

2020 W Eau Gallie Blvd Ste 101 & 102

MELBOURNE, FLORIDA

OWNER-USER OR INVESTMENT OPPORTUNITY



OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC.

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EXECUTIVE SUMMARY



OVERVIEW

Lightle Beckner Robison is pleased to present the opportunity to acquire two office condominium units totaling 3,341 square feet at 2020 W Eau Gallie Boulevard in Melbourne, Florida. The offering combines in-place income with future owner-user flexibility in an established professional office setting.

Suite 102 contains 1,752 square feet and is leased to a local medical group at market rent through 2028. Suite 101 contains 1,589 square feet and is occupied on a month-to-month basis. The combined condominium association fee is \$399.40 per month.

The property is positioned along the Eau Gallie corridor with convenient access to Downtown Melbourne, Melbourne Orlando International Airport, area businesses and the Atlantic beaches. The existing medical tenancy, functional office buildouts and two-unit configuration make the asset suitable for an investor, an owner-user planning future occupancy, or a buyer seeking a combination of income and operational space.

ASKING PRICE \$725,000 | TOTAL SIZE 3,341 SF | TWO OFFICE CONDOMINIUM UNITS

PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

Asking Price	\$725,000
Total Building Size	3,341 SF
Number of Units	2
Suite 101	1,589 SF Month-to-month lease
Suite 102	1,752 SF Leased through 2028
HOA Fees	\$399.40/month for both units

INVESTMENT POSITIONING

- Existing income from a medical office tenant
- Month-to-month occupancy in Suite 101 creates future flexibility
- Tenant Pays Water, WIFI, Power
- MTM Tenant would look at a longer term
- Two separately identified office condominium units
- Built-out professional office interiors
- Central Melbourne location along W Eau Gallie Boulevard

Suite 101

Suite	SF	Lease Status	Rent/SF	Monthly Rent	Annual Rent
101	1,589	MTM	\$17.97	\$2,380.00	\$28,560.00

Suite 102

Lease Period	SF	Annual Rent/SF	Monthly Rent	Annual Rent
8/2026 – 8/2027	1,752	\$20.00/SF	\$2,920.00	\$35,040.00
8/2027 – 8/2028	1,752	\$20.80/SF	\$3,036.80	\$36,441.60
8/2028 – 12/2028	1,752	\$21.63/SF	\$3,157.98	\$37,895.76 annualized

*Assuming Suite 101 stays MTM at \$2,380/month and HOA remains \$399.40/month for both units:

Suite 102 Rent	Gross Annual Rent	Total Annual HOA	NOI	Cap Rate @ \$725K
8/1/26 – 7/31/27	\$63,600.00	(\$4,792.80)	\$58,807.20	8.11%
8/1/27 – 7/31/28	\$65,001.60	(\$4,792.80)	\$60,208.80	8.30%
8/1/28 - 12/31/28	\$66,455.76	(\$4,792.80)	\$61,662.96	8.51%

PROPERTY PHOTOS & MARKET



SUITE 101

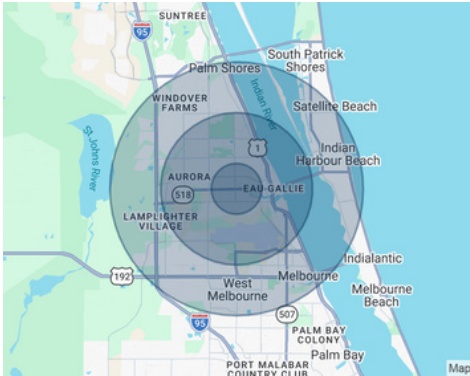


LOCATION

The property is near Croton Road on the Eau Gallie corridor, with access to central Melbourne employment, services and coastal destinations.



SUITE 102



2023 ACS DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
12,199 population	50,313 population	128,033 population
4,988 households	21,432 households	51,992 households
\$70,580 avg. HH income	\$84,653 avg. HH income	\$100,439 avg. HH income

CONFIDENTIALITY & DISCLAIM

This Offering Memorandum contains select information pertaining to the real property located at 2020 W Eau Gallie Boulevard, Suites 101 and 102, Melbourne, Florida (the “Property”). It is furnished solely for review by a prospective purchaser and may not be used for any other purpose or distributed without the written consent of the Seller or Lightle Beckner Robison, Inc.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Seller nor Lightle Beckner Robison, Inc. makes any representation or warranty, express or implied, as to its accuracy or completeness. Square footage, lease information, income, expenses, property condition, zoning and all other matters should be independently verified.

Prospective purchasers should conduct their own due diligence and consult their accounting, legal, construction and other professional advisors. No legal liability is assumed with respect to this memorandum or its contents. All information is subject to change, withdrawal or correction without notice.

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