



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1706 Berglund Lane
Melbourne, Florida 32940

MEDICAL SUITES IN VIERA

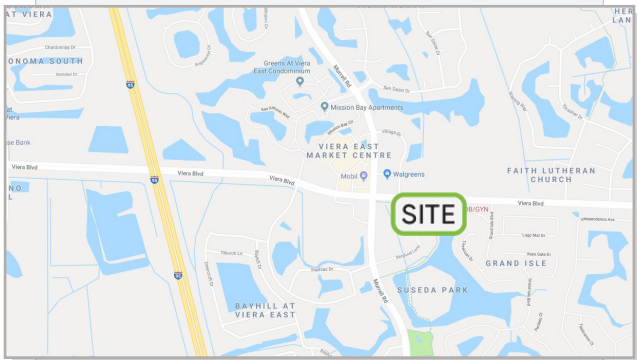


For Lease

- + Lease Rate: Negotiable
T.I. Available
- + Available SF: 1,975 - 3,950 SF
- + Primary Use: Medical

Highlights

- Under Construction - Delivery August 2019
- Great Location Close to the New Interstate 95 Interchange in the Heart of Viera
- Located 2 Minutes from Interstate 95 and 3 Minutes from U.S. Highway 1
- Tenants Can Build Out Space to Fit Their Needs
- Utilities: City Water & City Sewer
- Building Signage & Monument Signage on Viera Boulevard



AVAILABLE SUITES		
UNIT 102	1,975 SF	\$30.00 / SF NNN
UNIT 103	1,975 SF	\$30.00 / SF NNN
UNITS 102 + 103	3,950 SF	\$30.00 / SF NNN

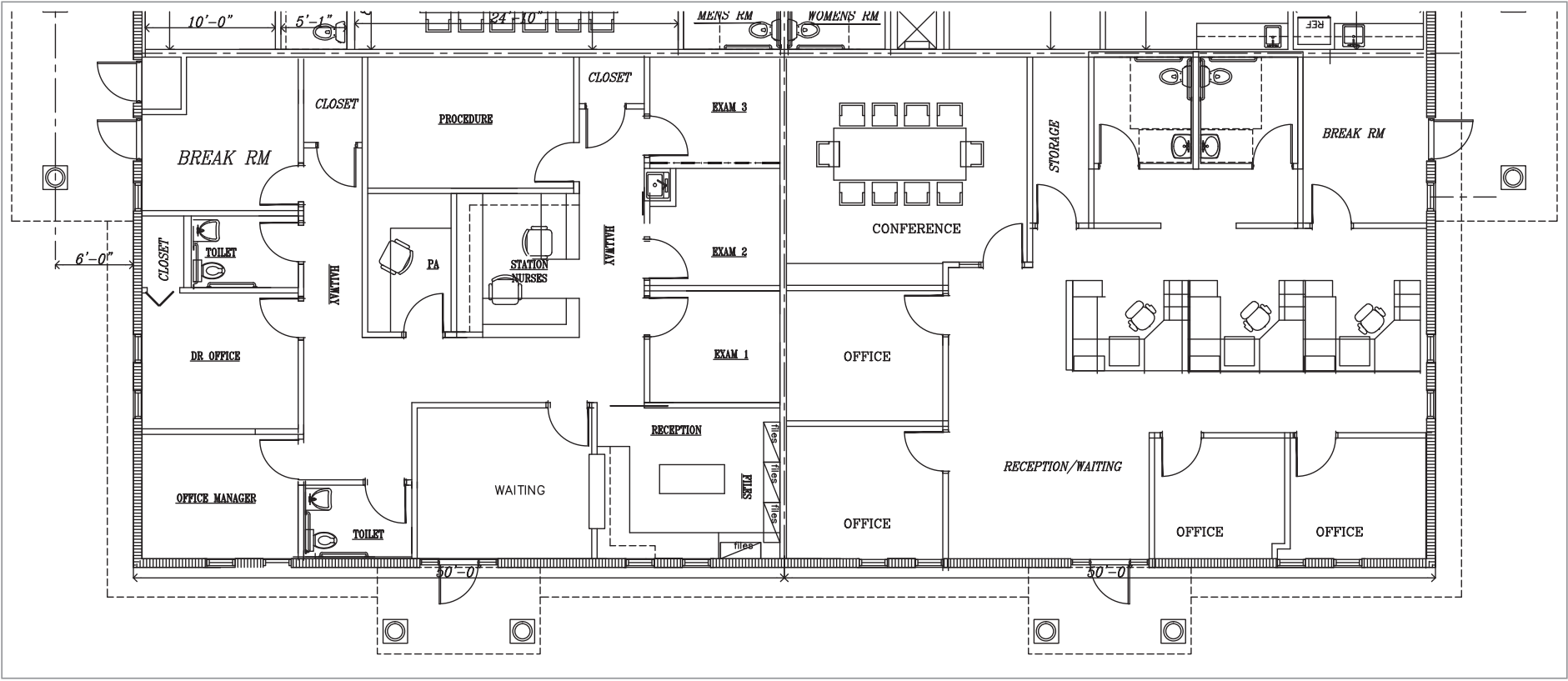
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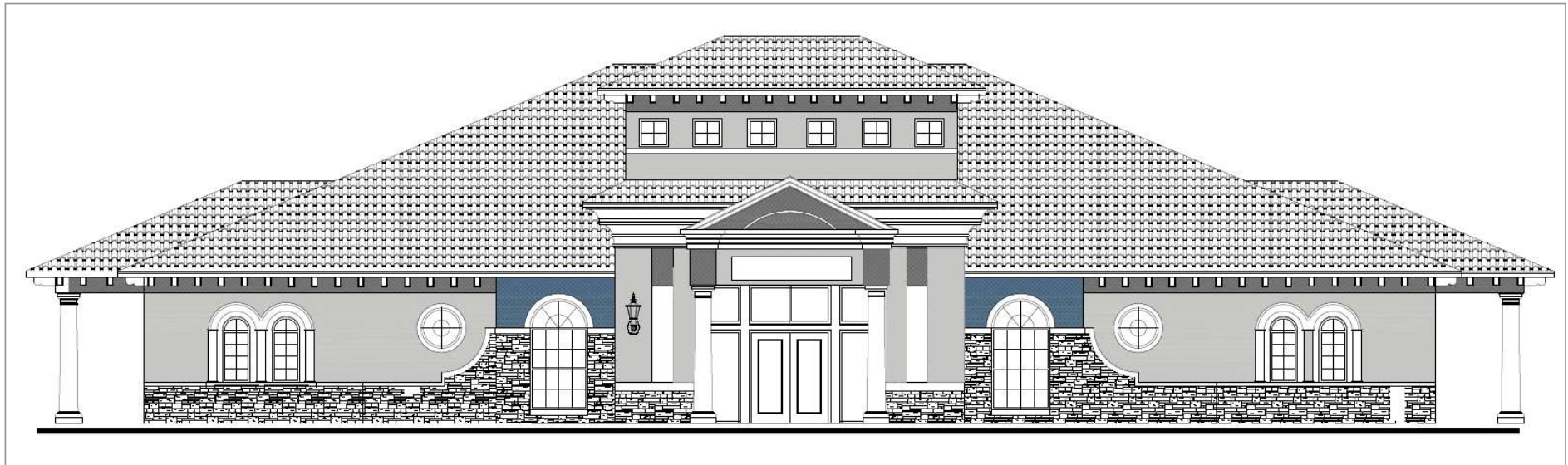
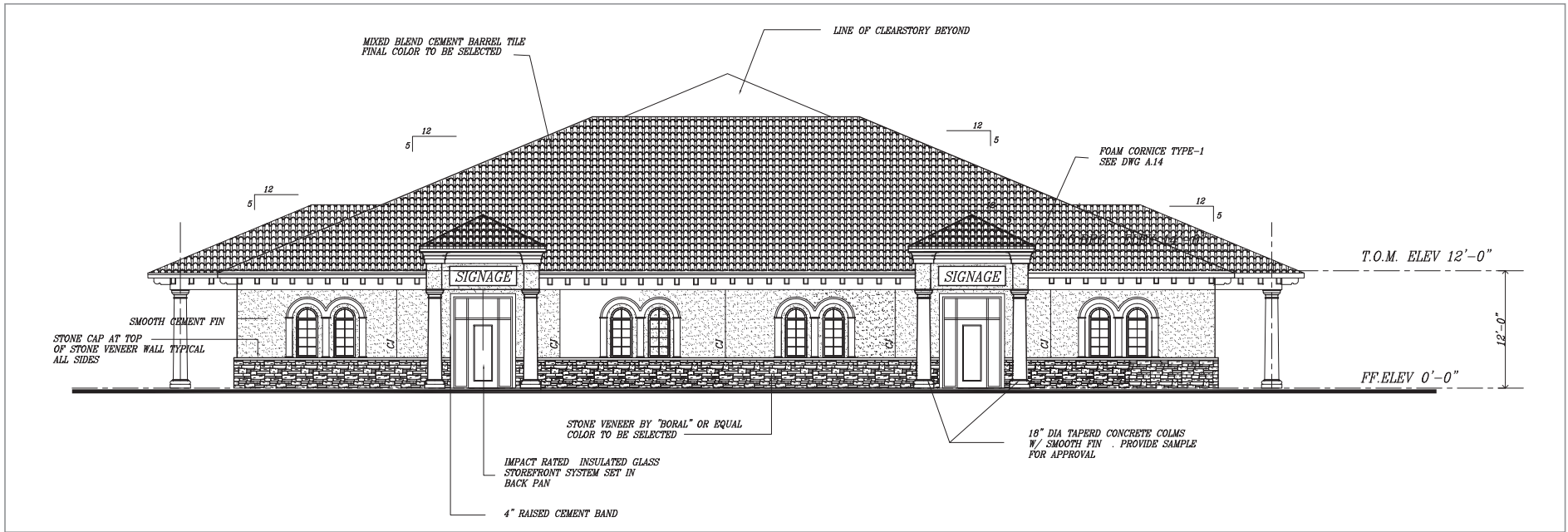
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Conceptual Floor Plans



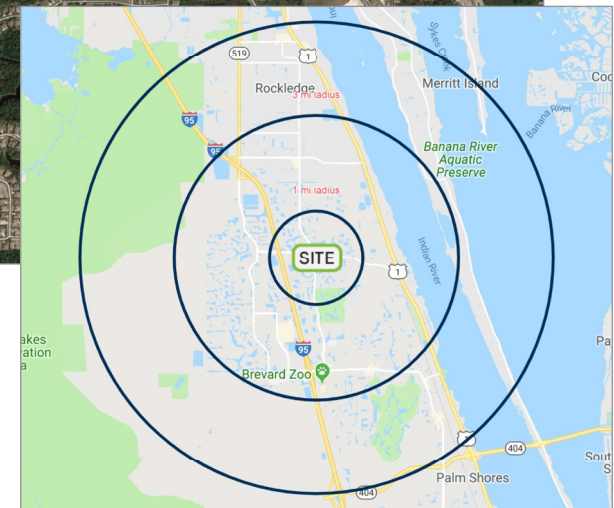
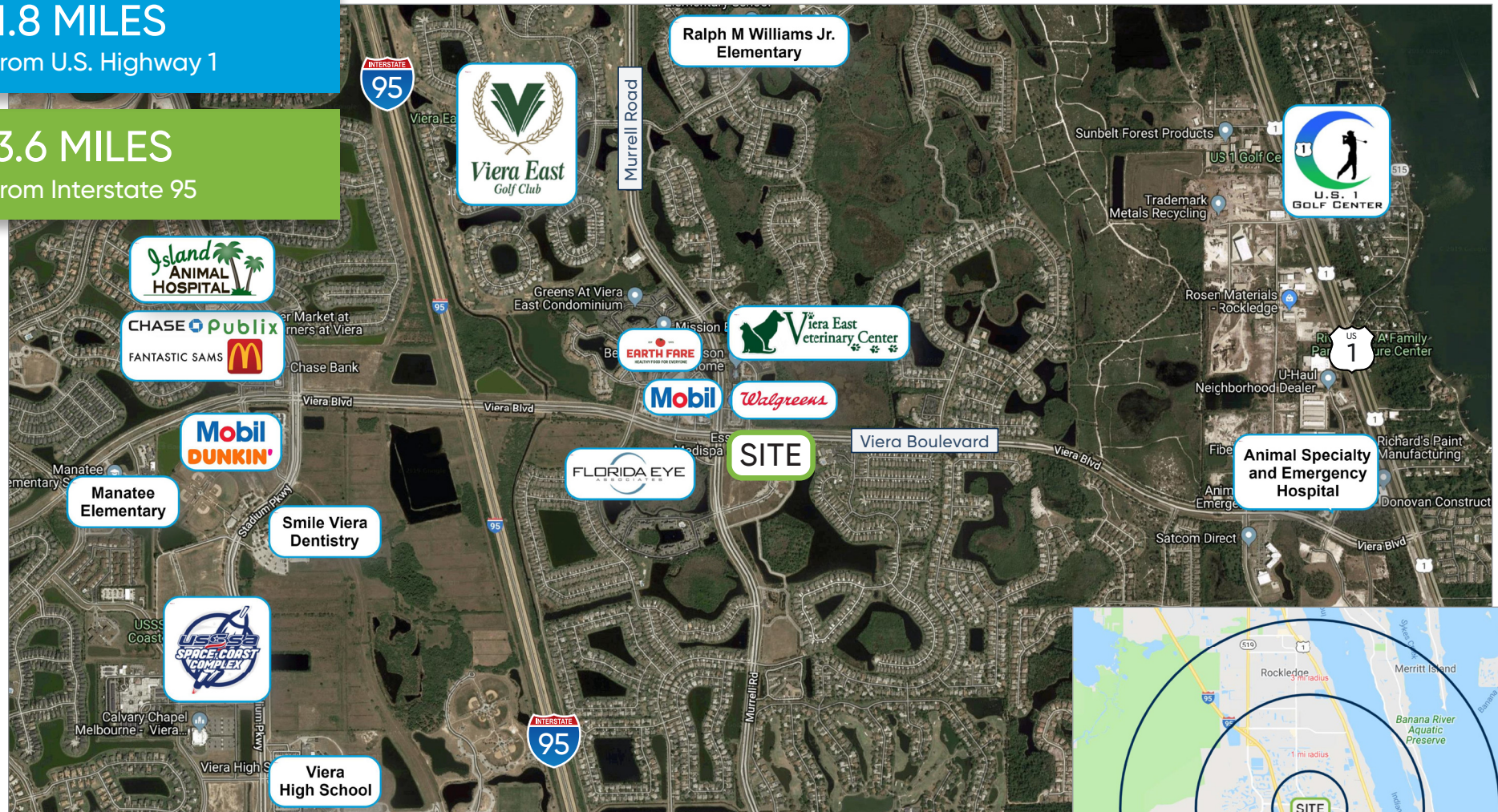
Elevation & Exterior



Location Aerial & Demographics

1.8 MILES
from U.S. Highway 1

3.6 MILES
from Interstate 95



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,650	\$95,730	55	576
3-Mile	41,961	\$93,070	1,553	16,978
5-Mile	72,544	\$95,613	3,080	31,064

