Property Summary

Marina Towers
For Lease



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 709 S Harbor City Blvd in Melbourne, FL. This impressive property boasts modern design, spacious floor plans, and state-of-the-art facilities suitable for a variety of tenants. With ample parking and convenient access, this property is designed to accommodate the needs of businesses of all sizes. The building features professional management, stunning lobby areas, and customizable spaces for office or medical use. Located in a prime location, this property offers high visibility and is an ideal choice for those seeking a distinguished and functional business space. Don't miss the chance to elevate your business at this prestigious address.

LOCATION DESCRIPTION

Located in the vibrant South Brevard market, Marina Towers offers a prime location surrounded by a multitude of amenities suitable for office and medical professionals. The area boasts convenient access to numerous dining options, shopping centers, medical facilities, and recreational opportunities. Nearby points of interest include the historic downtown area, the Melbourne Regional Medical Center, and the beautiful Indian River Lagoon. With its strategic location and diverse range of nearby conveniences, Marina Towers provides an ideal setting for businesses seeking a dynamic and well-connected environment.

PROPERTY HIGHLIGHTS

- Riverfront Office Space
- Underground Parking
- Monument and Building Sign Options

OFFERING SUMMARY

Lease Rate:	$17 SF/yr ($12 sq ft/NNN)
Available SF:	4,128 - 6,921 SF
Lot Size:	1.95 Acres
Building Size:	71,989 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,435	52,143	109,335
Total Population	2,953	120,041	266,800
Average HH Income	$47,153	$60,280	$64,819

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Commercial Real Estate Services

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Lease Spaces

LEASE INFORMATION

Lease Rate:	$17 sq ft/NNN	Lease Term:	Negotiable
Total Space:	4,128 - 6,921 SF	Operating Expenses:	$12 sq ft/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Ste. 310	Available	4,128 SF	$17.00 SF/yr
Ste. 410	Available	6,921 SF	$17.00 SF/yr
Ste. 220	Available	5,085 SF	$17.00 SF/yr

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Additional Photos





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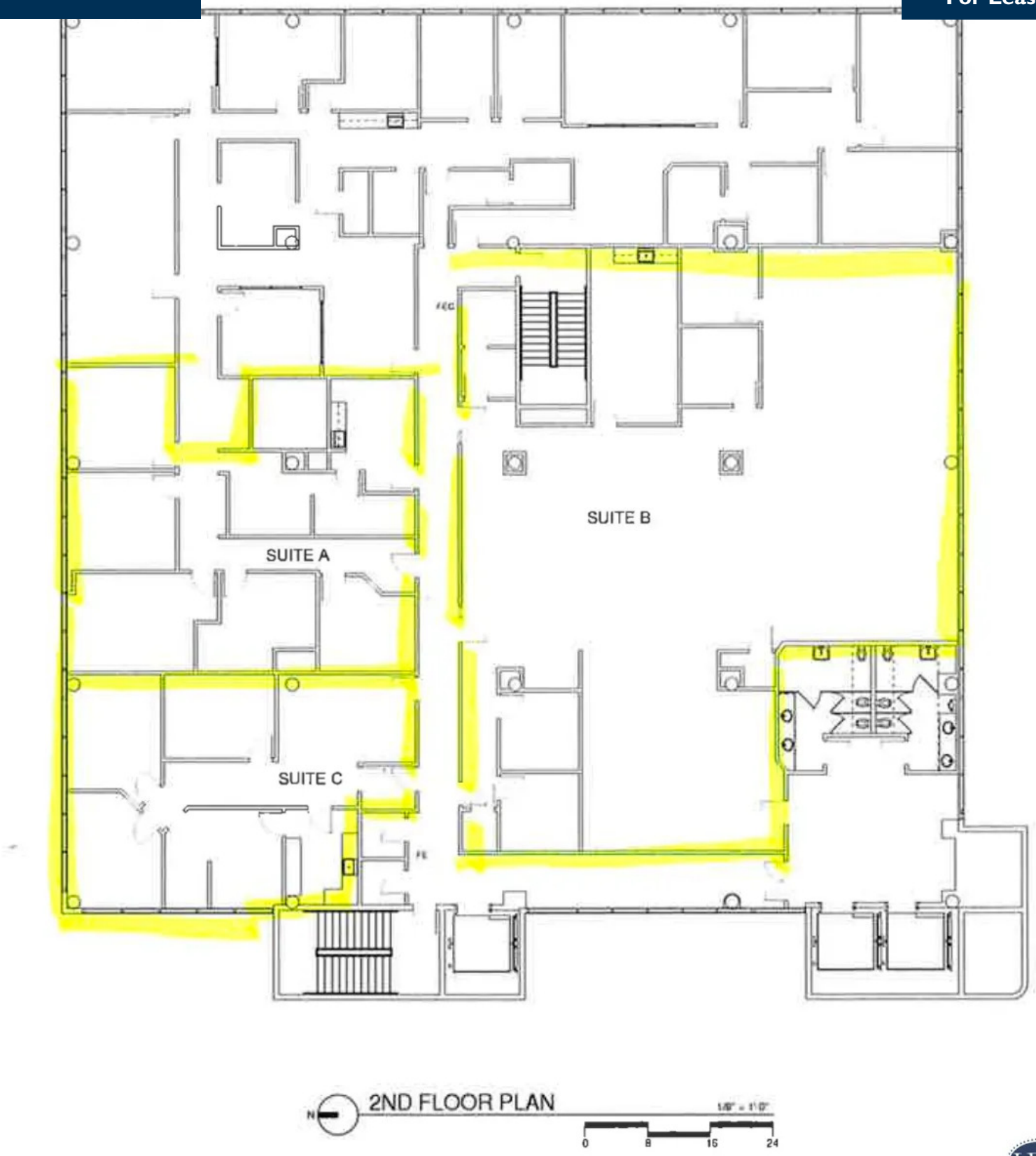
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Floor Plans

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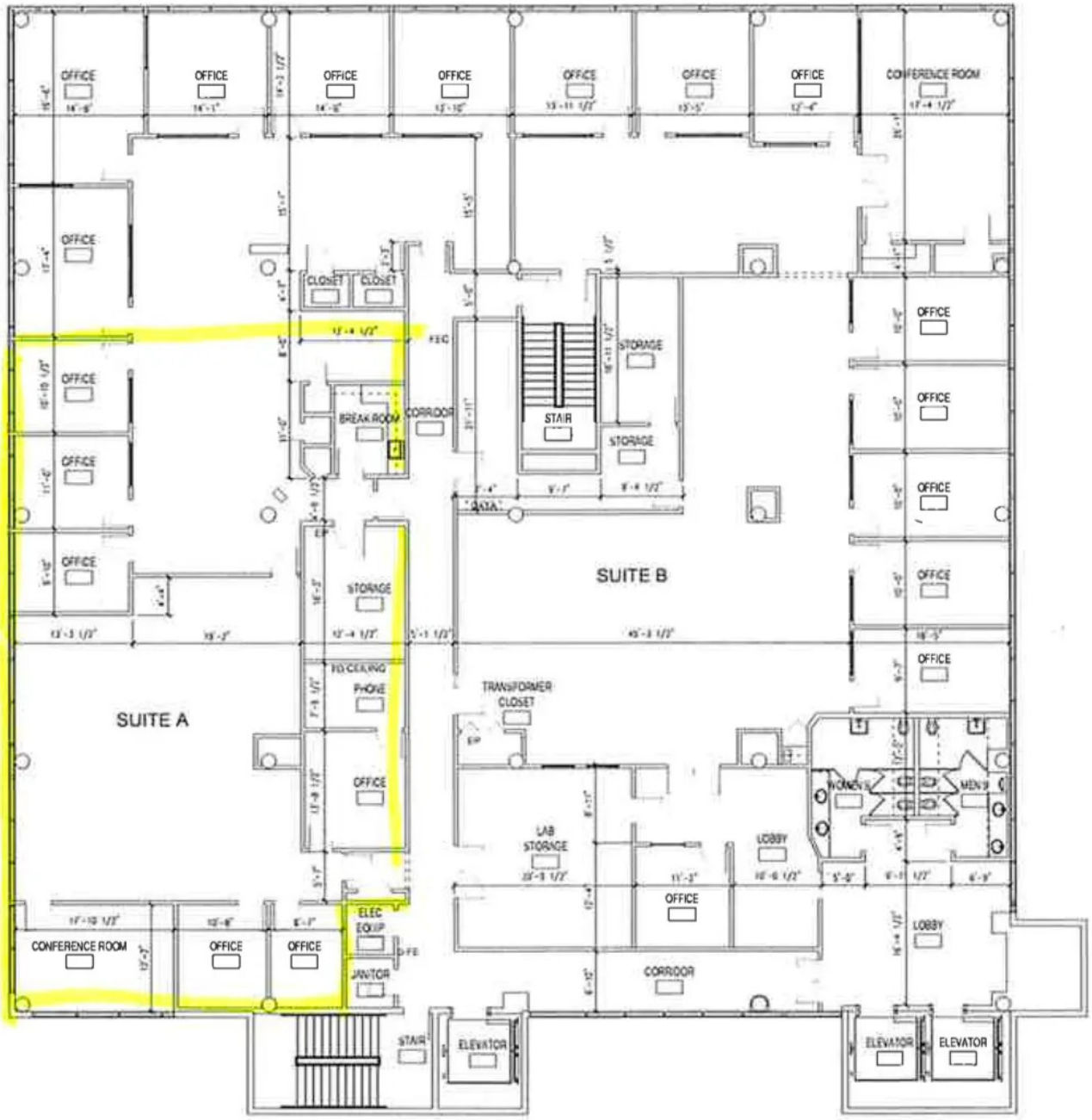
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N THIRD FLOOR PLAN 1/8" = 1'-0"

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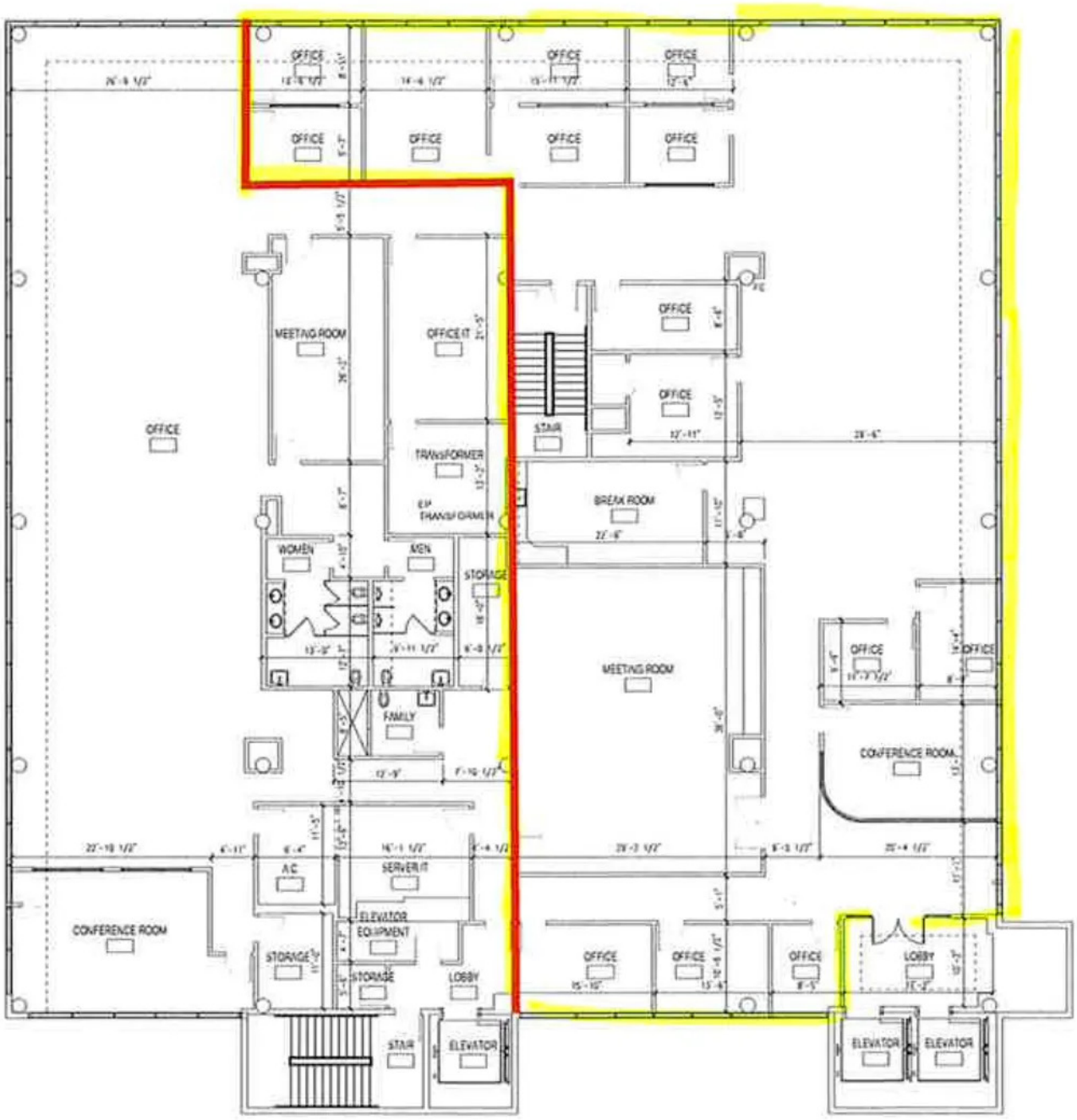
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Floor Plans



FOURTH FLOOR PLAN

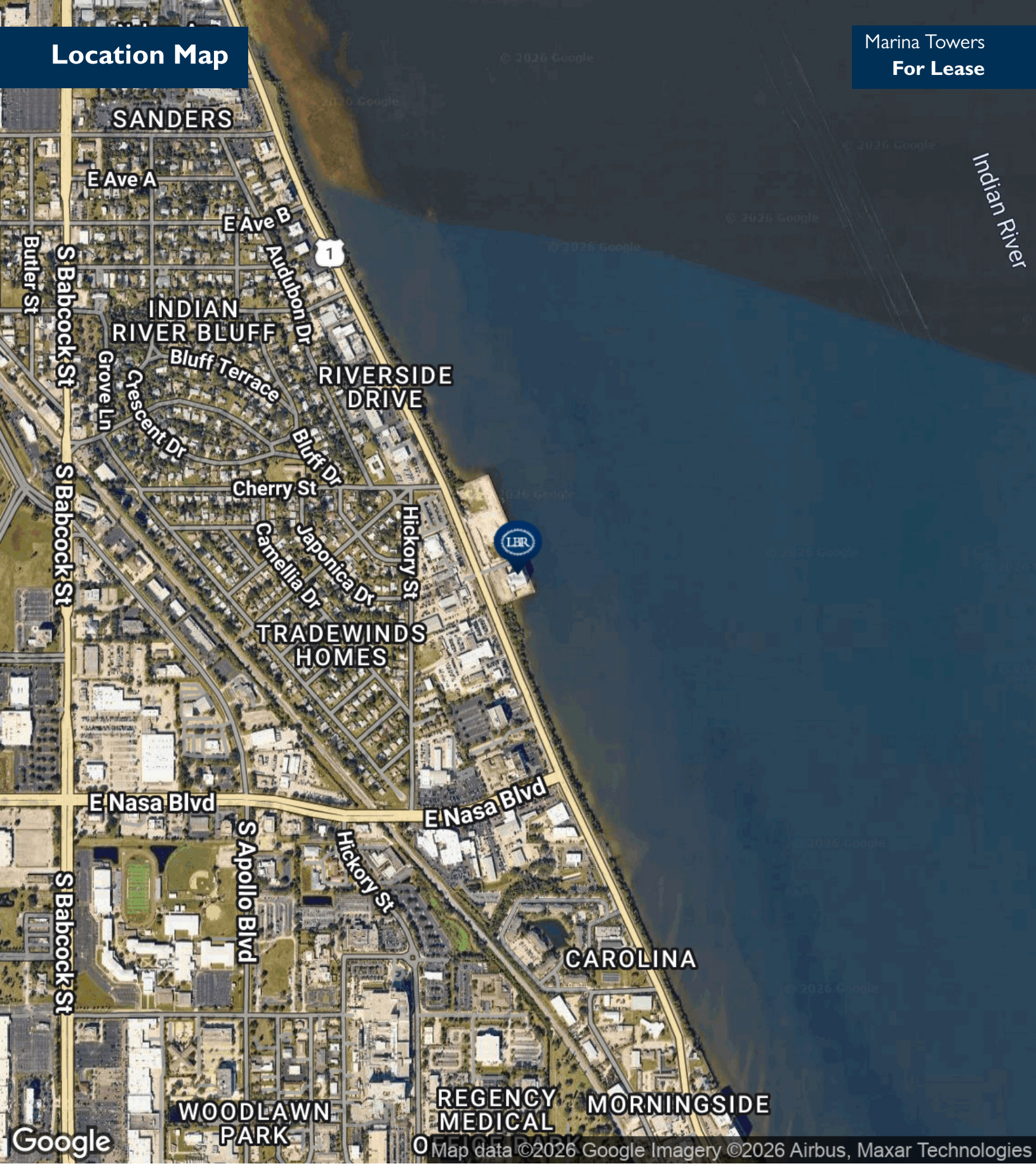
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Location Map

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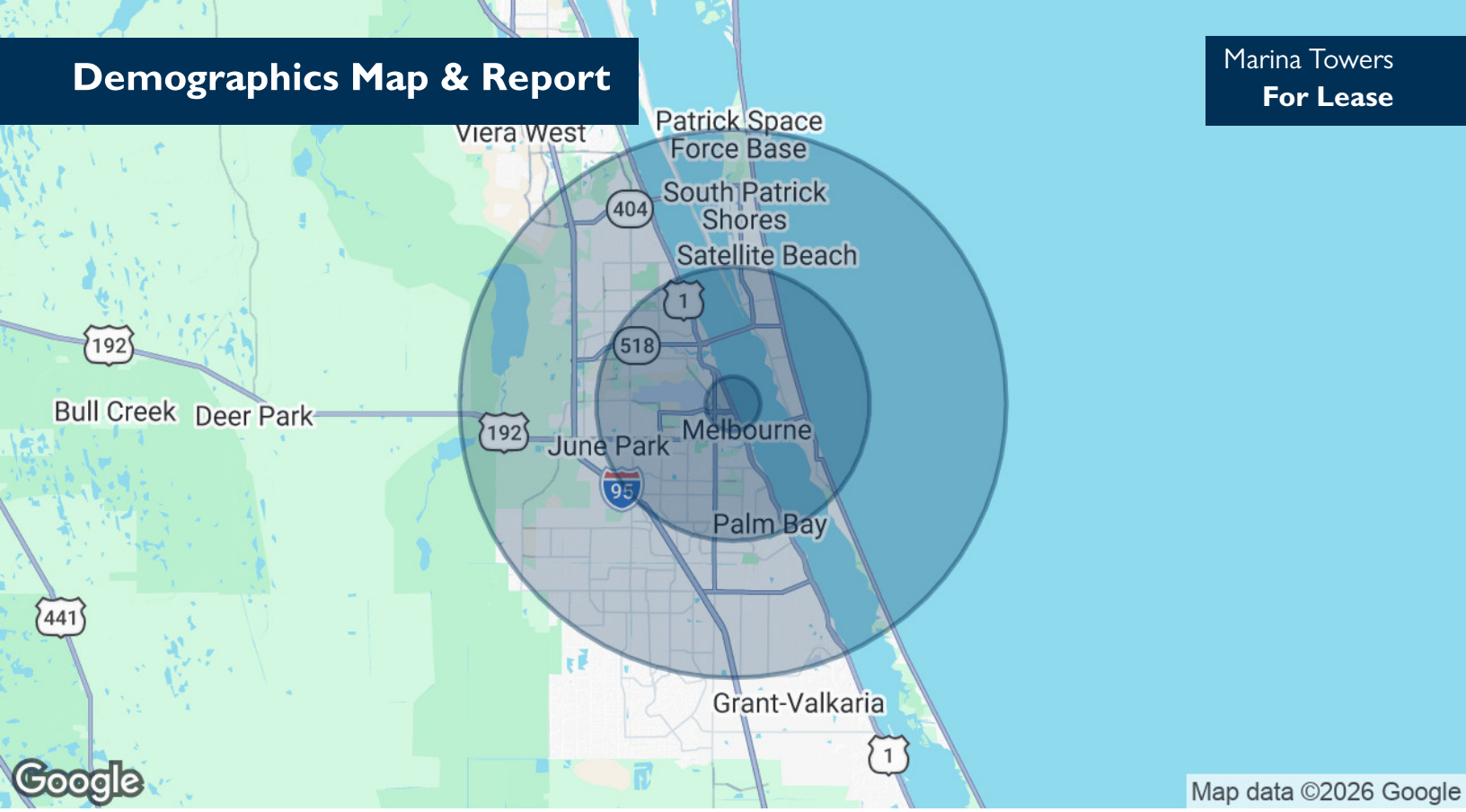
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,953	120,041	266,800
Average Age	47.9	44.6	43.9
Average Age (Male)	42.2	42.2	42.0
Average Age (Female)	51.6	46.6	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,435	52,143	109,335
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$47,153	$60,280	$64,819
Average House Value	$207,129	$221,524	$233,735

2020 American Community Survey (ACS)

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