

6765 N Wickham Rd, Melbourne

**Imperial Plaza
For Lease**



PROPERTY DESCRIPTION

Imperial Plaza offers a professional office setting within a three-story building at 6765 North Wickham Road.

Beautiful office complex in the Suntree area with meticulous landscaped areas.

Established tenant mix including healthcare, legal, engineering, and financial services.

The building offers surface parking and onsite signage opportunities.

LOCATION DESCRIPTION

Imperial Plaza is positioned in Melbourne's established Suntree area, a well-regarded business setting in Brevard County. The location offers convenient regional connectivity with close access to I-95 and proximity to Patrick Space Force Base, supporting an easy commute for office users and visitors alike.

Melbourne is known for its strong employment base, professional services presence, and access to the broader Space Coast economy. The surrounding area blends a polished business environment with everyday conveniences, making it an appealing setting for office tenants seeking a connected location within one of the region's recognized commercial corridors.

OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (\$10.75/sf NNN)
Available SF:	2,200 - 2,574 SF
Lot Size:	10.59 Acres
Building Size:	90,090 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	420	1,883
Total Population	220	906	4,024
Average HH Income	\$169,306	\$143,463	\$132,155

ROB BECKNER, SIOR

Principal
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Rob@TeamLBR.com

COURTNEY SMITH

Sales Associate
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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.

LEASE INFORMATION

Lease Type:	\$10.75/sf NNN	Lease Term:	Negotiable
Total Space:	2,200 - 2,574 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

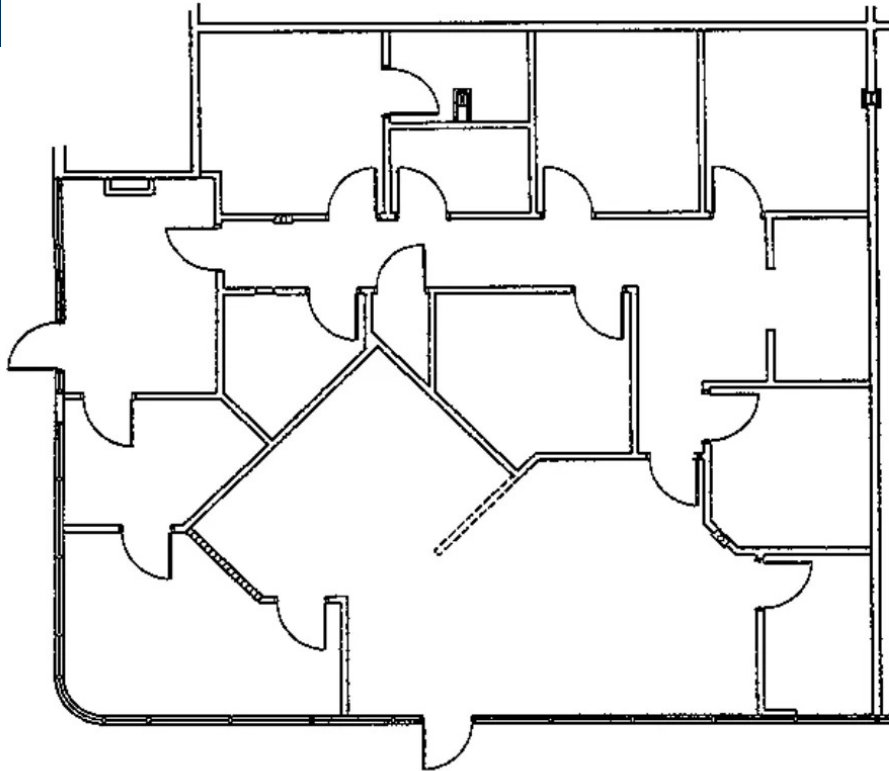
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
105-C	Available	2,200 SF	\$10.75/sf NNN	\$32.00 SF/yr
208-A	Available	2,574 SF	\$10.75/sf NNN	\$32.00 SF/yr

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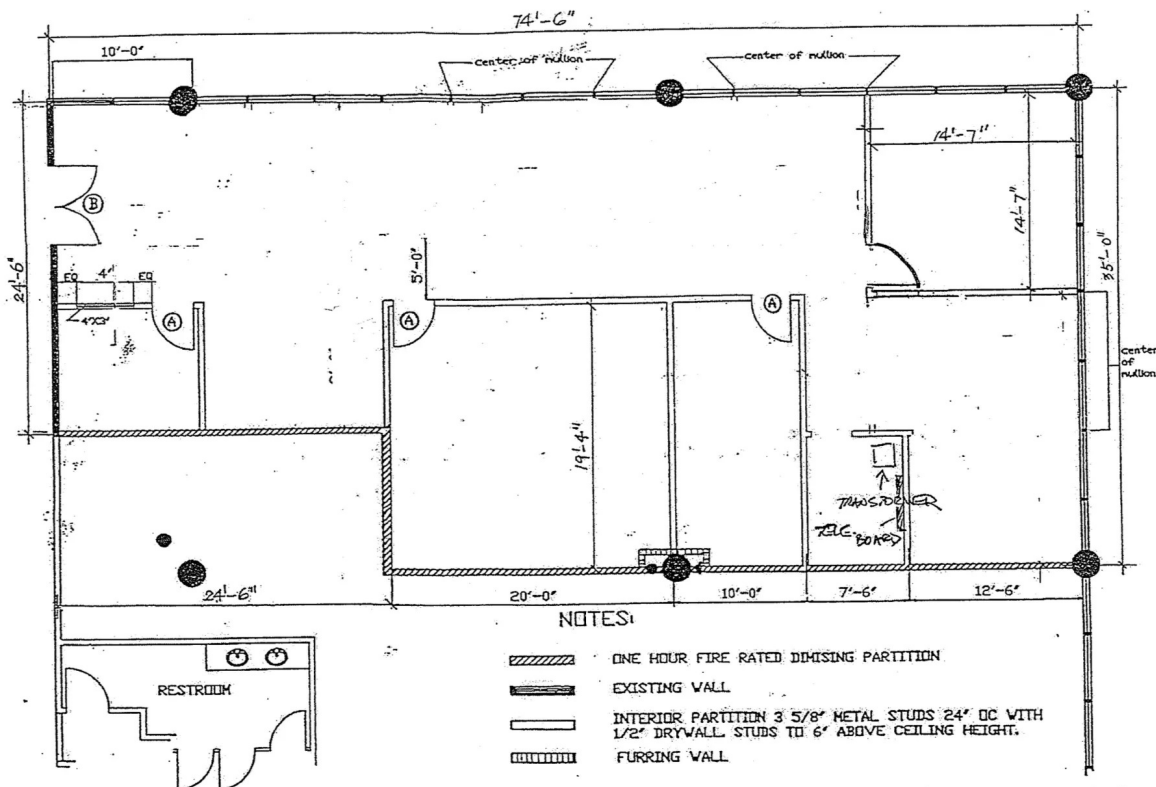
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Suite 208



ROB BECKNER, SIOR COURTNEY SMITH

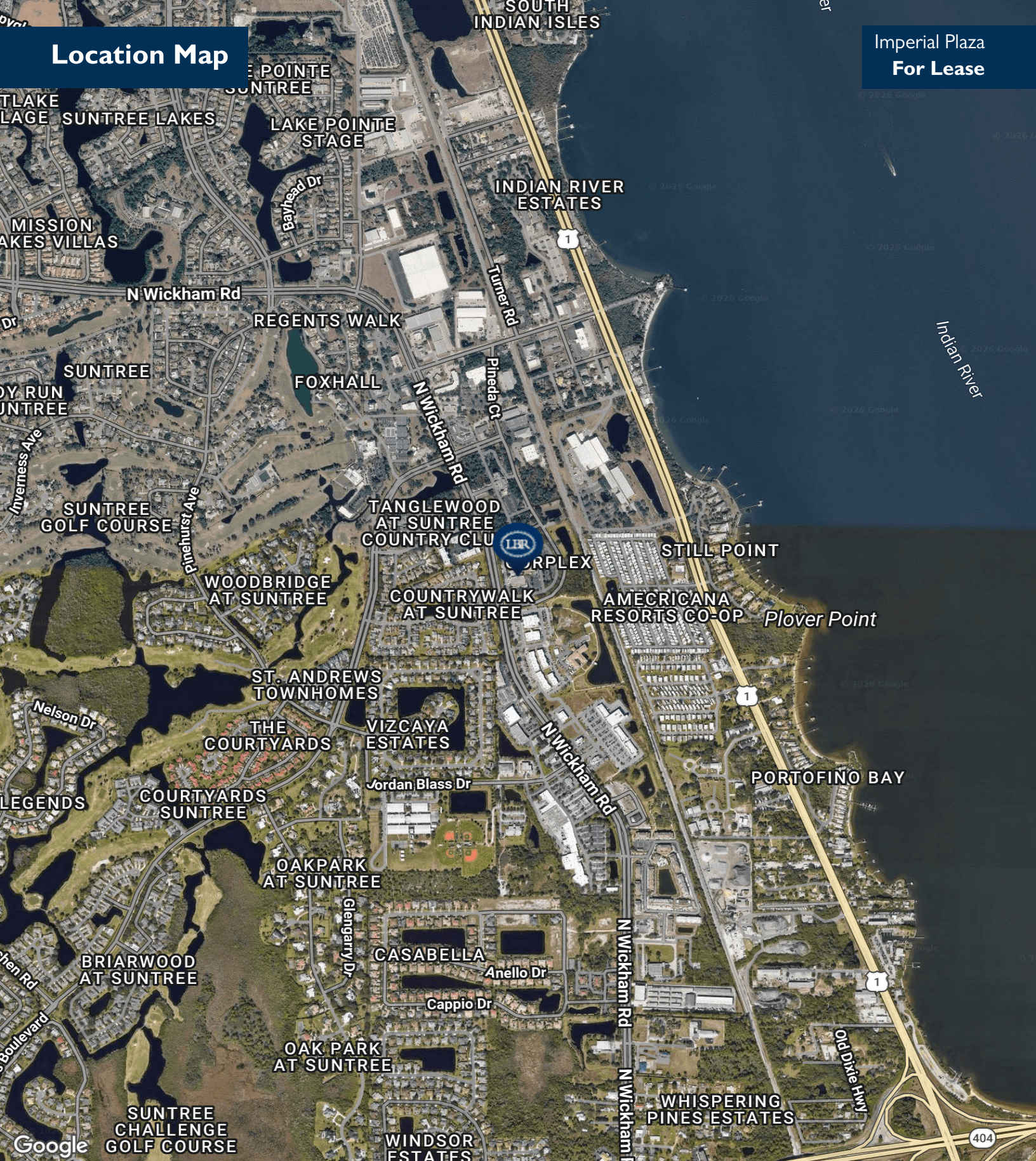
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LIGHTLE
BECKNER
ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

Location Map

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Suite 105-C

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Suite 208



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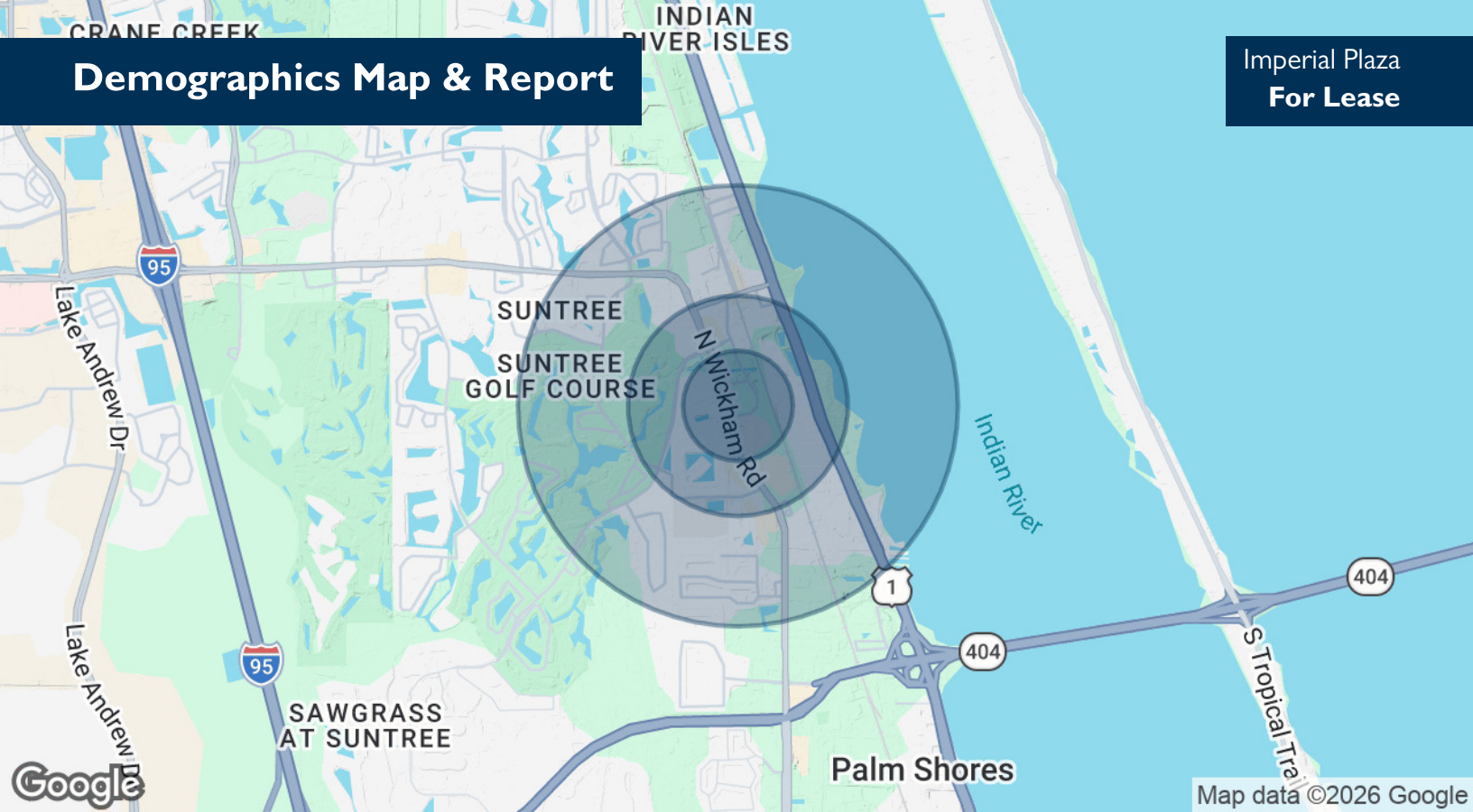
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	220	906	4,024
Average Age	52.4	55.1	54.6
Average Age (Male)	52.8	55.0	53.7
Average Age (Female)	53.1	57.7	57.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	420	1,883
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$169,306	\$143,463	\$132,155
Average House Value	\$545,527	\$467,207	\$463,532

2023 American Community Survey (ACS)

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