

# FOR LEASE

# 5466 VILLAGE DR ROCKLEDGE, FL 32955

## 2,453 SF | MEDICAL/OFFICE SUITE | FORMERLY VIERA PULMONARY



Your Sign Here

ENDO HEALTH  
Your Location. Our Mission.

**NYLA GROUP, LLC**  
Commercial Real Estate Services



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691 S Green Bay Rd #208 Neenah, WI 54956

# ABOUT THE PROPERTY

5466 VILLAGE DR ROCKLEDGE FL 32955

**LOCATION:** 5466 VILLAGE DR ROCKLEDGE FL 32955

**AVAILABLE SF:** 2,453 SF

**LEASE RATE:** CALL FOR PRICING

**NNN'S:** +/- \$6.90 PSF

**MIN. LEASE TERM** 5 YEARS

**BUILD OUT:** MEDICAL SUITE

**TRAFFIC COUNTS:** I-95 & VIERA EXIT (VPD): +/- 88,000

Nyla Group is pleased to present a rare medical office opportunity located at 5466 Village Drive, Rockledge, FL 32955. This ±2,453 SF suite, formerly home to Viera Pulmonary, is a beautifully built-out medical office located just off Viera Boulevard within an established and sought-after professional and medical complex. The space features a functional medical layout ideal for healthcare practitioners seeking a turnkey solution, offering exam rooms, private offices, reception, and waiting areas ready for immediate occupancy. Its location provides excellent accessibility, professional curb appeal, and proximity to major healthcare providers and residential neighborhoods throughout Viera and Rockledge. This is a rare opportunity to step into an existing medical suite and establish or expand your practice in one of Brevard County's most desirable medical corridors.



**45,178**  
POPULATION  
(5-Mile)



**\$85,303**  
AVG HH INCOME



**17,690**  
HOUSEHOLDS  
(5-Mile)

# HIGHLIGHTS

5466 VILLAGE DR ROCKLEDGE FL 32955

- **Fully Built-Out Medical Office:** ±2,453 SF formerly occupied by Viera Pulmonary, featuring a functional layout with exam rooms, private offices, nurse station, and reception/waiting area ready for immediate occupancy.
- **Prime Location in Established Medical Park:** Situated within the sought-after professional and medical complex off Viera Boulevard, adjacent to Walgreens, Raymond James, Endo Health, Rois Medical Group, Smile Design & Wellness Center, and Viera East Veterinary.
- **Excellent Visibility & Access:** Prominent frontage just off Viera Blvd with direct access from Murrell Road and convenient proximity to I-95 (±88,000 VPD).
- **High-Traffic, Growing Trade Area:** Surrounded by strong co-tenancy and new developments including the anticipated Whole Foods and Home Depot, contributing to sustained area growth and traffic.
- **Professional & Medical Synergy:** Join a proven mix of medical and office professionals within a thriving business park serving the rapidly expanding Viera and Rockledge markets.
- **Immediate Availability:** A rare opportunity to step into an existing medical suite with minimal upfront costs in one of Brevard County's premier corridors.



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# OVERVIEW

5466 VILLAGE DR ROCKLEDGE FL 32955

This beautifully built-out ±2,453 SF medical office suite at 5466 Village Drive, Rockledge, FL 32955 offers a premier opportunity within one of Viera's most established professional and medical office parks. Formerly occupied by Viera Pulmonary, the space features a turnkey medical layout that includes exam rooms, private offices, a reception/waiting area, and support spaces ideal for healthcare, wellness, or professional users.

Strategically positioned just off Viera Boulevard and Murrell Road, the property benefits from excellent visibility, prominent monument signage, and convenient access to I-95 (±88,000 VPD) and surrounding neighborhoods throughout Viera and Rockledge.

The suite's existing medical build-out allows for immediate occupancy with minimal capital investment, providing a cost-effective and time-efficient path to market. Ample on-site parking—21 spaces, or 6.22 per 1,000 SF—ensures convenience for patients and staff alike.

Surrounded by a strong roster of medical and professional neighbors including Endo Health, Raymond James, Smile Design & Wellness Center, Viera East Veterinary, and Walgreens, the location draws consistent daily traffic and benefits from rapid nearby development, including the anticipated Whole Foods and Home Depot along Viera Boulevard.

For practitioners seeking a highly visible, accessible, and move-in-ready medical office in Brevard County's most desirable corridor, 5466 Village Drive delivers the ideal setting for long-term growth and professional success.



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# AERIAL MAP

## 5466 VILLAGE DR ROCKLEDGE FL 32955





Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**DISCLOSURE TO CUSTOMERS.** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. The disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS.** The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing services to you.

The following information is required to be disclosed by the law:

1. Material Adverse Facts, as defined in Wis. Stat. 452.01 (5g)
2. Any facts known by the Firm or its Agents that contradict any information included in the written inspection report on the property or real estate that is the subject of the transaction

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ (insert information you authorized to be disclosed, such as financial qualification information.)

**DEFINITION OF MATERIAL ADVERSE FACTS**

A "Material Adverse Facts" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

**NOTICE ABOUT SEX OFFENDER REGISTRY.** You may obtain the information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://www.doc.wi.gov> or by telephone 608-240-5830.



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## CONTACT

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