

Indus Pavilion

2200-2290 W. Eau Gallie Blvd, Melbourne, FL 32935

Class A Medical Office in Heart of Melbourne



OFFERING SUMMARY

Rentable SF: 3,780 - 4,991 SF

Lease Rate: \$15.00 SF/yr (NNN)

Acreage: 5.7 Acres

Facility SF: 77,145 SF

Zoning: City of Melbourne (C1A)

PROPERTY OVERVIEW

2290 #100 (4,991 RSF): Waiting Room, 10 Exam Rooms, 4 Offices, Break Room
2290 #205 (3,780 RSF): Reception, 5 Exam Rooms, 4 Offices, Break Room
Lots of Windows/Sunlight. Drop Ceiling Throughout
100% Fire Sprinklered. 2nd Floor Units have Elevator Access
Covered Portico for Patient Drop Off. Automatic Double Entry Doors
313 Paved/Striped/Lighted Common Parking Spaces
Traffic Count est. 23,000 VPD on Eau Gallie Boulevard
Est. \$6.87 PSF OPEX

LOCATION OVERVIEW

Indus Pavilion is located in the heart of Melbourne approximately halfway between Interstate 95 and US1. Close proximity to the Melbourne International Airport, Downtown Eau Gallie Arts District, Holmes Regional Medical Center, and all of the Shopping, Dining, Education and Beaches that the area has to offer. Make this the future home for your business today!

Zachary Ullian

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

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2290 Suite 100 Floor Plan (4,991 RSF)



1 2290 - FIRST FLOOR
1" = 10' 0"

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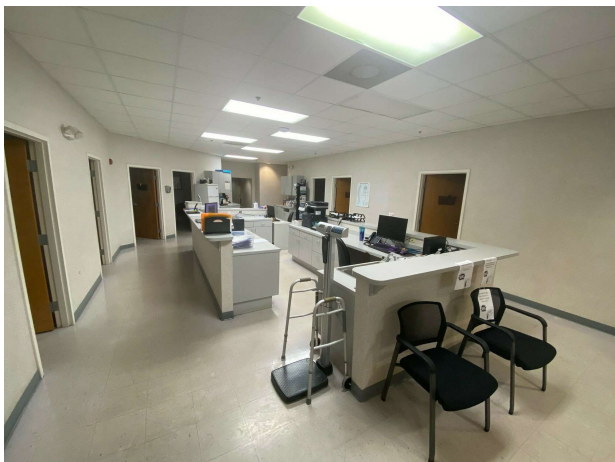
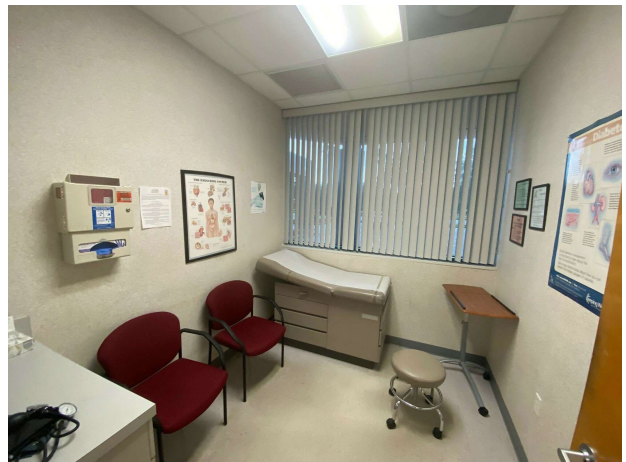
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2290 Suite 100 Photos (4,991 RSF)



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2290 Suite 205 Floor Plan (3,780 RSF)



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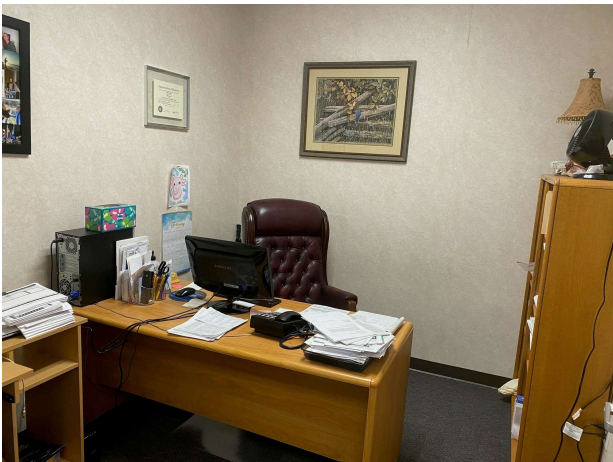
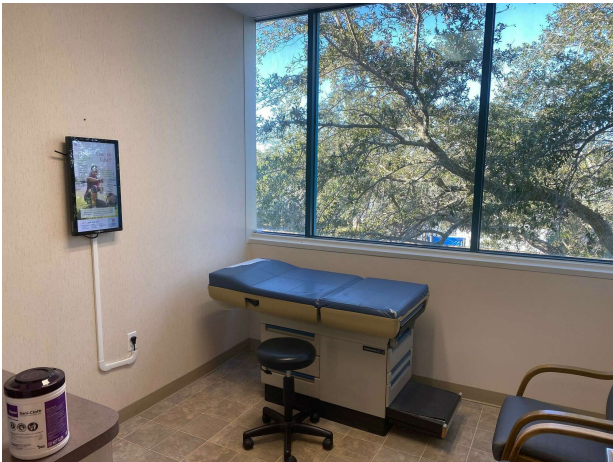
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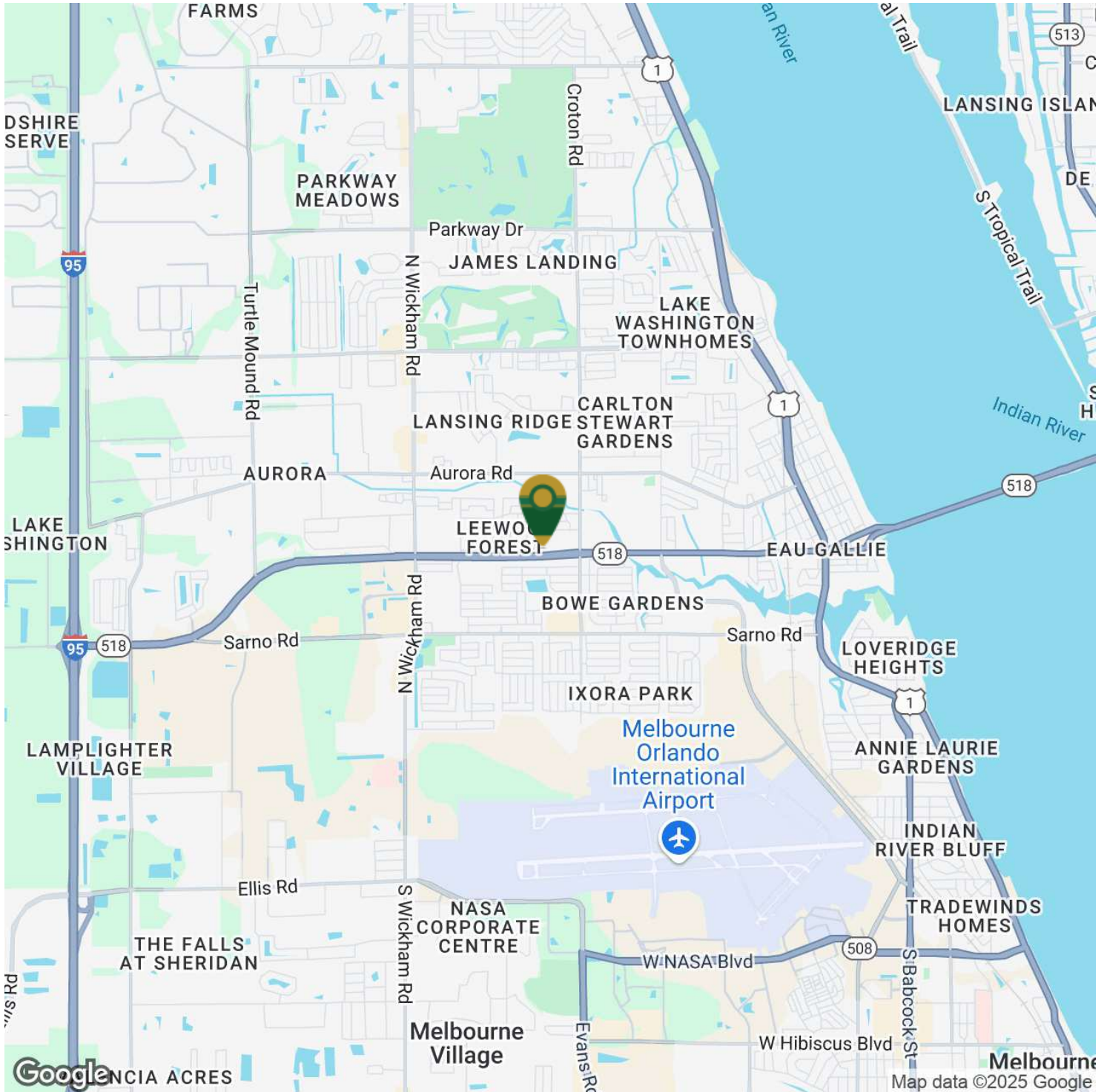
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Location Map



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