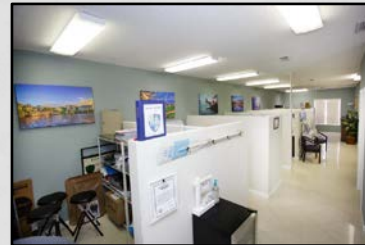


3200 N Wickham Road, Suite 3  
Melbourne, FL 32935

For Sale at \$195,000  
Or \$10/ft/yr plus \$4 CAM  
(\$1293 per month - Inc. CAM)

## PRIME LOCATION - FOR SALE OR LEASE



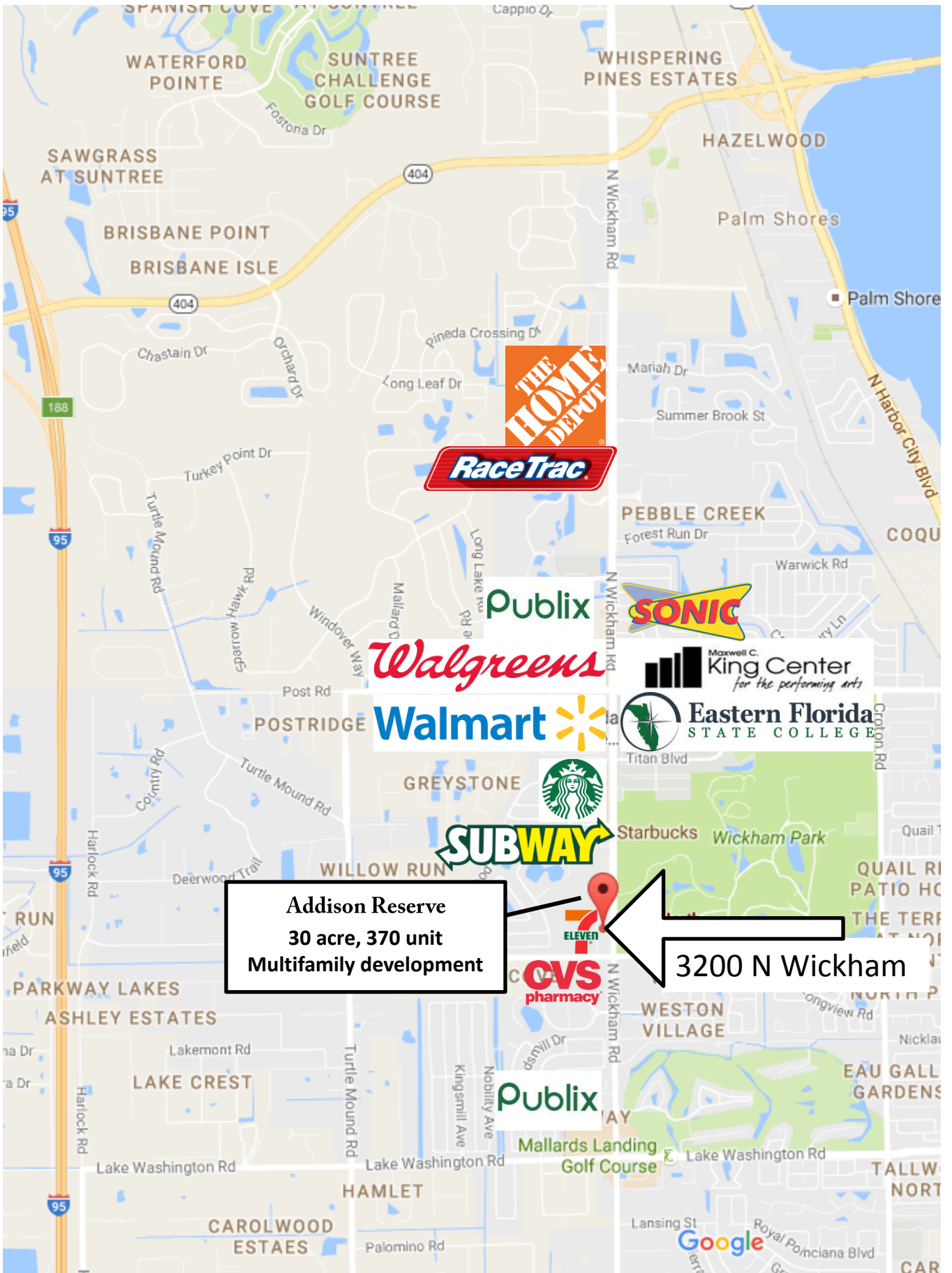
Fully built-out office space with a private reception area, private office, large work and break area, 4 built-in cubicles, and a private bath. Marble tile throughout. Private access with a front and back entrance.

- 1108 Square Feet.
- In demand area, with additional development underway.
- 370 unit apt. complex under construction abutting property
- Excellent visibility on Wickham Road with 32,000+ vehicles per day, and several retail magnets nearby.
- Over 100,000 residents live within a 15 minute drive.
- Additional 1439 square feet available with an option.

### James Flint

Licensed Commercial Broker  
Phone: 321-405-7701  
contact@JamesDFlint.com





**Addison Reserve**  
**30 acre, 370 unit**  
**Multifamily development**

**3200 N Wickham**