



-UNDER CONSTRUCTION-

**Addison Professional Center
Office / Medical / Professional
Under Construction - Delivery Spring 2026**

8795 Ivanhoe Drive Viera, FL 32940

UP TO +/-7,000 SF OF OFFICE/ MEDICAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

Addison Professional Center / Under Construction • 8795 Ivanhoe Drive Viera, FL 32940



OFFERING SUMMARY

Available SF: up to +/- 7,000 SF

Lease Rate: \$32.50 Base + (NNN)

Building Size: 10,000 SF

ADDISON PROFESSIONAL CENTER - MASTER PLANNED COMMUNITY - VIERA WEST

+/- 1500sf to +/- 7000sf of Space Available to Businesses Seeking Prominent Professional Office / Medical Office / Medical Related Use Location
In Booming West Viera Area
Modern Professional Office Building, As Pictured Above, Being Constructed on Outparcel of Addison Center of Viera
Adjacent to the Prototype two-story Publix

Landlord Offering Tenant Improvement Allowance of \$50.00 PSF
Op Ex is Estimated to be \$7.00 PSF

Anticipated Delivery Spring of 2026 / Choose Your Preferred Space Now
Under Construction !

LOCATION OVERVIEW

Prominent Space Coast Location in Addison Village, in Viera West Off Stadium Parkway
Viera Ranked A Top-Ten Master Planned Community in the US
Immediate Proximity South of Viera Hospital
Convenient Access to I-95 at N Wickham Road, +/- 1 Mile
Harriett T Moore Justice Center, +/- 2 Miles
Orlando International Airport, +/- 47 Miles

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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ADDITIONAL PHOTOS

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Artist Rendering



Under Construction Here on Outparcel of Publix Stadium Parkway



Building on Outparcel of Publix, Addison Center



Building Site off of Vidina / Ivanoe / Stadium Parkway

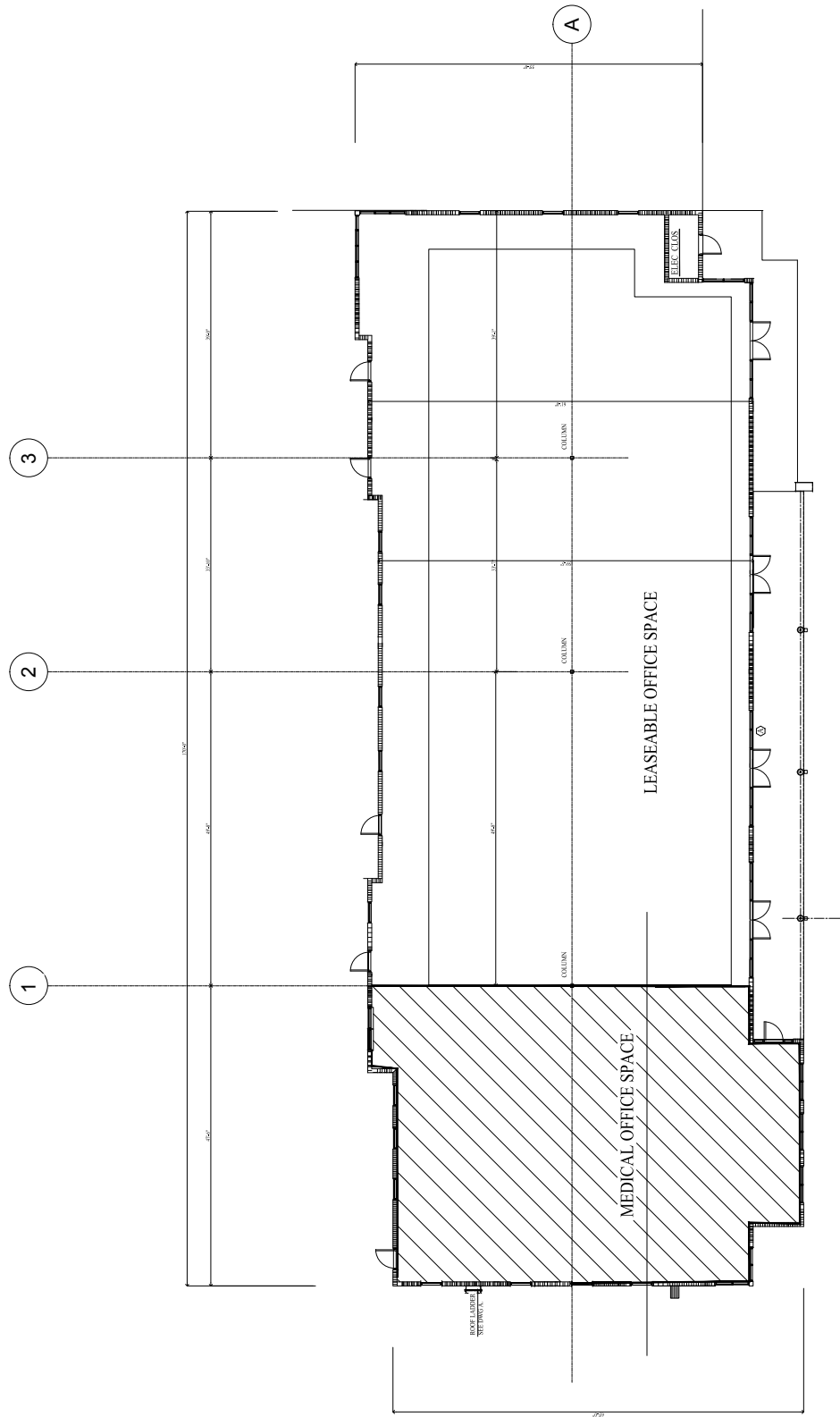
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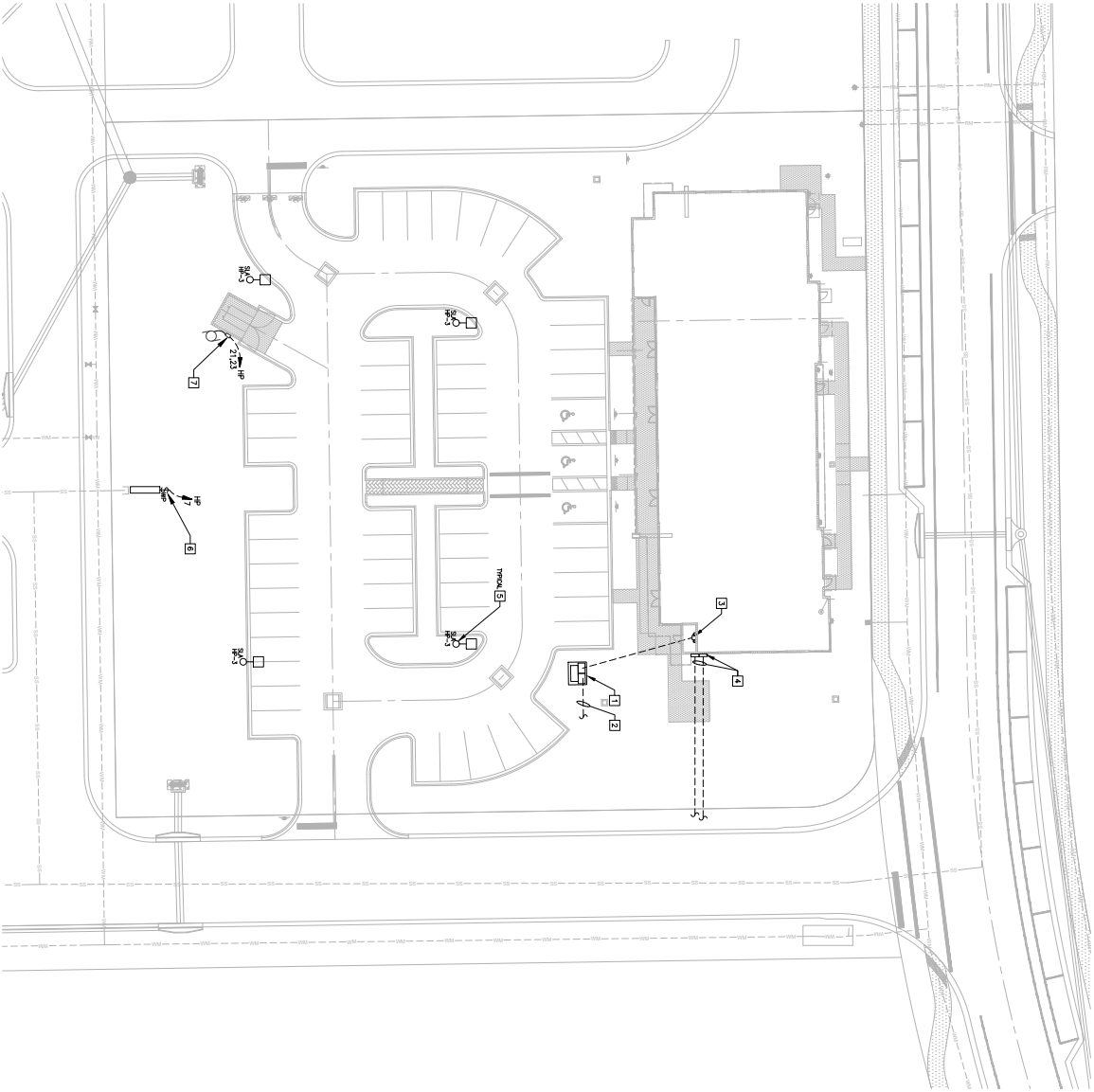
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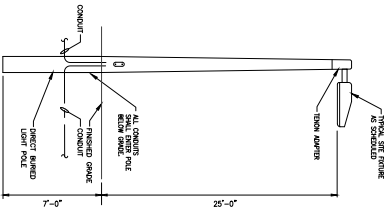




PLAN NOTES: □

1. PROPOSED LIGHTING SHALL BE LOCATED AS SHOWN ON THIS PLAN. FIELD VERIFY EXISTING LIGHTING AND MAKE ANY NECESSARY CHANGES.
2. ROUTE (2) 1" U.S. PVC CONDUITS TO FORM THE UNDERGROUND PRIMARY DISTRIBUTION SYSTEM. THE PRIMARY SERVICE POINT, CONDUIT TERMINATION POINT, AND THE LOCATION OF THE PRIMARY SERVICE POINT SHALL BE DETERMINED BY THE FIELD ENGINEER.
3. PROPOSED UNDERGROUND LIGHTING SHALL BE LOCATED AS SHOWN ON THIS PLAN. FIELD VERIFY EXISTING LIGHTING AND MAKE ANY NECESSARY CHANGES.
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10. FIELD VERIFY EXISTING LIGHTING AND MAKE ANY NECESSARY CHANGES.

TYPICAL SITE LIGHTING FIXTURE



CONSTRUCTION
ENGINEERING
GROUP
Consulting Engineers

2601 EAVY GATE BLVD, SUITE A
MIAMI, FL 33133
TEL: 301.201.1221
WWW.CSGENGINEERING.COM
C.O.A. #00007

VEER MEDICAL CENTER
SHELL BUILDING
OFFICE PARK, VIERA, FL 32940
DRAWING TITLE
SITE ELECTRICAL PLAN

ENGINEER OF RECORD

DAVID E. ALLEY, P.E.
AS NOTED

DATE
07-31-24

SCALE
AS NOTED

PROJECT NO.
240125

DESIGNED BY
DAP

CHECKED BY
DEA

DRAWING NO.
E101



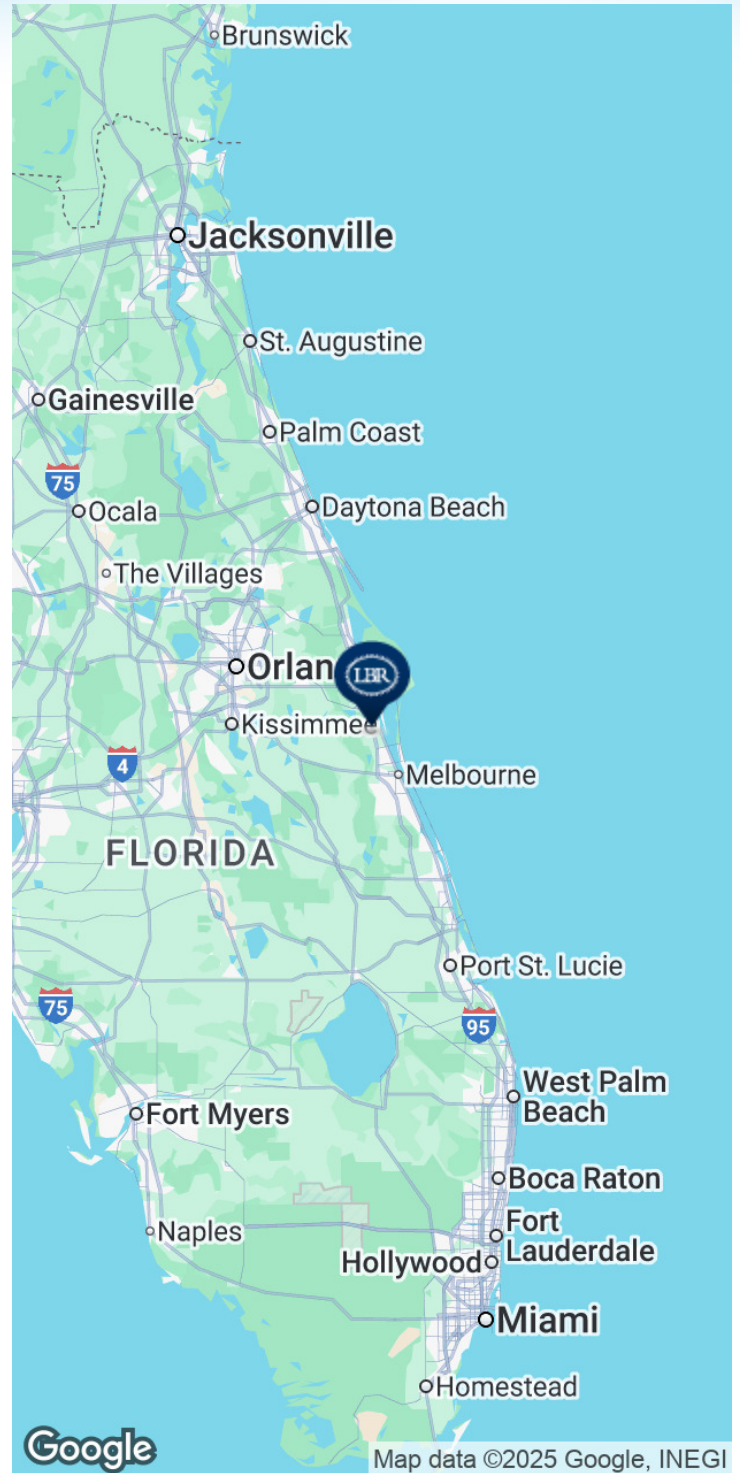
VIERA 2024

37,000+ TOTAL POPULATION	15,400+ HOMES	49.3 MEDIAN AGE	2.43 AVG HOUSEHOLD SIZE
VIERA RESIDENTS HOMEOWNERS 84% RENTERS 16%	MEDIAN HOUSEHOLD INCOME \$92,559	MEDIAN HOME VALUE \$421,226	EDUCATION BACHELOR, GRAD OR PROFESSIONAL DEGREE 52.9%
POPULATION GENERATION Z 1999–2016 17.8%	POPULATION MILLENNIAL 1981–1998 18.3%	POPULATION GENERATION X 1965–1980 20.4%	POPULATION BABY BOOMERS 1946–1964 27.9%
860+ BUSINESSES	13,000+ EMPLOYEES	3,900,000+ SQ FT. COMMERCIAL SPACE	

Source: Data presented is projected by ESRI/TVG; commercial space includes entitlements committed for retail, office and light industrial land uses.

LOCATION MAP

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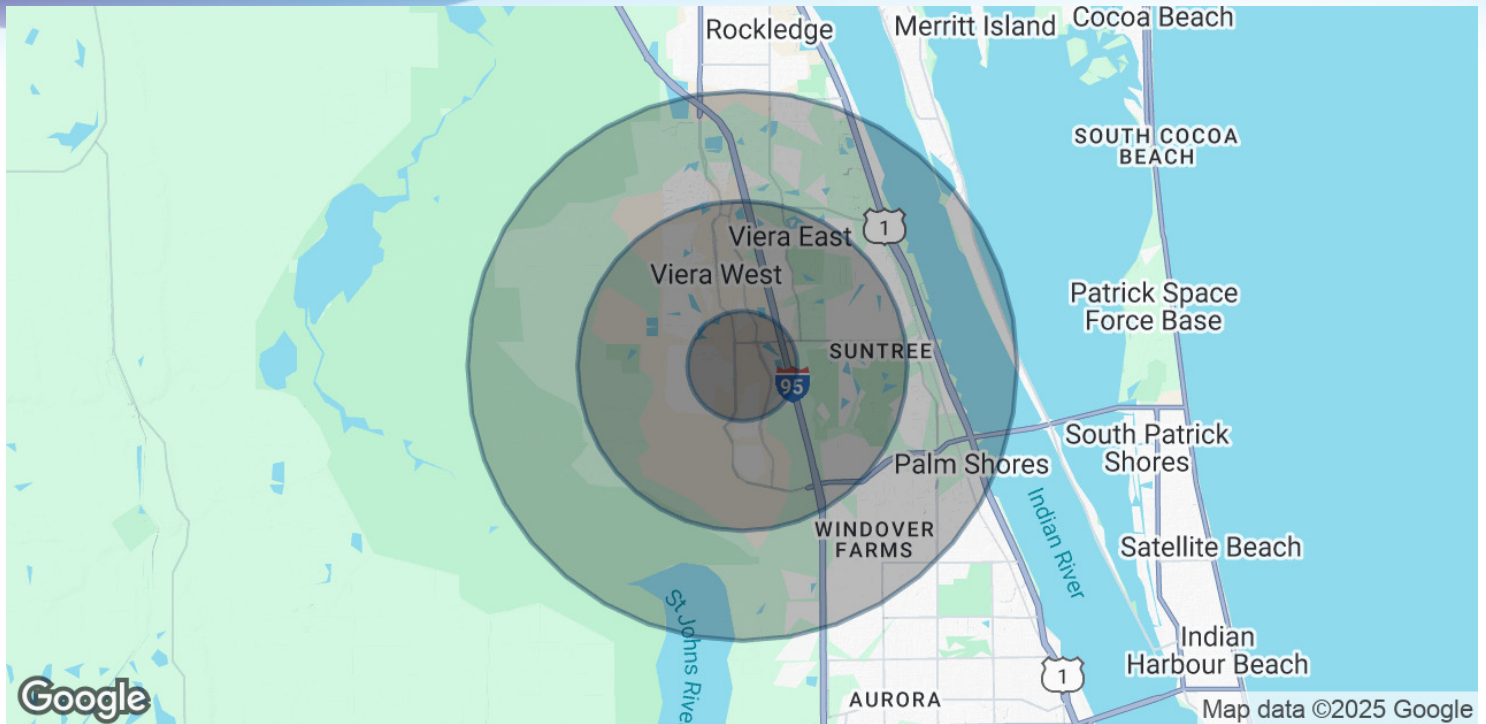
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,769	33,999	64,929
Average Age	40.8	47.5	48.3
Average Age (Male)	40.4	46.1	47.9
Average Age (Female)	40.4	48.2	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,132	15,169	29,123
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$89,285	\$92,175	\$96,610
Average House Value	\$364,955	\$340,397	\$337,591

2020 American Community Survey (ACS)

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