

# NASA PALMS PROFESSIONAL CENTER

1100 BROADBAND DR., (PAD D), MELBOURNE, FL 32901



**Sale Price:** PAD ONLY \$425,000

**Available SF:** 6,000 PAD

**Lease Rate:** \$32.00/SF\*

**CAM** \$7.51SF

**Zoning:** C-2 City of Melbourne

**Parking:** 5/1000 - Common

**FOR SALE:**

6,000 SF Condo PAD (\$70.83 / SF)  
Ready to Build (with modification to site plan\*\*);  
Must construct according to Developer's Shell Design to conform to other buildings on site.  
Developer may assist with Buyer's design/build process.

**FOR LEASE:**

A Fully Customized Turn-Key Triple Net Lease May be Negotiated for a Long-Term Lease to a Financially Sound Tenant.  
\*Final Lease Rate Will be Determined by Actual Plans and Additional Terms.

**LOCATION:**

This Well-Known, Highly-Traveled Corridor is Across From Northrup Grumman, and close to Harris, GE, Extant, and Melbourne International Airport in Melbourne's High-Tech District. It is also Between Two of Melbourne's Major Hospitals: Health First and Orlando Health, and adjacent to Health First's Gateway Facility. Convenient to I-95, US-1 and the beaches.

**Brenda Boren Corliss, Licensed Real Estate Broker**  
152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902  
Phone (321) 751-6850 | Fax (321) 751-6851 | Cell (321) 501-0217  
Brenda@NewtonLand.com | www.NewtonRealEstateFL.com

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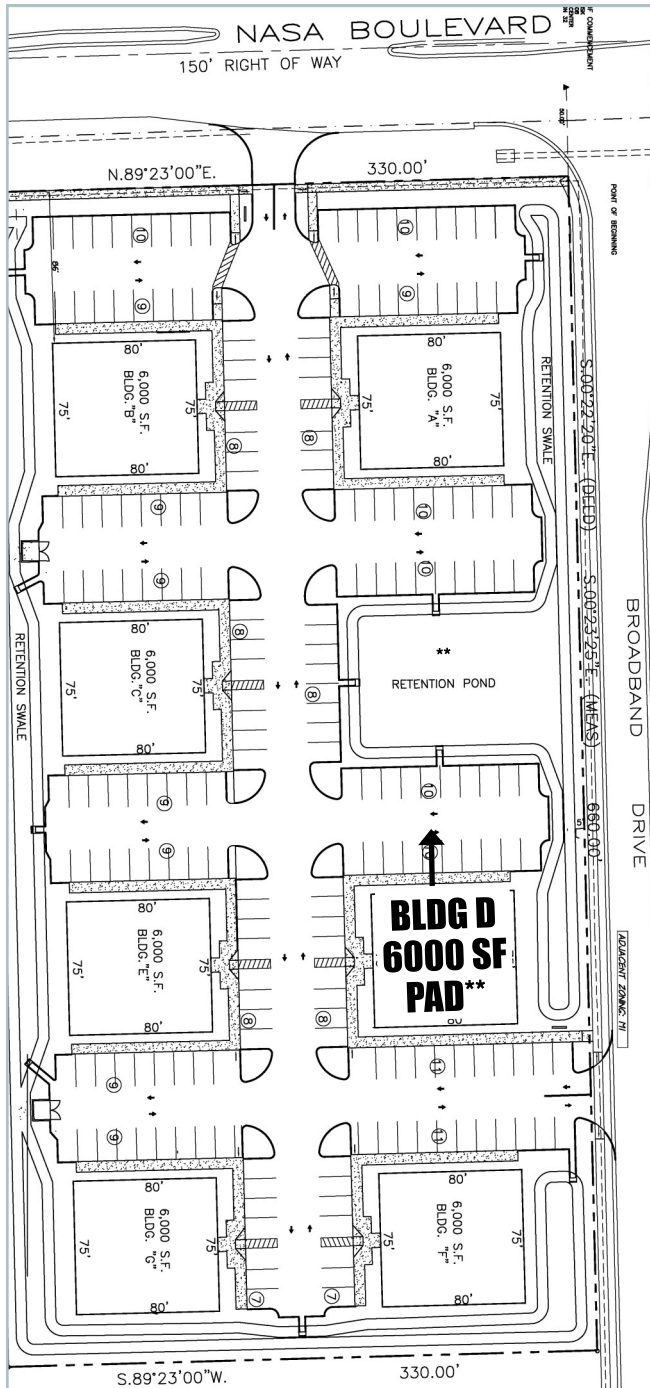


Building Shell Example - 75' x 80'

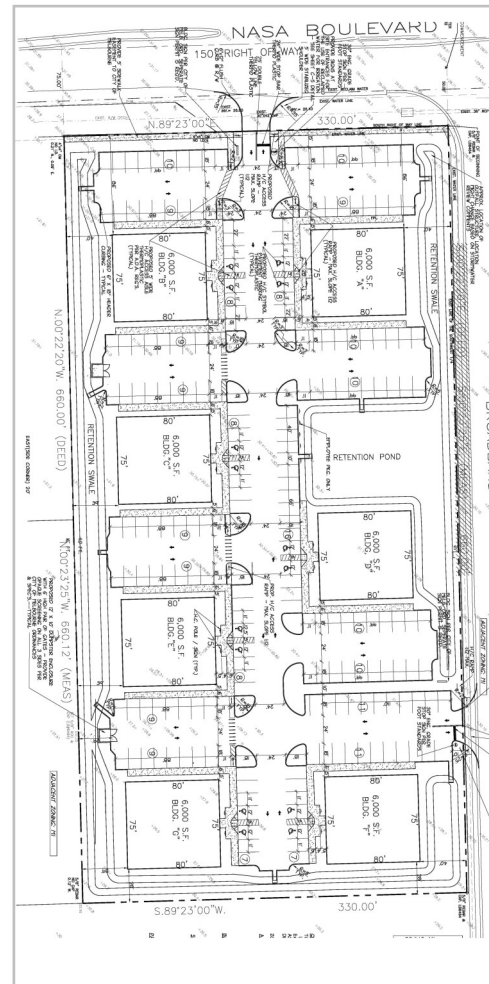
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**\*\*Note that the location of PAD 'D' will be moved slightly north to accommodate additional parking in the rear of the park.**



Site Plan

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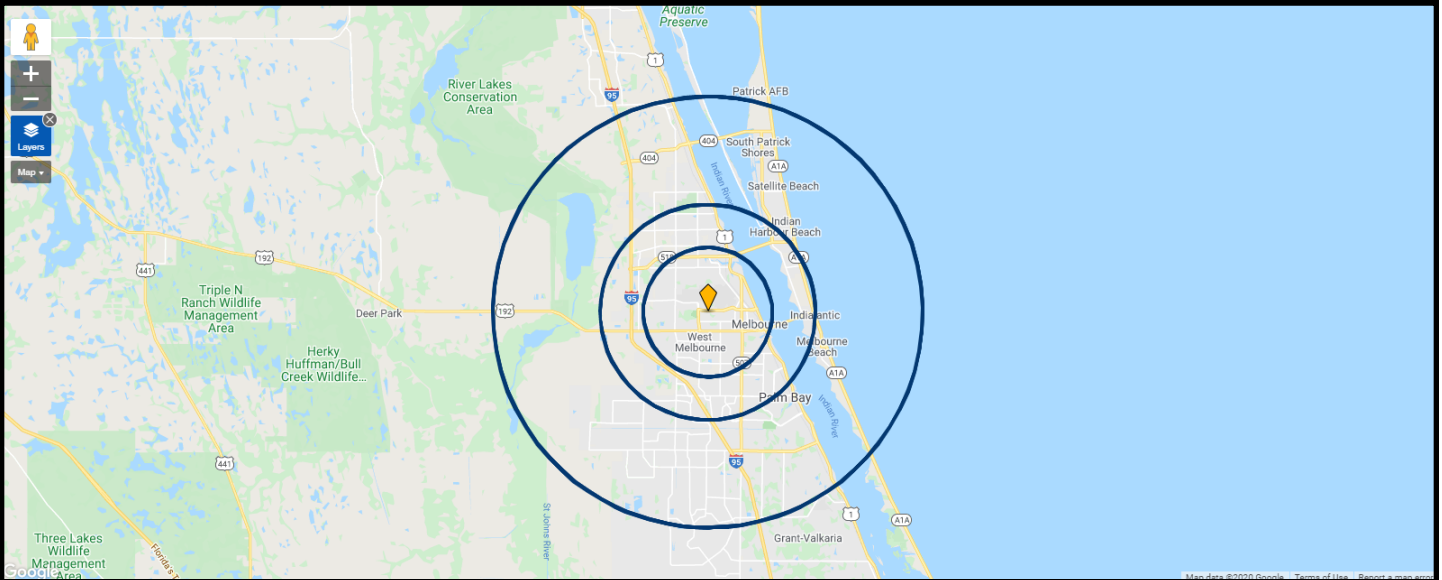
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2024 POPULATION	58,923	148,938	313,927
2029 PROJECTION	64,352	163,156	344,513
2024 AVG. HOUSEHOLD INCOME	\$73,948	\$78,164	\$86,085
DAYTIME EMPLOYMENT - TOTAL	55,902	86,959	123,386

HEALTHCARE SPENDING 2020*	3 MILES	5 MILES	10 MILES
	\$37,294,276	\$99,141,871	\$214,082,717

\*Data derived from © Costar Realty Information, Inc. (2025). Accessed March 17, 2025.

**TRAFFIC COUNT\* (2024) - 18,120 CARS/DAY**

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