

# FOR LEASE

\$24.00 SF/YR NNN



COLDWELL  
BANKER  
COMMERCIAL

Paradise



1155 35TH LN, SUITE 202, VERO BEACH, FL 32960

**VOVN**

## Property Highlights

- Adjacent to Cleveland Clinic - Indian River Hospital
- Approximately 7+ Exam Rooms, 2+ Procedure Rooms, 2+ Doctors Office
- Class A Medical Office - Available for Immediate Occupancy
- Ample On-Site Parking - Covered (Physicians Only)
- Excellent Visibility & Easy Access

## Offering Summary

Available SF:	1116 - 5,100 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Lot Size:	4.0 Acres
Building Size:	40,430 SF
Zoning:	MED

## Demographics (Drive Time)

5 Min    10 Min    15 Min

Total Households	3,662	21,464	42,010
Total Population	7,720	47,029	92,994
Average HH Income	\$67,783	\$71,826	\$78,897

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