

Property Summary

Bank of America

601 21st Street, Vero Beach, FL 32960

PROPERTY WEBSITE



360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$26.27 SF/yr (Gross)
Number of Units:	4
Available SF:	4,053 SF
Lot Size:	2.06 Acres
Building Size:	33,847 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 401	\$26.27 SF/yr	4,053 SF

PROPERTY DESCRIPTION

The Kite Team is pleased to offer Suite 401, totaling 4,053 RSF, for lease at the iconic Bank of America Professional Office Center in the heart of Vero Beach's Miracle Mile District. This Class A professional office building, renovated in 2019, provides a refined and well-maintained environment ideal for financial services, medical users, attorneys, and executive offices seeking a distinguished business address.

Anchored by Bank of America and complemented by national tenants such as Regus and BGE Engineering, the property offers strong co-tenancy and consistent daily activity. The full-service lease structure includes utilities and janitorial services, creating predictable occupancy costs and allowing tenants to focus on operations within one of Vero Beach's most recognizable office landmarks.

LOCATION DESCRIPTION

Located at the signalized intersection of 21st Street and 6th Avenue, the property sits in the center of Miracle Mile — Vero Beach's most established retail and professional corridor. The building is adjacent to Publix-anchored Treasure Coast Plaza, which also includes TJ Maxx and Ulta Beauty, driving steady traffic throughout the day.

Directly across the street are The Fresh Market, Dunkin', Pet Supermarket, First Watch, ABC Fine Wine & Spirits, and Hampton Inn & Suites. This highly walkable setting offers convenience for employees and clients alike, while positioning tenants within Vero Beach's most vibrant commercial hub.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	992	3,129
Total Population	282	1,882	5,857
Average HH Income	\$52,557	\$57,638	\$59,360

Kollin Kite, CCIM *Managing Broker*
772.633.5640 | kollin@kitepropertiesllc.com



Property Details & Highlights

Bank of America

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Building Name	Bank of America
Property Type	Office
Property Subtype	Office Building
APN	33390100001000000008.0
Building Size	33,847 SF
Lot Size	2.06 Acres
Building Class	A
Year Last Renovated	2019
Number of Floors	4
Average Floor Size	10,000 SF
Parking Spaces	84
Roof	Flat
Free Standing	Yes
Number of Buildings	1



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- Suite 401 – 4,053 RSF Available
- Class A Office Building | Renovated 2019
- Anchored by National Credit Tenants
- Signalized Corner Location with $\pm 15,000$ VPD
- Ample Parking with Excellent Visibility & Access

Kollin Kite, CCIM Managing Broker
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Retailer Map

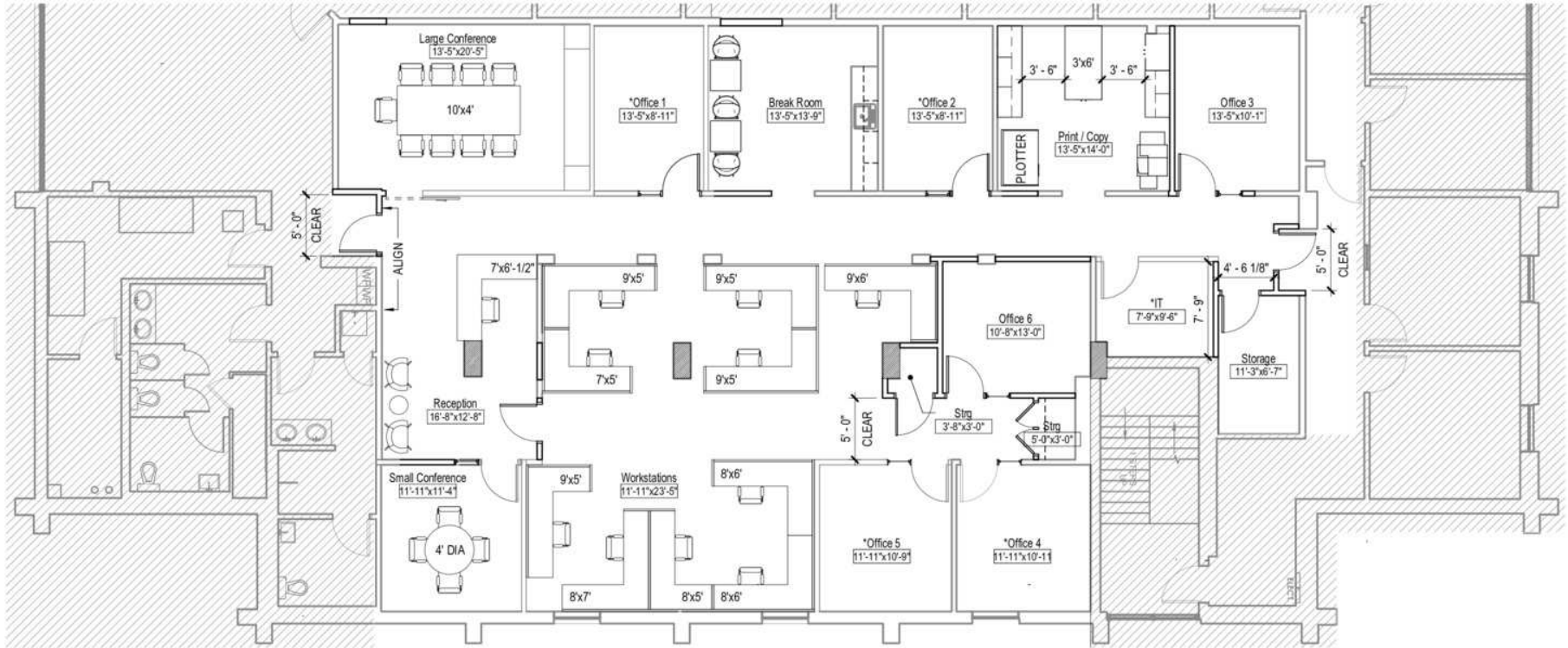
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① LEVEL 01 - OPTION 5.1
1/8" = 1'-0"

Additional Photos

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