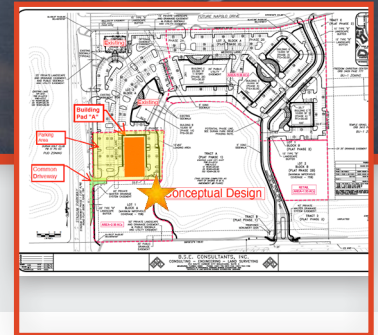




8240 Devereux Dr., 103B
 Melbourne, FL 32940
 407-848-1663
V3CommercialAdvisors.com

FOR LEASE
\$39.00/SF/YR



WICKHAM RD. & STADIUM PARKWAY, VIERA, FL
VIERA MEDICAL PARK - THE IBIS BUILDING

PROPERTY HIGHLIGHTS

Suites range from 2,027 SF up to 8,770 SF

- The Ibis Building presents an exciting pre-leasing opportunity for a new Class A medical space in the sought after Viera market
- Stunning modern building to be completed Summer 2025
- Approximately 20,000 total SF
- Located directly across from the Viera Hospital
- Viera ranked 8th in Top 10 Master Planned Communities in US
- Quick access to I-95 - Only 1 mile away
- Walking distance to the Hospital & medical building
- Ample parking for employees and guests - cross-over access for additional parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,984	30,662	60,924
Median Age	47.8	50	50.1
Avg. HH Income	\$113,877	\$109,569	\$116,430

For More Information:

Charine Lewis
 321-508-9030
Charine@v3capital.com

Chad Cabrera
 321-960-3249
Chad@v3capital.com

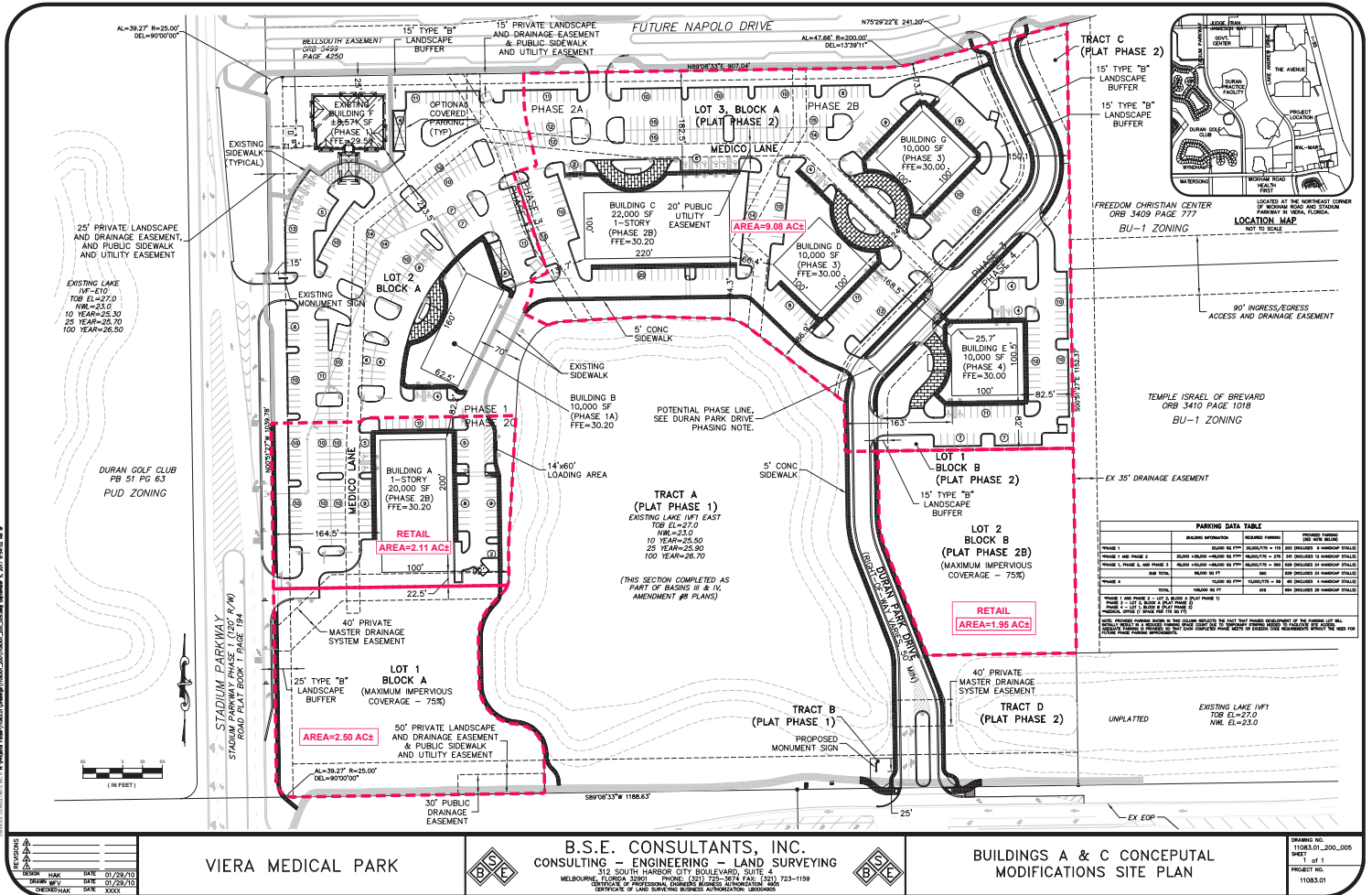
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
 Apopka, FL 32703
 407-848-1663
V3Capital.com

WICKHAM RD. & STADIUM PARKWAY, VIERA, FL
VIERA MEDICAL PARK - THE IBIS BUILDING

VIERA MEDICAL PARK OFFICE SITE



REVISION	DATE	BY
1	07/25/10	...
2	07/29/10	...
3	07/29/10	...
4	08/02/10	...

VIERA MEDICAL PARK



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 - PHONE: (321) 270-8774 FAX: (321) 223-1159
CERTIFICATE OF LAND SURVEYING BUSINESS REGISTRATION: LSR000400



BUILDINGS A & C CONCEPTUAL MODIFICATIONS SITE PLAN

DRAWING NO. 11083.01.200_005
1 of 1
PROJECT NO. 11083.01

WICKHAM RD. & STADIUM PARKWAY, VIERA, FL
VIERA MEDICAL PARK - THE IBIS BUILDING

VIERA'S MASTER PLAN



Viera's master plan was unveiled in 1989 with a mission to create a vibrant, livable community built with faith, integrity, and thoughtful stewardship of the land.

Viera is in the Top 10 Planned Communities in the United States

The Ibis Building is centrally located in the Viera community, in the Viera Medical Park, directly across from Health First Viera Hospital.