Property Summary

5700 N Hwy 1
For Lease



PROPERTY DESCRIPTION

The Meridian Center stands out as one of Brevard County's premier Class A office destinations, offering an unmatched riverfront location with exceptional visibility at the corner of US-1 and Pineda Causeway.

This modern, LEED-certified building combines striking architecture with abundant natural light and high-end finishes to create a professional, comfortable environment for today's businesses. The bright, open lobby makes a strong first impression, and select suites feature sweeping views of the Indian River.

The Meridian Center is engineered to withstand hurricane winds exceeding 175 mph and includes energy-efficient systems throughout. Tenants benefit from floor-to-ceiling windows, high ceilings, and responsive on-site management–all in a prime location minutes from I-95, Patrick Space Force Base, and Orlando Melbourne International Airport.

- Class A office building with Indian River frontage

- LEED-certified for sustainability and energy efficiency

- Built for hurricane safety with wind resistance exceeding 175 mph

- Floor-to-ceiling windows and high ceilings

- On-site professional management

- Prime location at US-1 and Pineda Causeway with excellent visibility

- Minutes from I-95, Patrick Space Force Base, and Orlando Melbourne International Airport

- Ample parking

OFFERING SUMMARY

Lease Rate:	$26 SF/yr (NNN)
Available SF:	1,472 - 8,835 SF
Building Size:	71,565 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,382	13,077	38,045
Total Population	3,449	32,643	91,717
Average HH Income	$98,424	$89,571	$78,034

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Commercial Real Estate Services

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Lease Spaces

5700 N Hwy 1
For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,472 - 8,835 SF	Lease Rate:	$26 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	8,835 SF	NNN	$26.00 SF/yr
2nd Floor	Available	6,659 SF	NNN	$26.00 SF/yr
Ste. 280	Available	1,472 SF	NNN	$26.00 SF/yr

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Additional Photos

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Additional Photos


First Floor


First Floor


First Floor


First Floor


First Floor


First Floor

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Additional Photos


Suite 280


Suite 280


Suite 280


Suite 280

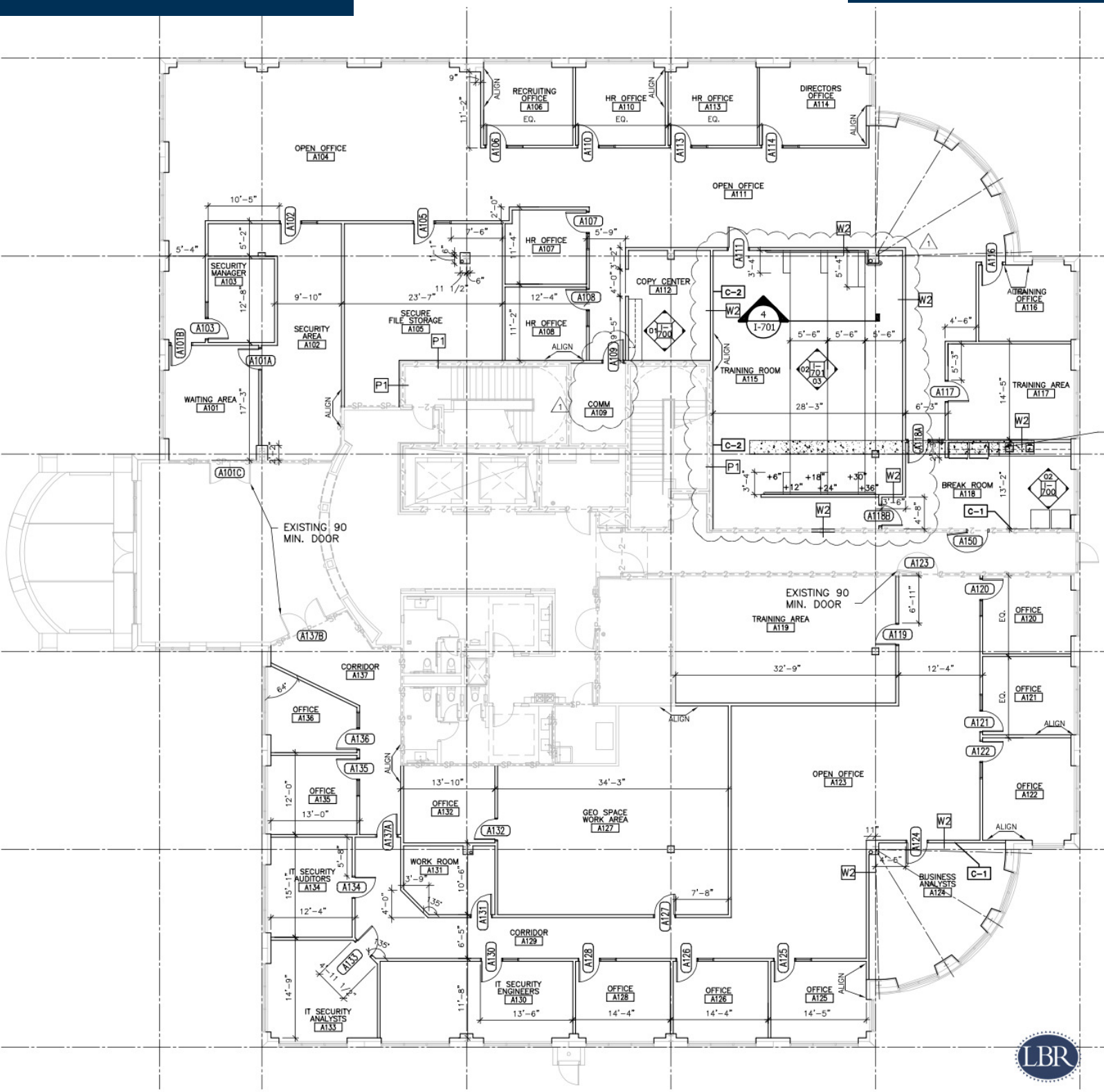
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FIRST FLOOR PLAN



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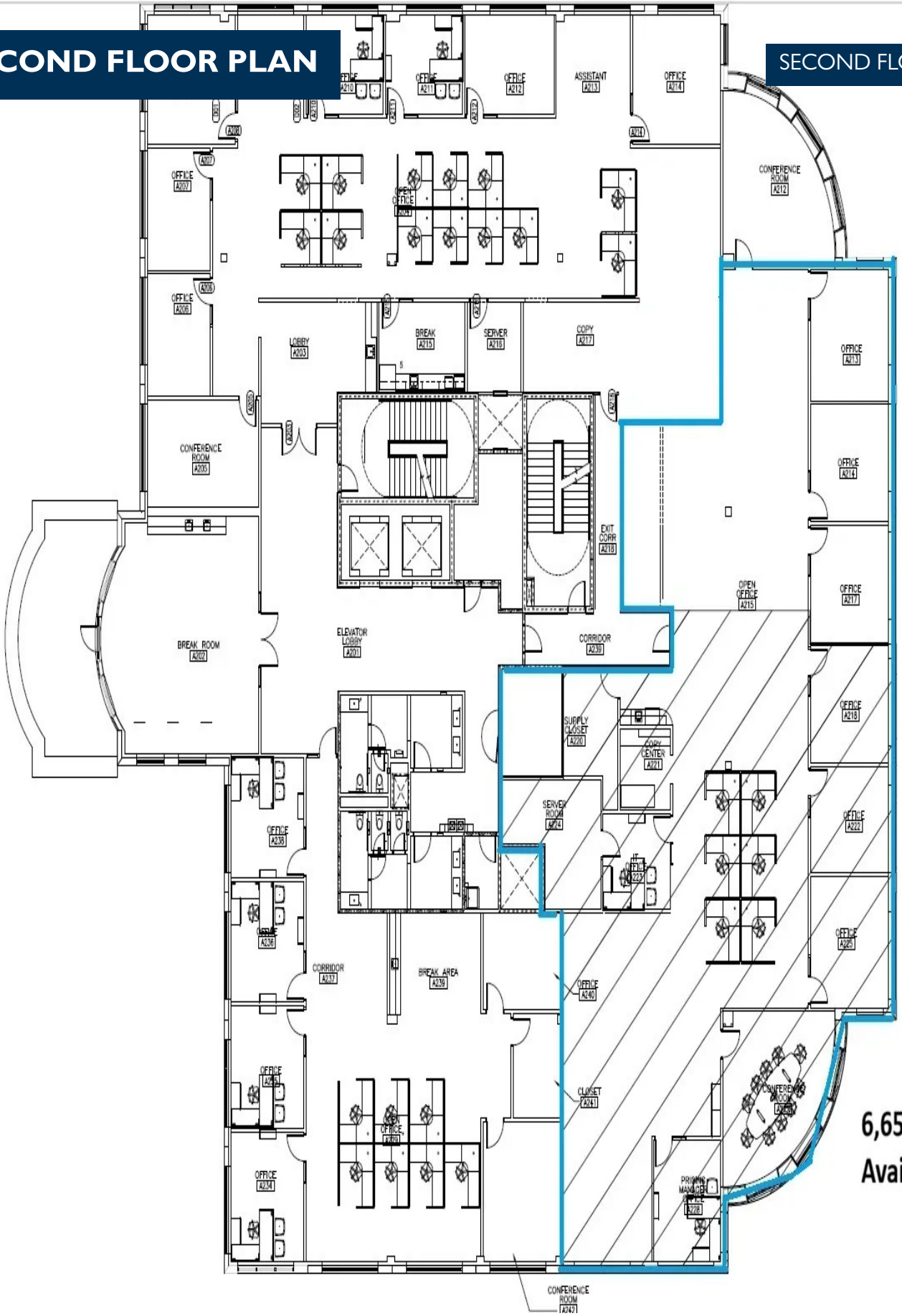
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SECOND FLOOR PLAN

SECOND FLOOR PLAN



6,659 Rentable SF Available

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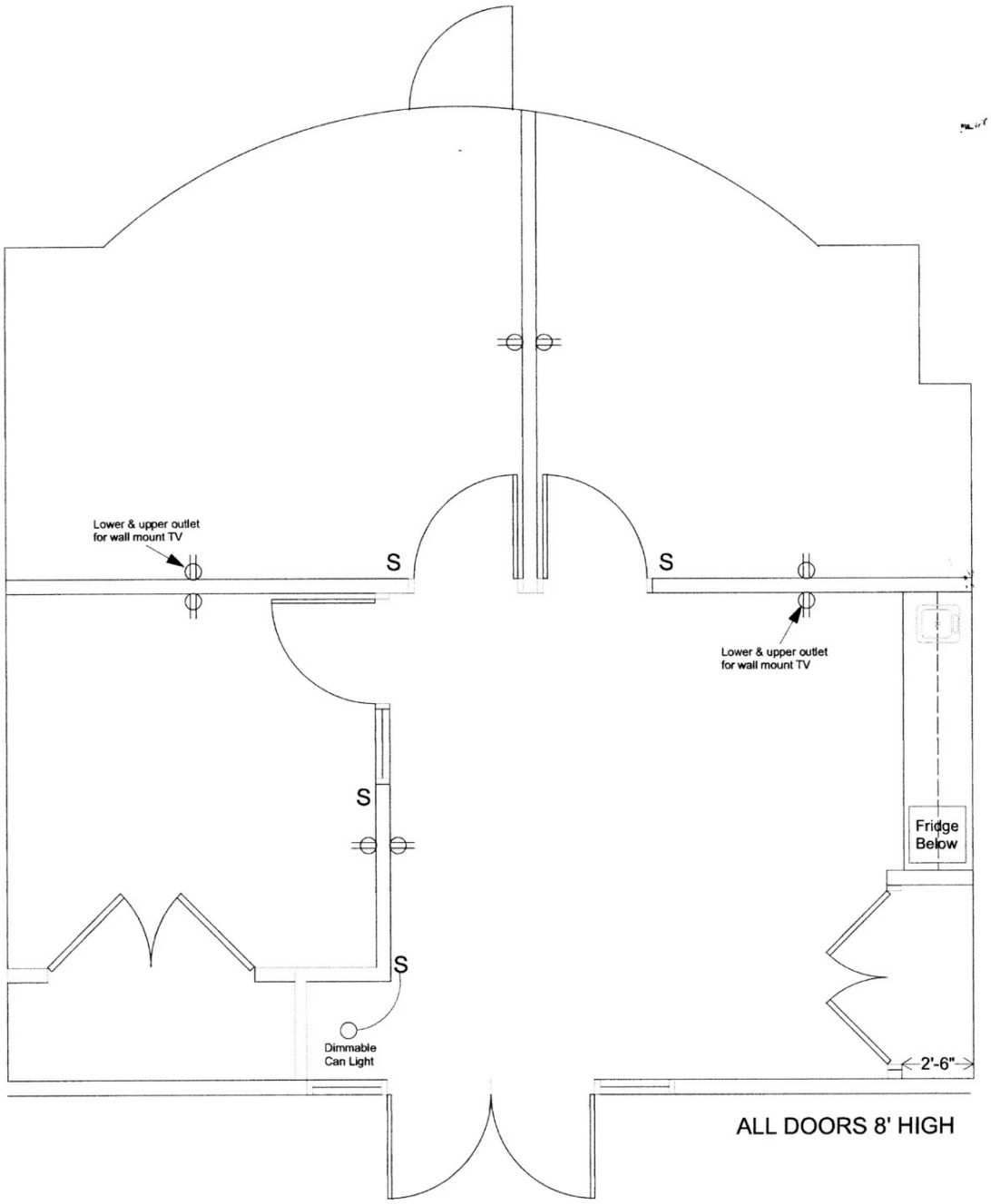
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Suite 280

EXHIBIT B
FLOOR PLAN

B. LILLEY PRODUCTIONS
MERIDAN CENTER SUITE 280
ROUGH SCALE 1/4" = 1'-0"



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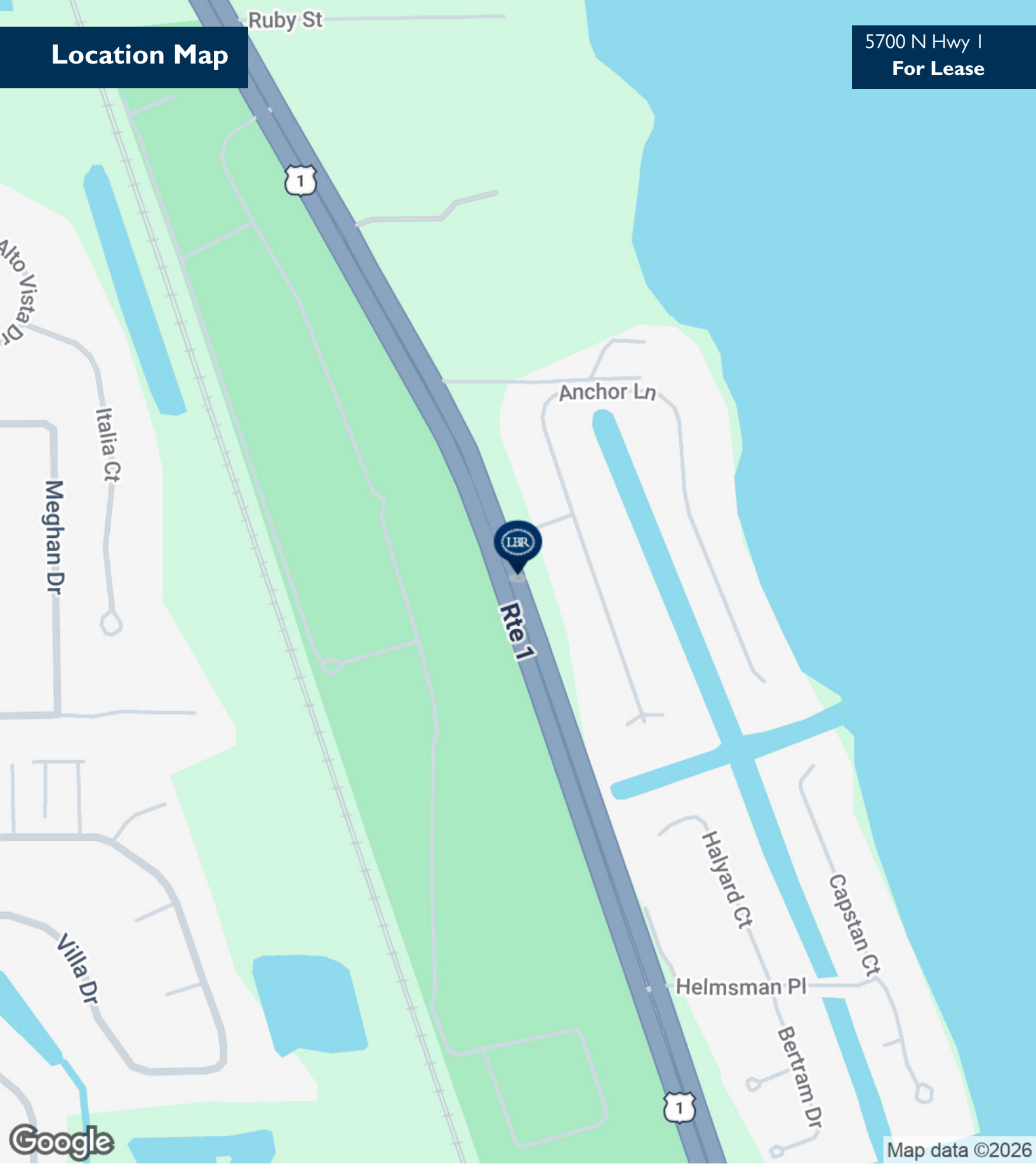
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Location Map

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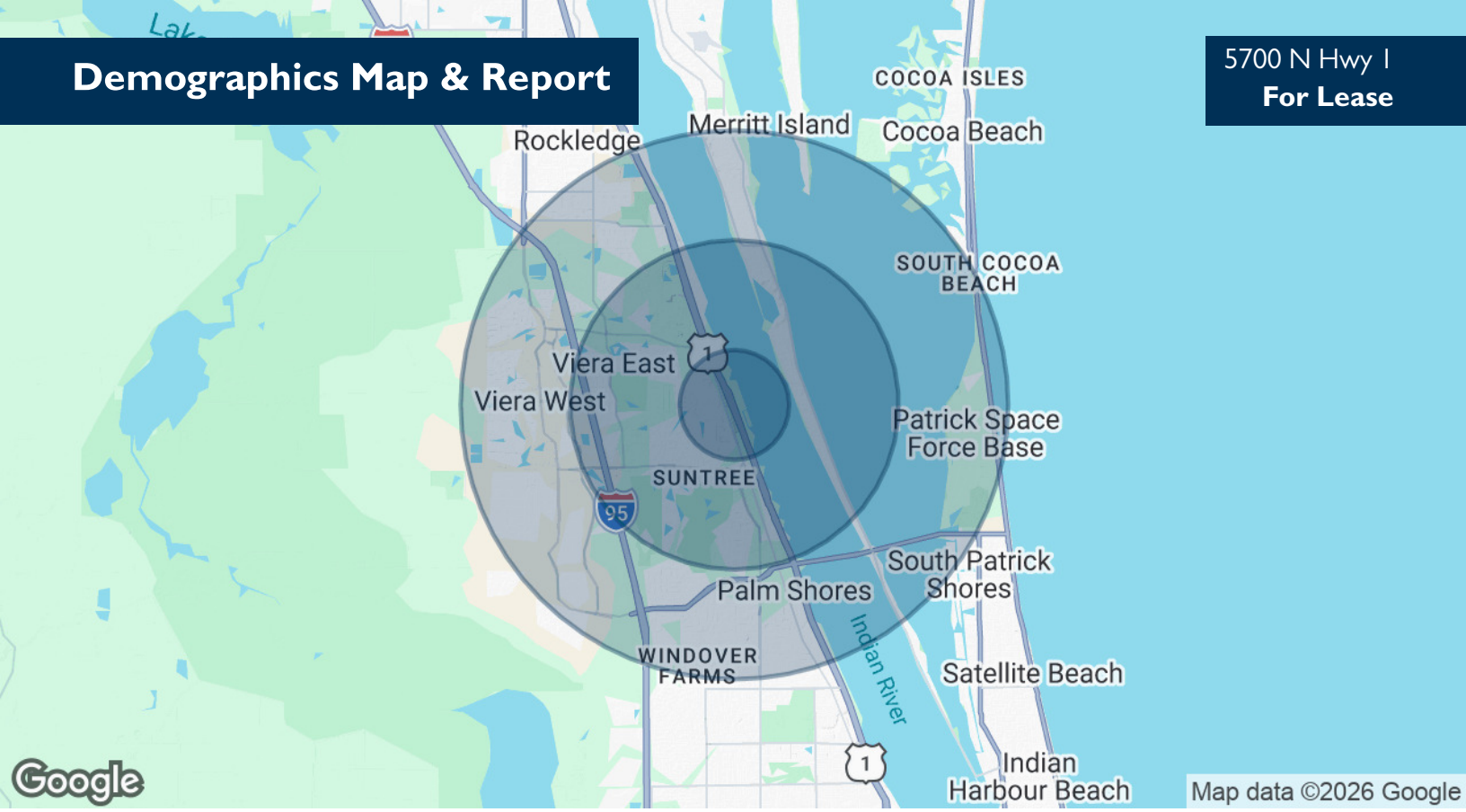
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,449	32,643	91,717
Average Age	48.1	46.4	45.1
Average Age (Male)	48.4	46.1	44.3
Average Age (Female)	47.6	46.4	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,382	13,077	38,045
# of Persons per HH	2.5	2.5	2.4
Average HH Income	$98,424	$89,571	$78,034
Average House Value	$306,647	$292,871	$282,904

2020 American Community Survey (ACS)

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