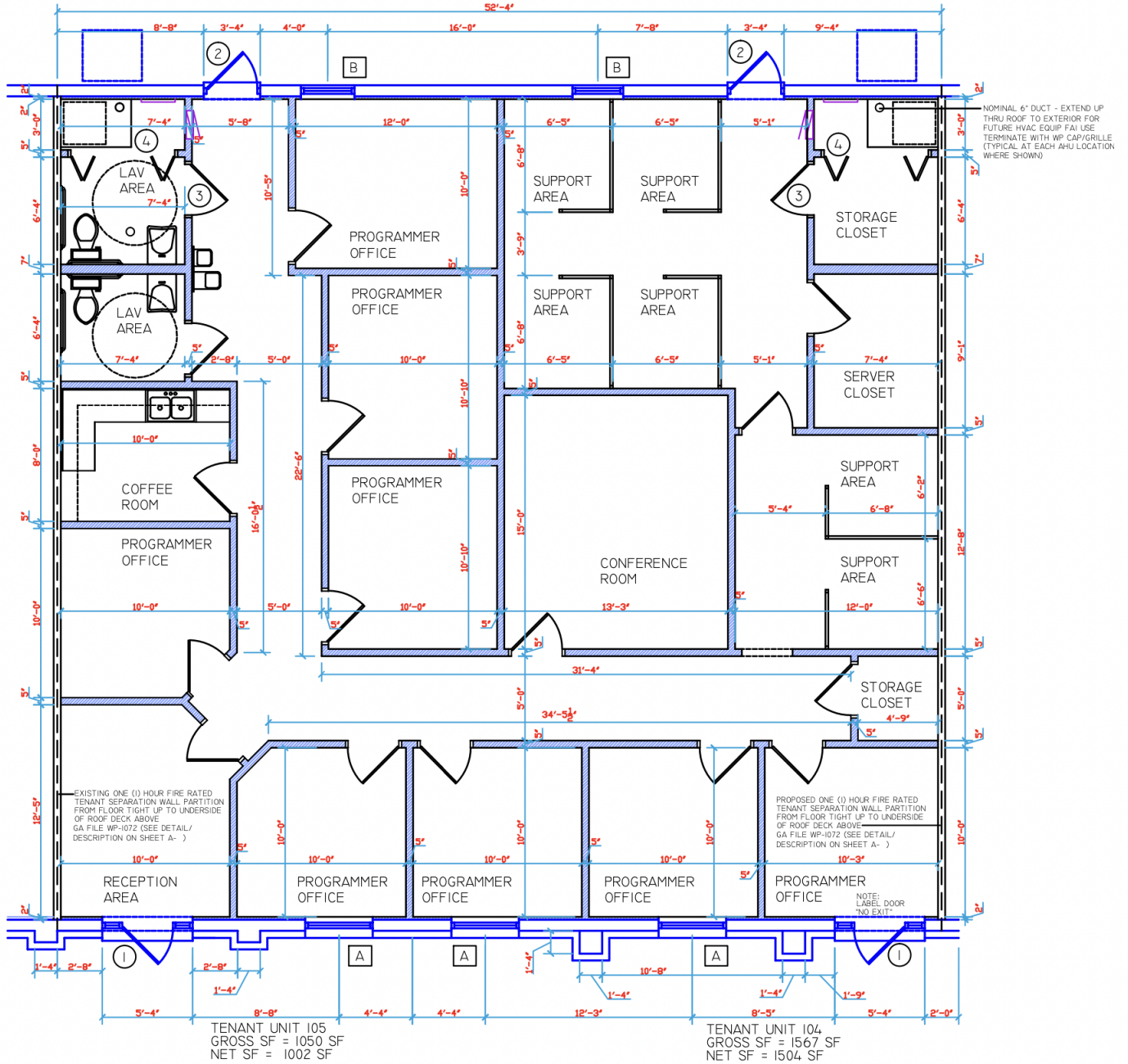
CHARLES DUVALL
Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.
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.

FLOOR PLAN

• 2020 W Eau Gallie Blvd Melbourne, FL 32935



TENANT RENOVATIONS-UNIT 105/104 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROB BECKNER, SIOR
Principal
321.722.0707 X11
rob@teamlbr.com

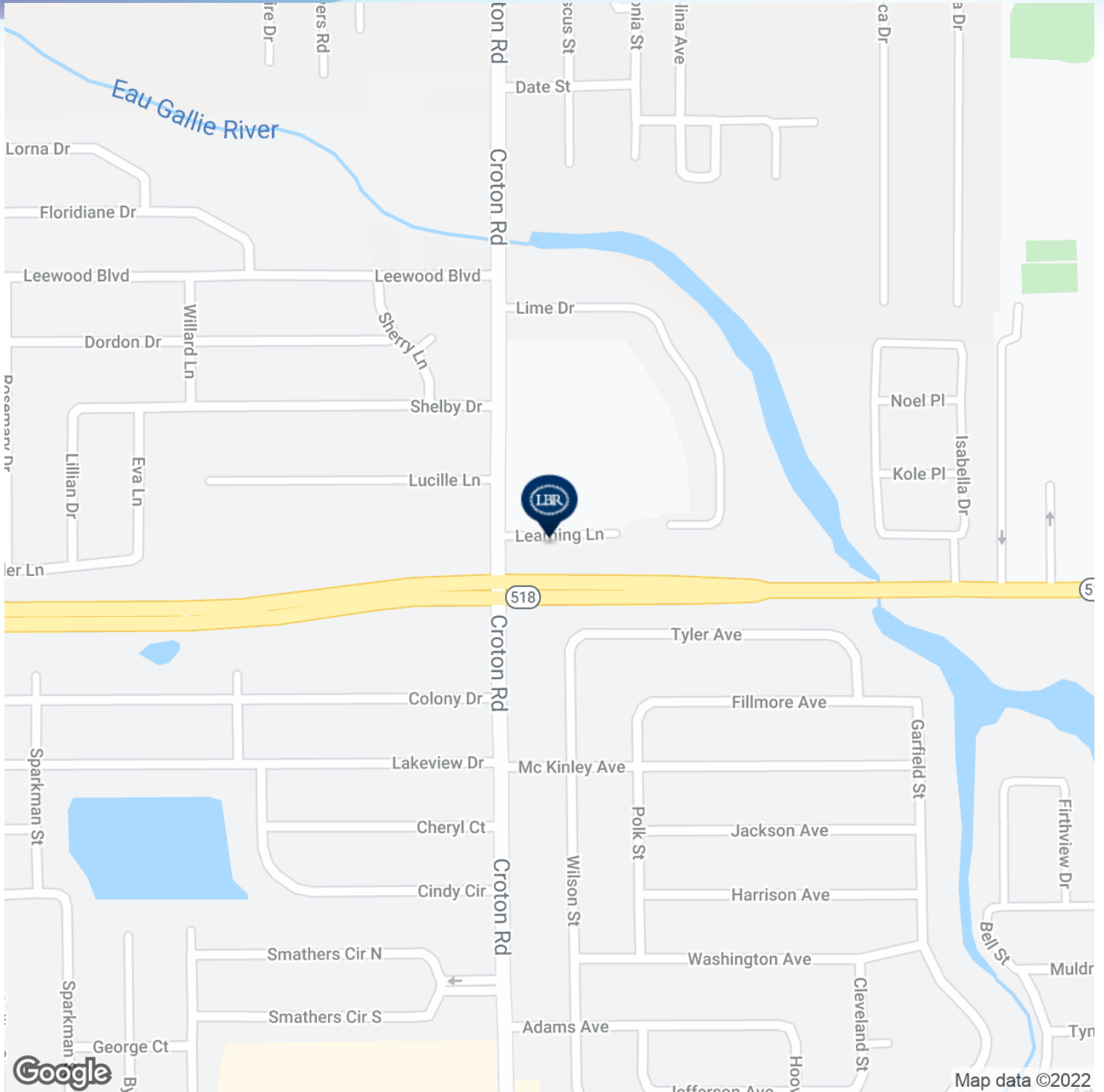
CHARLES DUVALL
Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.
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.

LOCATION MAP

• 2020 W Eau Gallie Blvd Melbourne, FL 32935



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

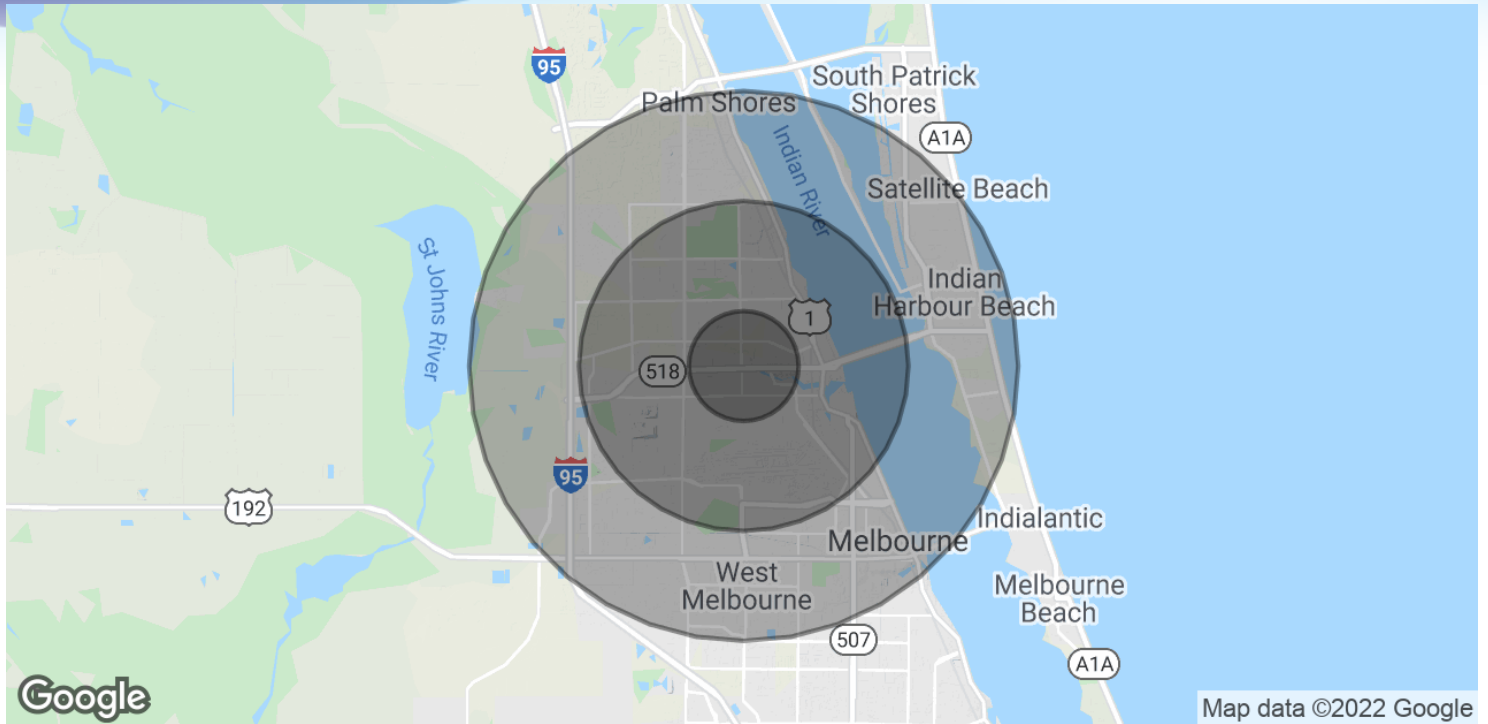
Lightle Beckner Robison, Inc.

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.

DEMOGRAPHICS MAP & REPORT

• 2020 W Eau Gallie Blvd Melbourne, FL 32935



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,238	52,766	120,572
Average Age	39.9	44.5	45.1
Average Age (Male)	37.4	42.1	43.2
Average Age (Female)	42.5	46.7	46.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,499	23,267	51,390
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$47,864	\$52,506	\$64,606
Average House Value	\$141,124	\$171,642	\$235,672

* Demographic data derived from 2010 US Census

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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.