

THE VIEW

45,770 SF

5560 N Highway 1,
Melbourne, FL 32940



PROPERTY HIGHLIGHTS

- Palm Shores Office Park LLC Built by W+J Construction
- High Tech New Office Building
- Class A Build-to-Suit Office Suites
- Located at US 1 & The Pineda Causeway with River Views
- Suites Ranging from min SF to Full Floor 15,357 SF
- 3 Stories and 446 Surface Parking Spaces
- Easy access to I95, downtown Melbourne, and The Space Center



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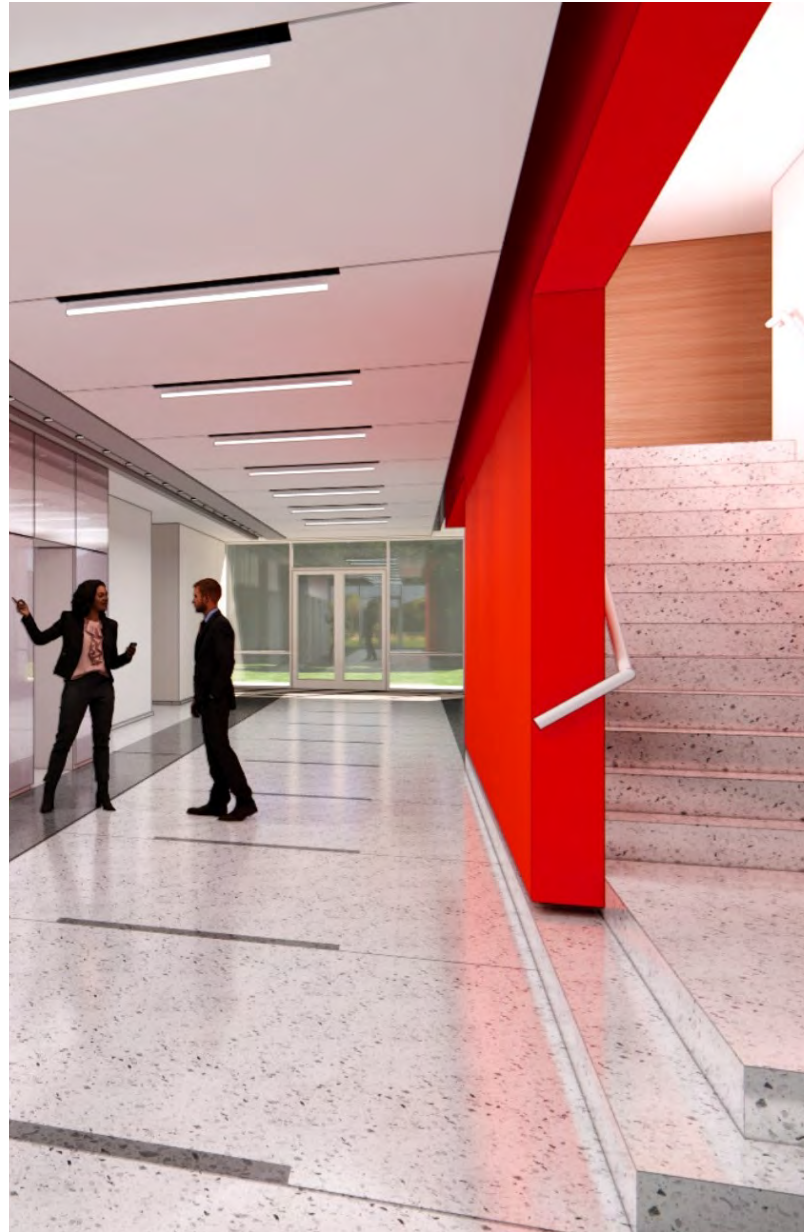
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OFFICE SPACE FOR LEASE

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OVERVIEW - THE VIEW at PALM SHORES

The View at Palm Shores presented by Ellingson Commercial Properties offers a cutting edge Class A office development with breathtaking waterfront views.

Situated in a prime location, this contemporary office building is strategically designed to cater to the evolving needs of businesses in the 21st century. With easy accessibility via US 1, it offers a convenient commute for employees and clients alike.

This multi-story structure boasts a sleek and sustainable design, featuring energy-efficient systems and innovative technology integration. Inside, the facility is characterized by flexible workspaces, collaborative areas, and cutting-edge amenities. Companies will have the opportunity to customize their offices, creating an environment that best suits their unique needs and promotes productivity.

Fully permitted and ready for construction. Available by the Summer of 2025.

OFFERING SUMMARY

Lease Rate:	\$27.00 - 29.00/yr (NNN)
Building Size:	45,770 SF
Available SF:	10,000 - 45,770 SF
Lot Size:	6.07 Acres
Number of Units:	1
Year Built:	2025
Zoning:	C2

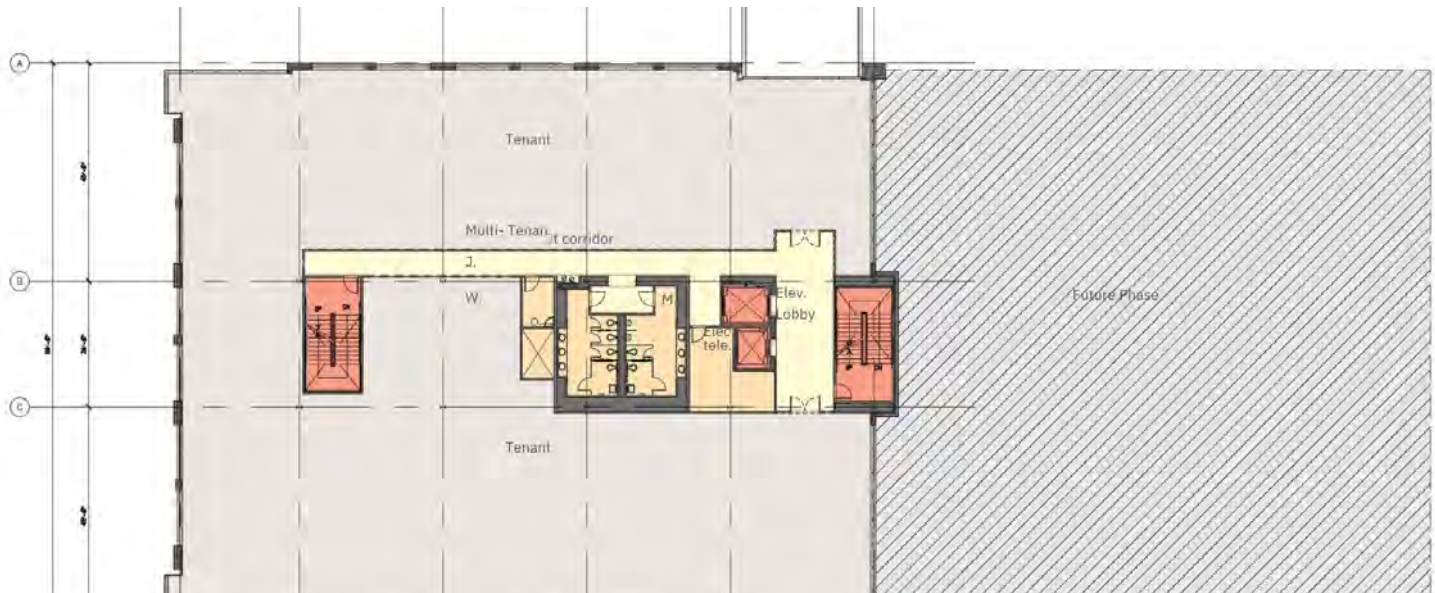


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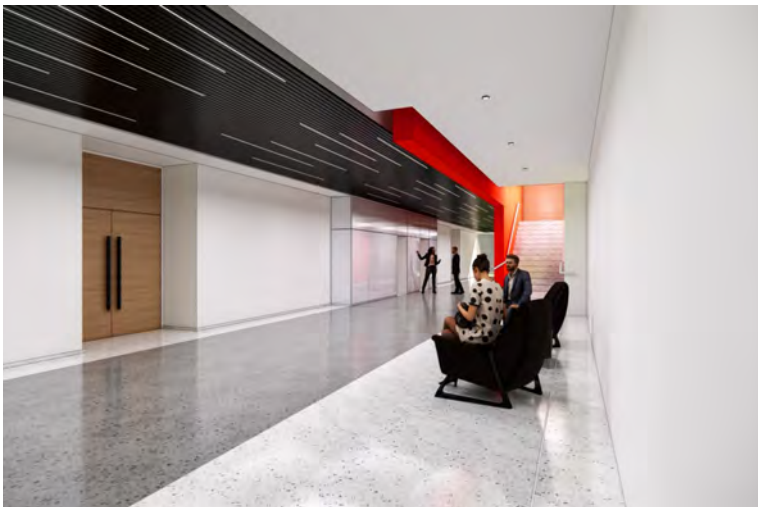
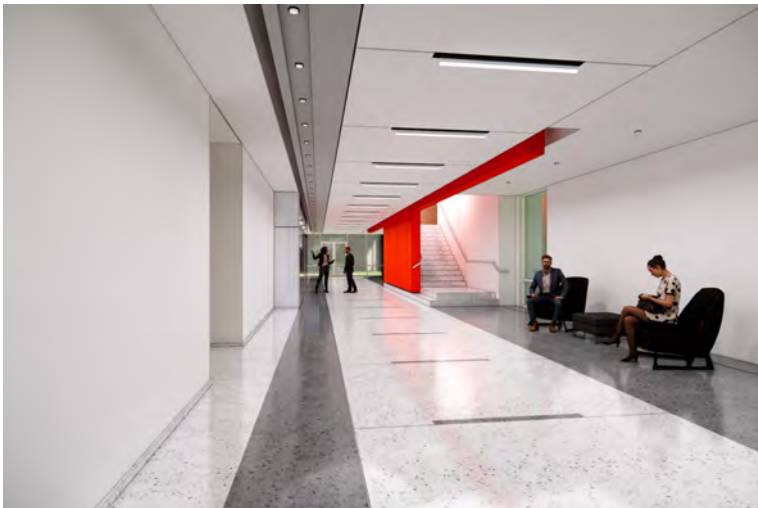
FLOOR PLAN - 5560 N Highway 1, Melbourne



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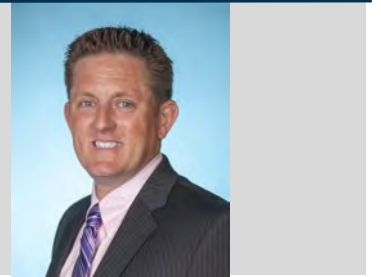
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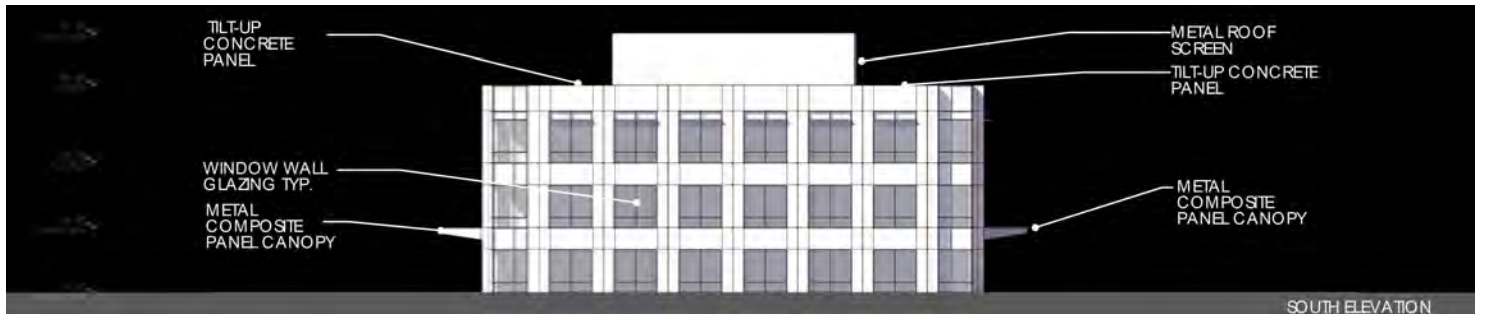
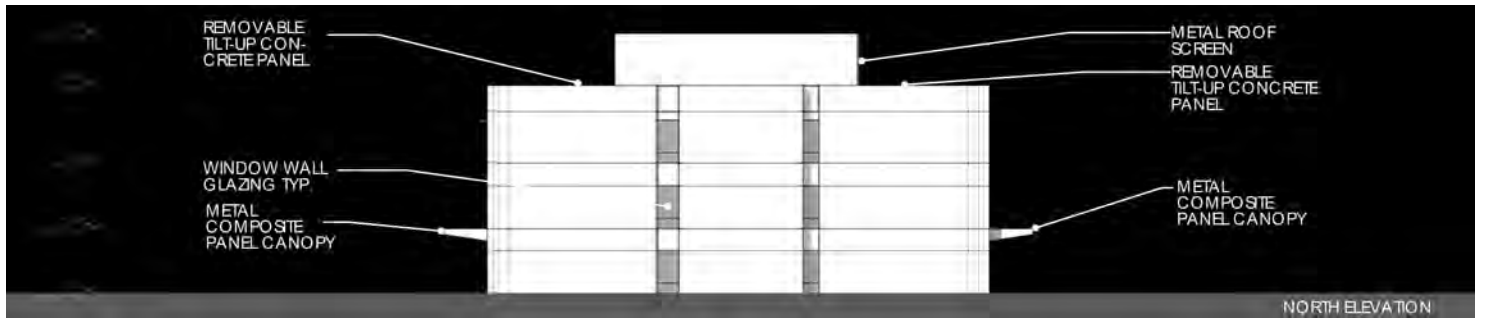


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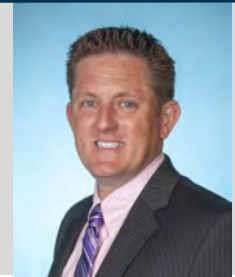


SCHEMATICS - 5560 N Highway 1, Melbourne



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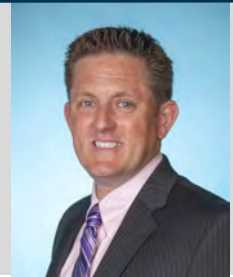
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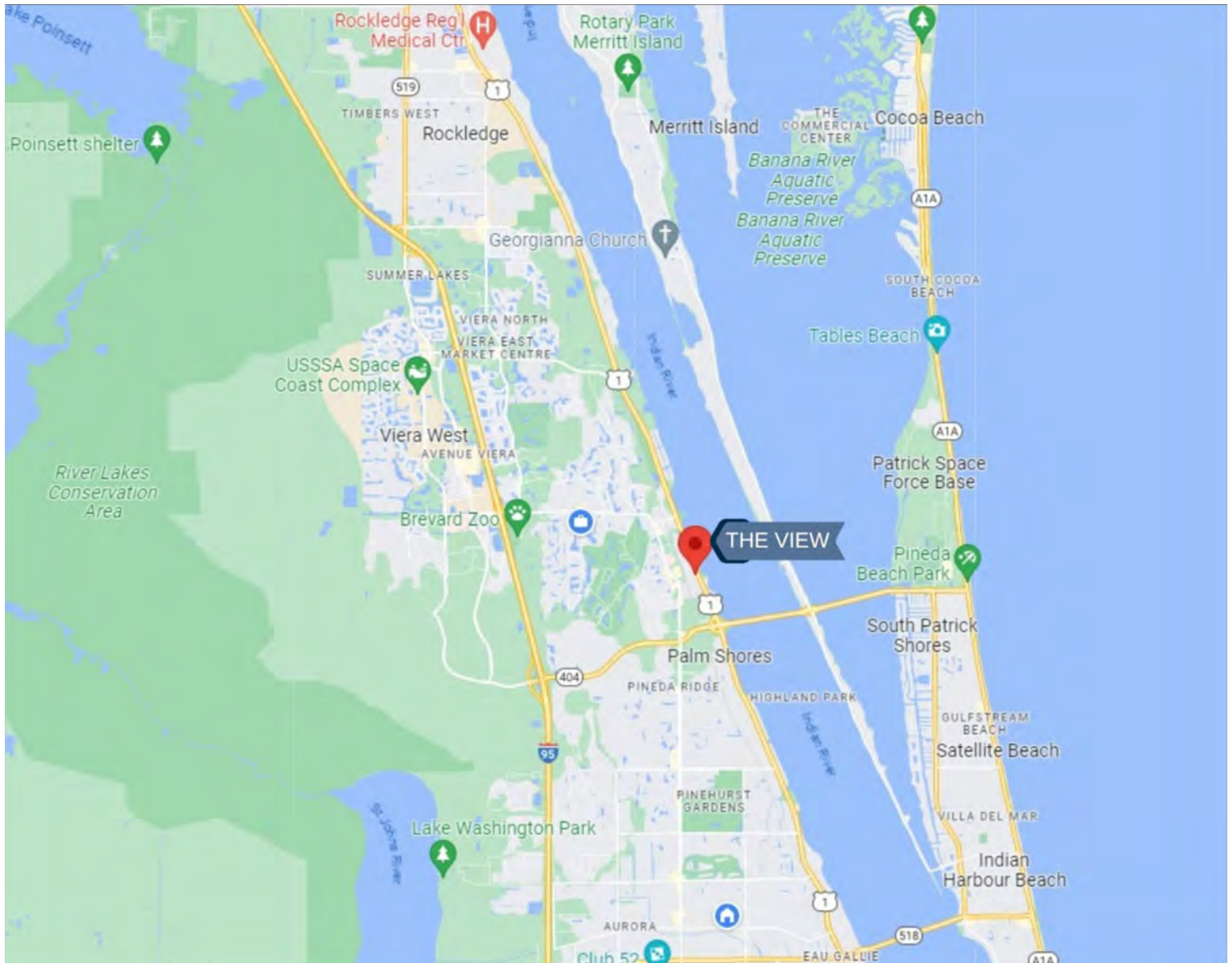


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REGIONAL MAP - 5560 N Highway 1, Melbourne



Located directly on US HWY 1, just south of Pineda Causeway in Palm Shores, Florida. Its strategic positioning ensures easy accessibility from I95, downtown Melbourne, the Space Center, and the beaches. Melbourne, FL, is a growing regional hub with a diverse economy, including aerospace, technology, and healthcare sectors. Being located along US Highway 1, this site can tap into the economic growth and opportunities in the region.



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