Property Summary

Gateway Business Center Office/Flex
For Lease



PROPERTY DESCRIPTION

Gateway Business Center is a two-building campus setting with both office and flex spaces available.
Each suite has its own exterior access and individual A/C and restroom facilities. 3-phase power available. Façade building signage and ample parking.

LOCATION DESCRIPTION

Located between NASA Blvd. and W Hibiscus Blvd. on Gateway Dr. in the heart of Melbourne'es high-tech office market. This property is in south Brevard County on Florida's Space Coast, 45 minutes east of Orlando and many tourist attractions.

Less than 1/2 mile from shopping and restaurants and Melbourne Square Mall with over 125 retailers including new LA Fitness, food court and many national restaurants.

Less than 2 miles from Melbourne International Airport

The surrounding area is home to many major employers: Harris Corp, Rockwell Collins, GE, and Northrop Grumman, as well as many large companies.

OFFERING SUMMARY

Lease Rate:	$14 SF/yr ($3.14/sf NNN)
Available SF:	3,008 SF
Lot Size:	10.24 Acres
Building Size:	117,940 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,498	55,471	115,506
Total Population	3,619	129,755	284,649
Average HH Income	$53,224	$56,256	$64,794

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COMMERCIAL REAL ESTATE SERVICES

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Lease Spaces

LEASE INFORMATION

Lease Type:	$3.14/sf NNN	Lease Term:	Negotiable
Total Space:	3,008 SF	Lease Rate:	$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#1022	Available	3,008 SF	$3.14/sf NNN	$14.00 SF/yr	Available 7/1/26

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LBR Lightle Beckner Robison Incorporated
Commercial Real Estate Services

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Additional Photos





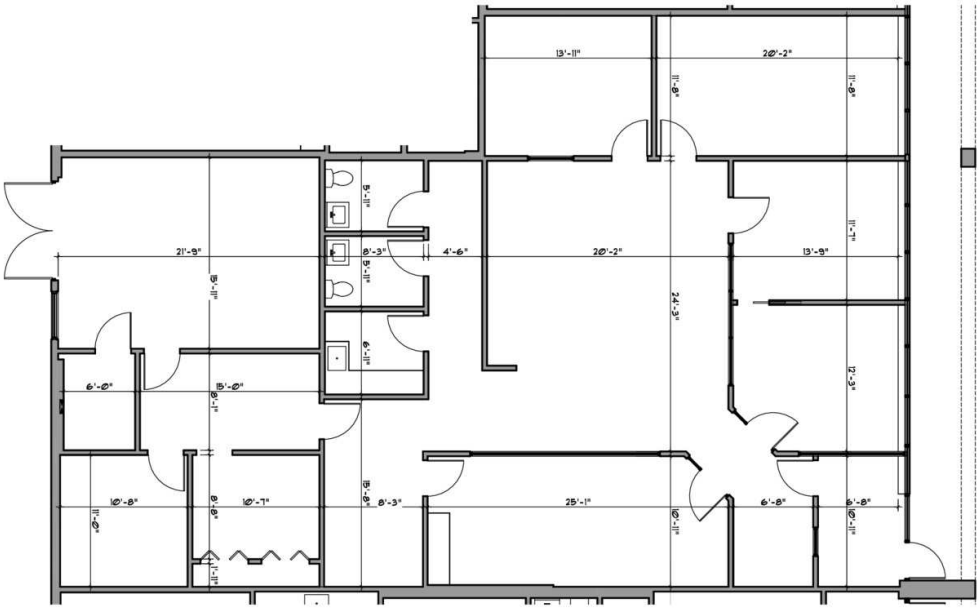


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Floor Plans



SUITE 1022 FLOOR PLAN
SCALE: 1/8"=1'-0"

SQ. FT. CALC
3,008 sq. ft.

meld studio
ARCHITECTURE
1542 GUAVA AVE.
MELBOURNE, FL 32935
321.428.3869
design@meldstudioarchitecture.com

JOB #:	B-2015-020
DRAWN:	AMWC
CHECKED:	AMWC

SUITE NUMBER

1022

PROJECT NAME

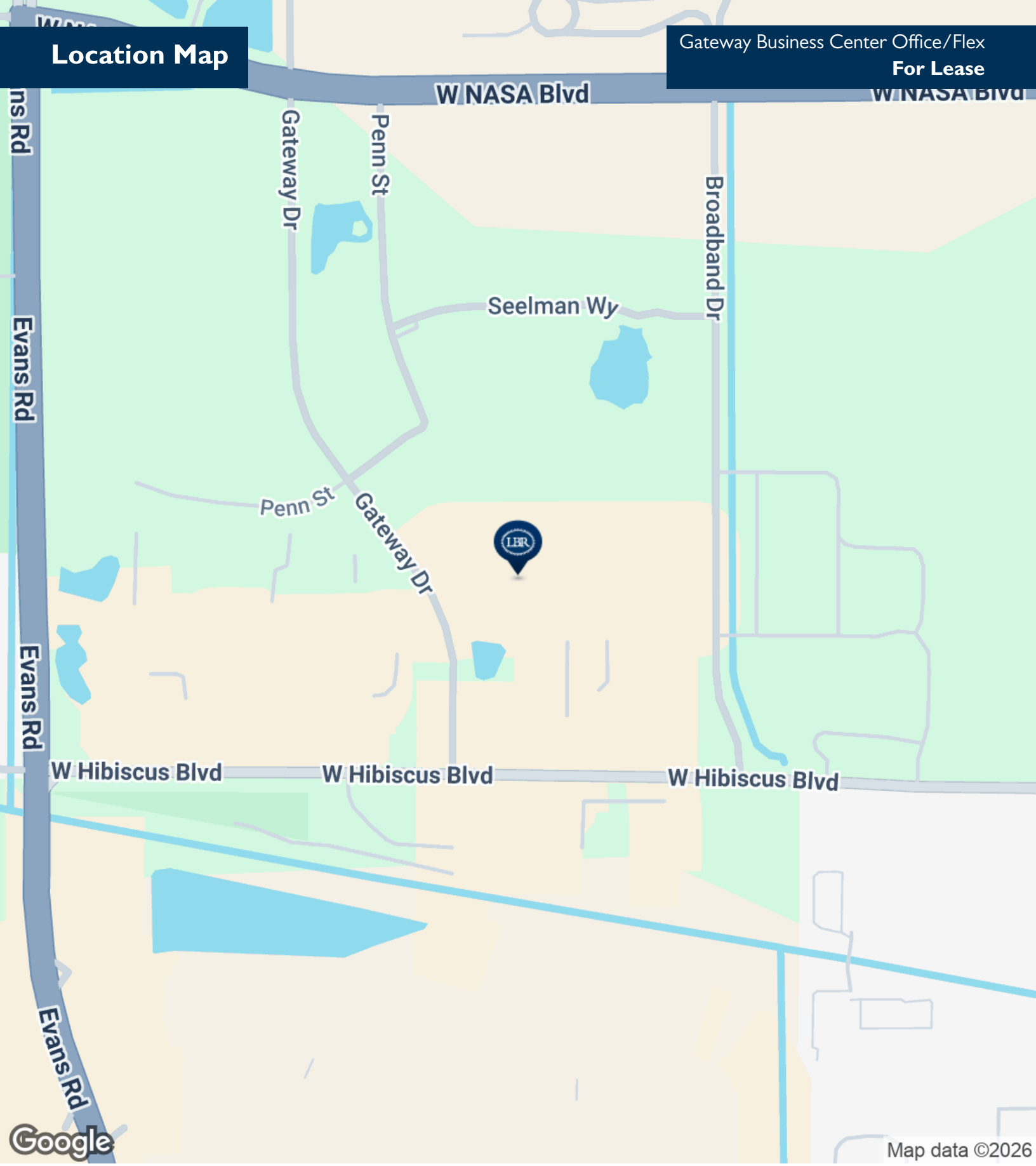
GATEWAY
BUSINESS
CENTER
1333 & 1335
GATEWAY DRIVE
MELBOURNE, FL.

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Location Map

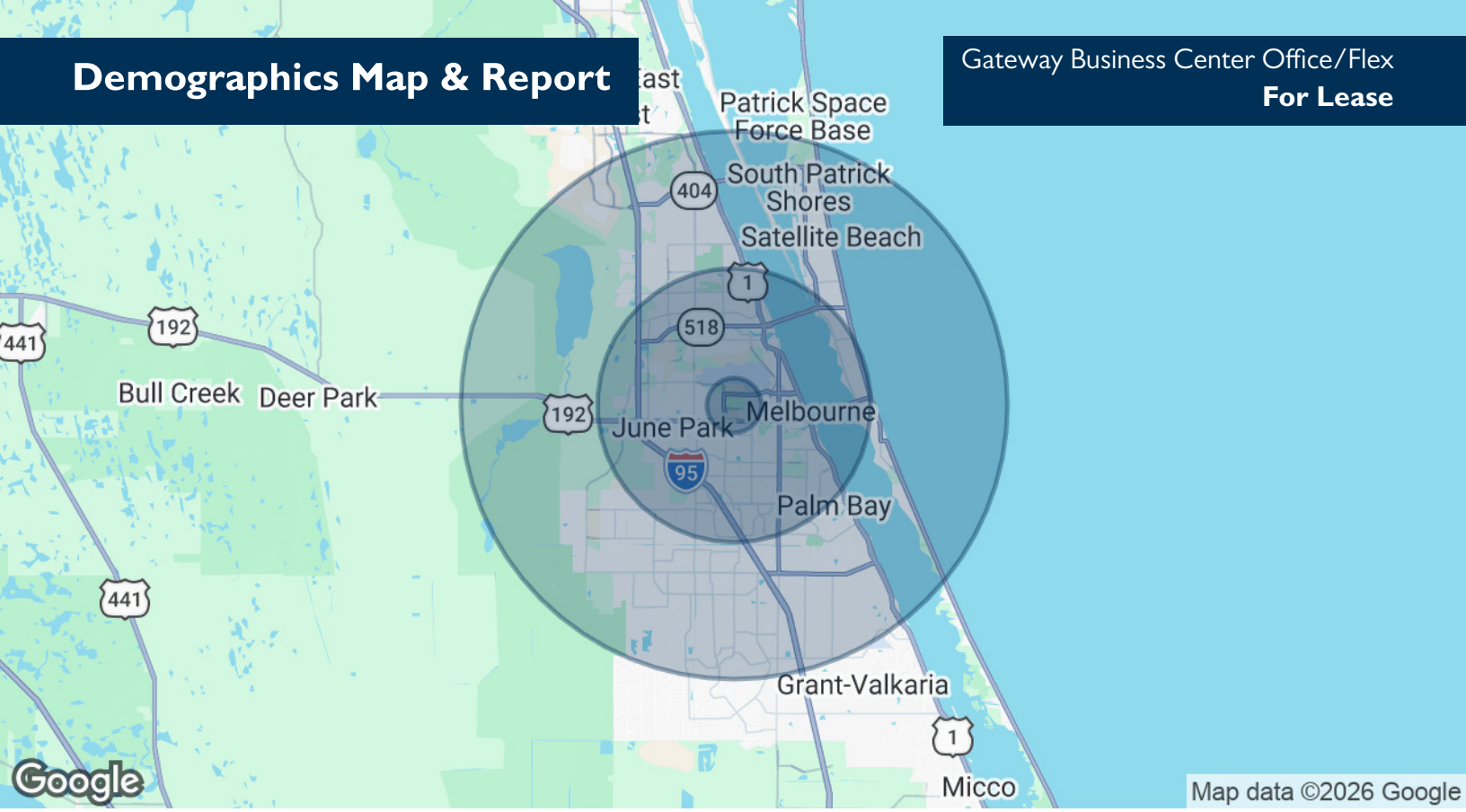


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,619	129,755	284,649
Average Age	47.4	43.8	43.6
Average Age (Male)	45.0	41.2	41.9
Average Age (Female)	49.2	46.0	45.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,498	55,471	115,506
# of Persons per HH	2.4	2.3	2.5
Average HH Income	$53,224	$56,256	$64,794
Average House Value	$192,918	$176,926	$230,876

2020 American Community Survey (ACS)

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