

101 E. New Haven Avenue
Melbourne, FL 32901

Stand-Alone Office Building in Heart of Melbourne!



OFFERING SUMMARY

Available SF: 1,488 SF

Lease Rate: \$2,400.00 per month (MG)

Acreage: 0.14 Acres

Zoning: City of Melbourne Neighborhood Commercial (C1)

PROPERTY OVERVIEW

1,488 SF Stand Alone CBS Office Building
Reception, Waiting Room, 4 Offices, Conference & Restroom
LVP & Drop Ceiling Throughout. 100% HVAC
Private Parking Lot with Room for 5-6 Vehicles
Utilities: City Water/Sewer, FPL Electric
Exposure to est. 21,000 VPD on New Haven Avenue
MG Lease Structure. No CAM. Tenant Pays Utilities
DO NOT DISTURB OCCUPANT

LOCATION OVERVIEW

Strategically positioned directly on US 192 which is a direct connector between Interstate 95, US1 and the beaches. Close proximity to Downtown Melbourne, the Melbourne International Airport, Melbourne Square Mall, and Holmes Regional Medical center. Lots of shopping, dining and schools in the area. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



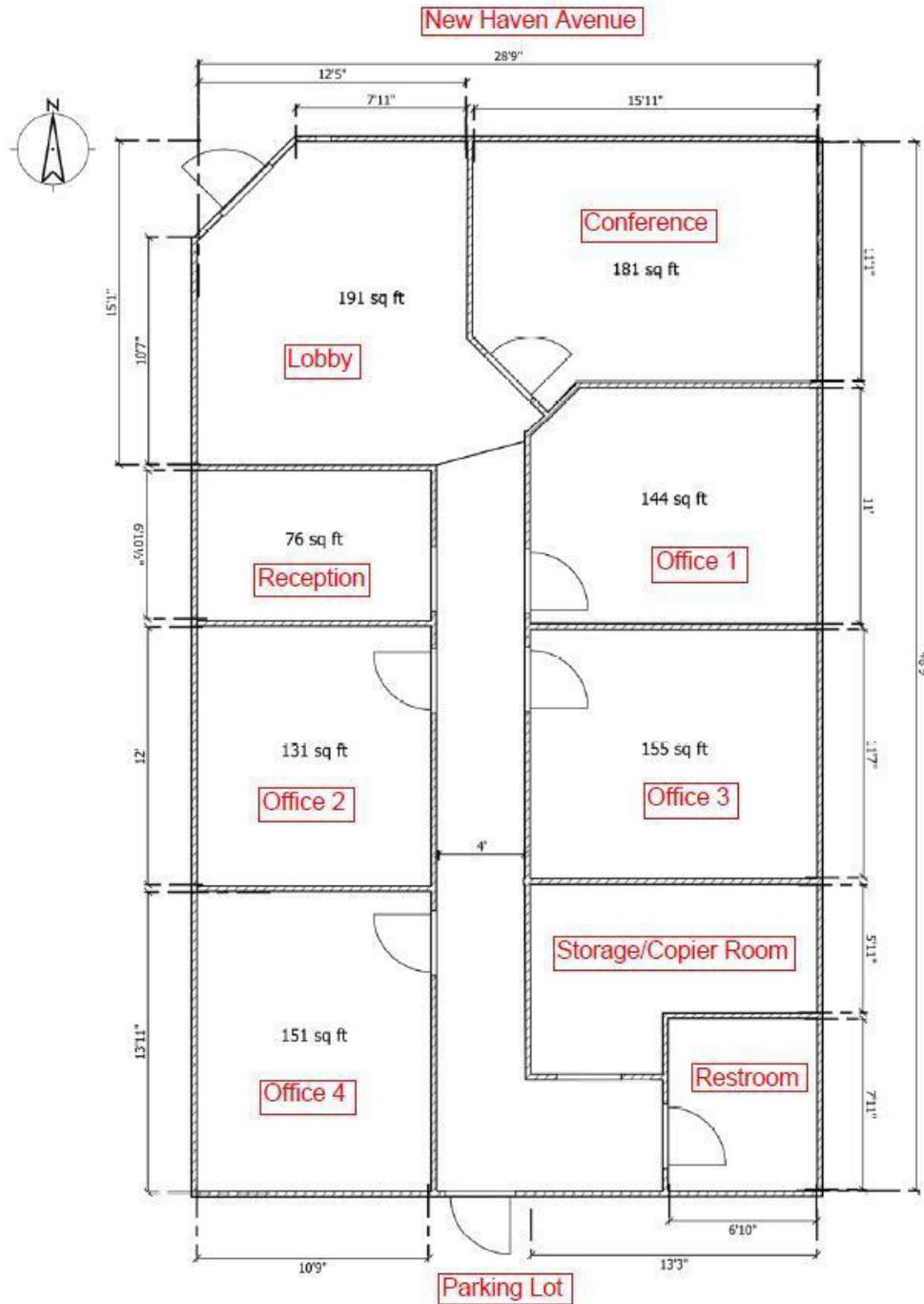
SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Floor Plan (For Illustration Purposes Only)

Dimensions & Wall Locations are Estimated



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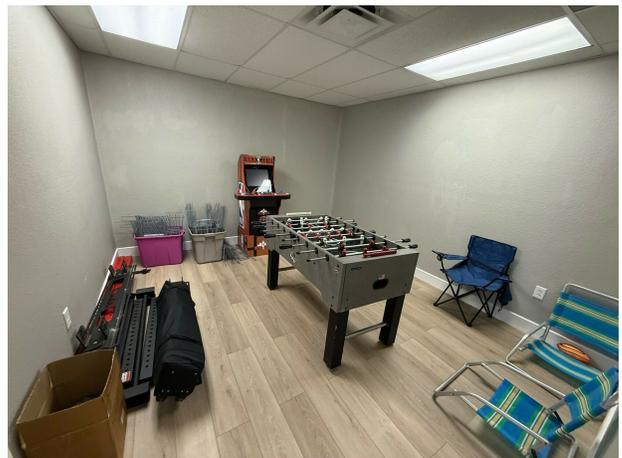
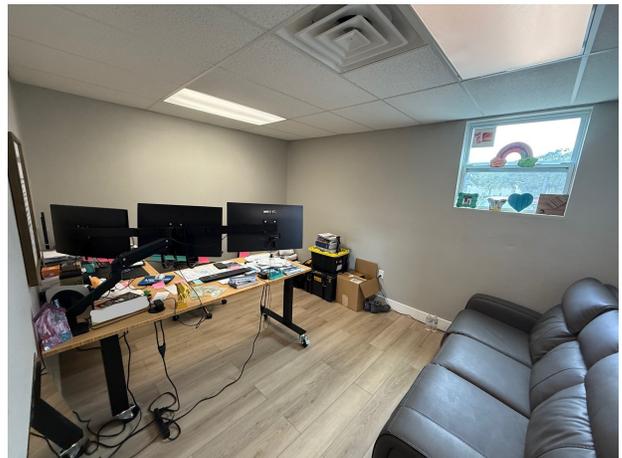


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Additional Photos



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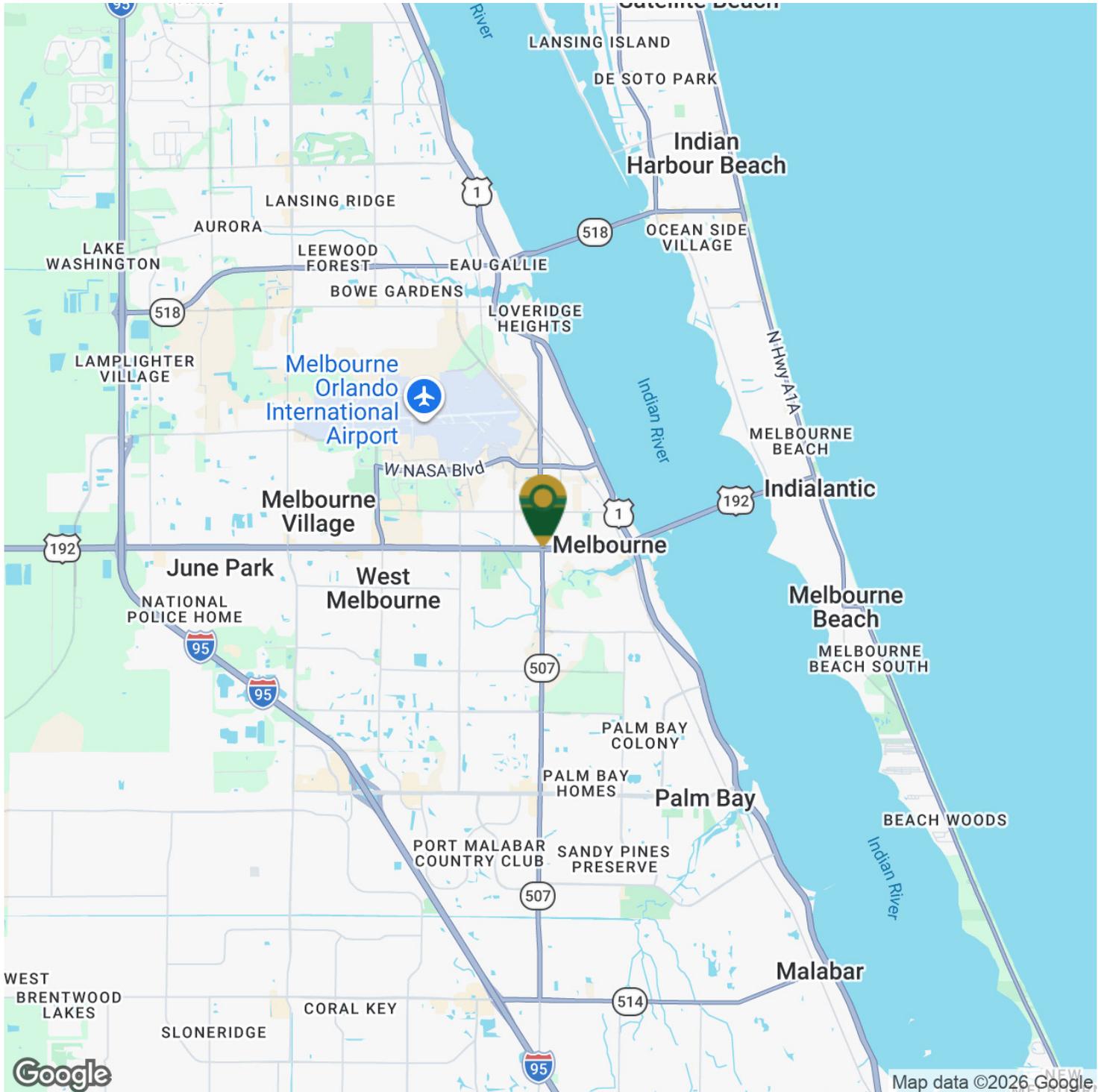


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Location Map



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Surrounding Businesses



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