

**OFFICE FOR
SALE**



CORPORATE PARK VIERA

7351 Office Park Pl Melbourne, FL 32940

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





PROPERTY DESCRIPTION

7351 Office Park Place offers a well-positioned 10,849 SF office building designed to meet the needs of today's professional users and investors. The interior and exterior of the property are in outstanding condition and is in ready to move in condition. The property layout includes 18 perimeter offices with 8 of them having direct lakefront views. There are open areas that have been used as cubical workspace but could be transitioned into more enclosed offices. There is a 700 sf conference room that has an openable wall in the middle to create two small conference rooms when needed. There is a kitchen/employee lounge adjacent to the restrooms. Located within a professional office setting, this asset offers a compelling opportunity for buyers seeking a manageable commercial property with strong adaptability, income potential, and lasting appeal in a proven office environment.

PROPERTY HIGHLIGHTS

- 10,849 SF office building
- Ideal location in the rapidly growing Viera market
- Ideal for investor or owner-user strategies
- Suitable for single-tenant or multi-tenant use



OFFERING SUMMARY

Sale Price:	\$3,850,000
Number of Units:	1
Lot Size:	12,383 SF
Building Size:	10,849 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,244	4,728
Total Population	643	2,430	9,609
Average HH Income	\$75,060	\$77,461	\$85,131

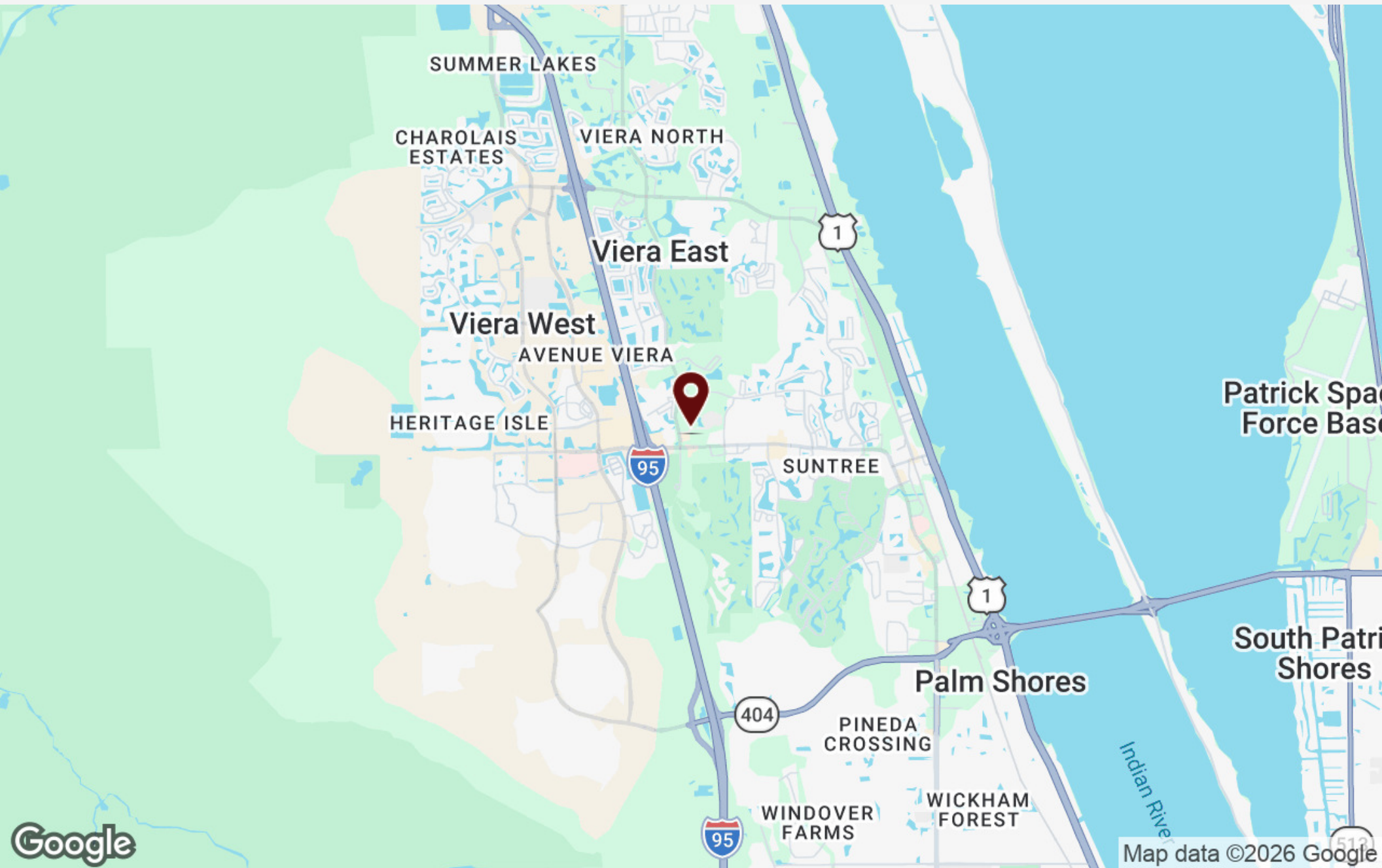
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





ADAM RATHBUN, CCIM, SIOR

321.266.9200

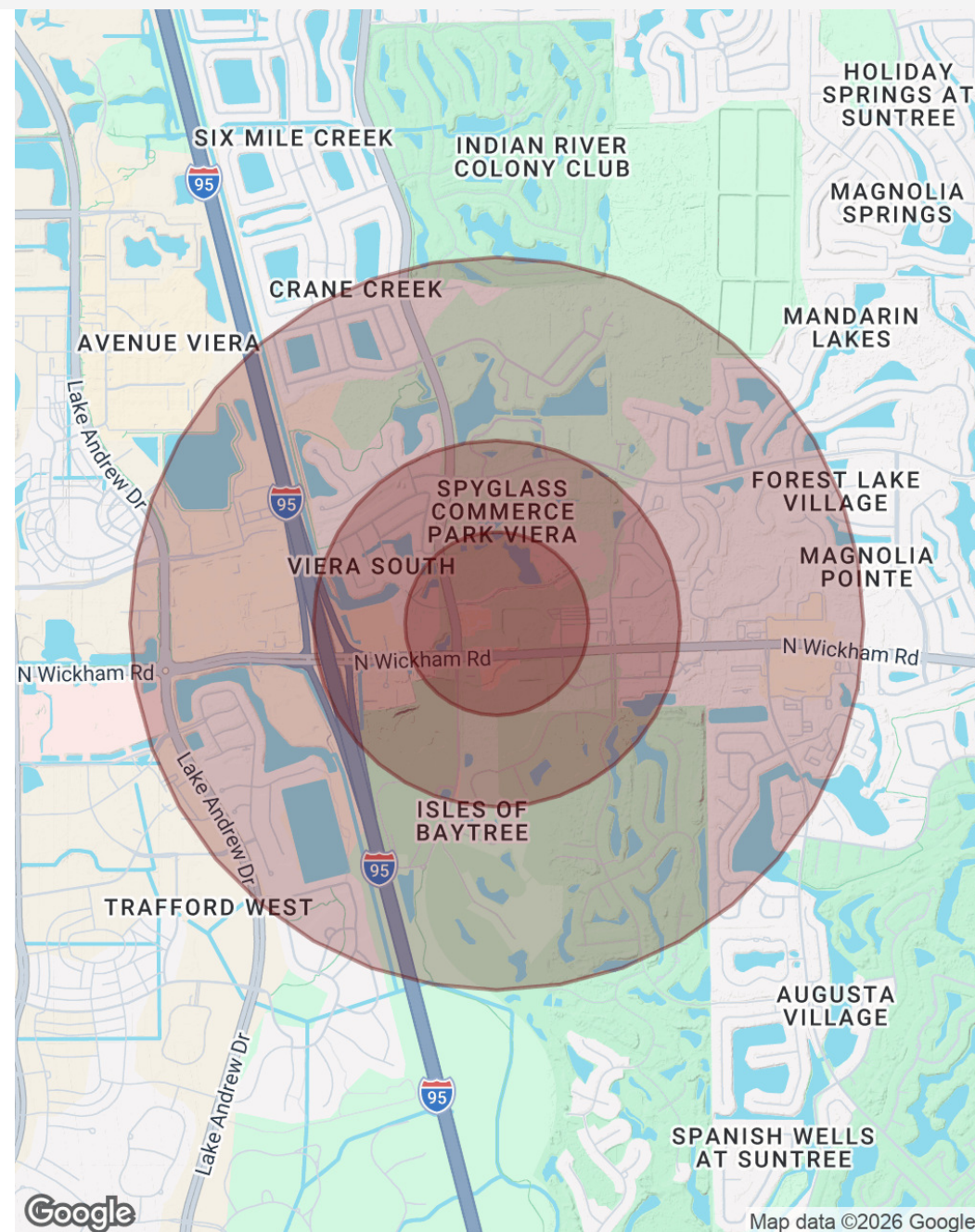
arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	643	2,430	9,609
Average Age	39.4	40.3	44.0
Average Age (Male)	40.1	41.1	44.4
Average Age (Female)	37.6	38.6	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,244	4,728
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$75,060	\$77,461	\$85,131
Average House Value	\$299,825	\$311,520	\$317,717

2023 American Community Survey (ACS)



ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934

