




LIGHTLE
BECKNER
ROBISON

◁ INCORPORATED ▷

COMMERCIAL REAL ESTATE SERVICES

CLASS A MEDICAL FOR LEASE

- 5,697 SF of High Quality Medical Space 
- Great Location, Downtown Melbourne
- Well appointed space with huge Business Office
- Clinical Area - 6 Exam Rooms
- Large Procedure/Recovery Area
- Lab & Kitchenette
- ADA Compliant with Ample Parking
- Back-up Generator



307 E. New Haven. **Melbourne**, Florida




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COMMERCIAL REAL ESTATE SERVICES

SUPERIOR MEDICAL BUILDOUT

WAITING ROOM

- Large, nicely finished, wired for two (2) TV's
- Reception area has a extra security features built in, including cameras and a drop down metal door at receptionist window
- Ample space 


BUSINESS OFFICE

- Beautiful, Large Administration/Business Office seats at least five (5) 
- CAT 5 hardwire  to each room and work station
- Dedicated air conditioned server closet 
- Soundproof panels throughout business office and nursing workstations
- HIPPA compliant trash receptacles 
- Private office for supervisor with full view of admin area

CLINIC SIDE

- Six (6) Large Exam Rooms

PROCEDURE SIDE

- Mimics ambulatory surgery center
- 3 Intake Bays and 3 Recovery Bays
- Dedicated bathroom and changing room
- Covered Patient Pick-up 
- Large Procedure Room

EXECUTIVE OFFICES

- Three (3) Large Executive Office s 




NURSES STATIONS

- Four (4) efficient Nursing Stations with custom cabinetry

CONFERENCE ROOM

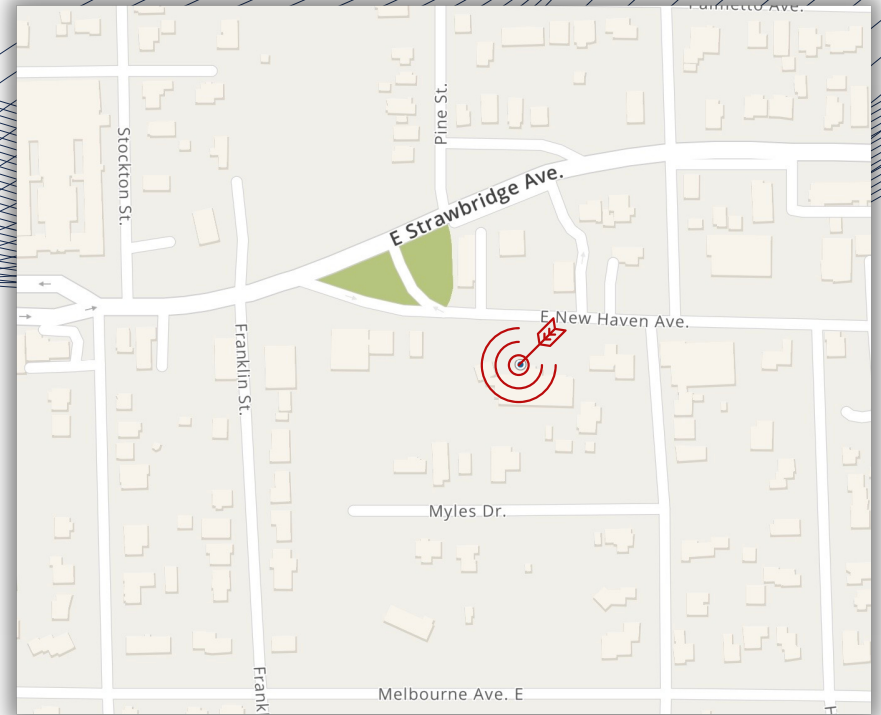
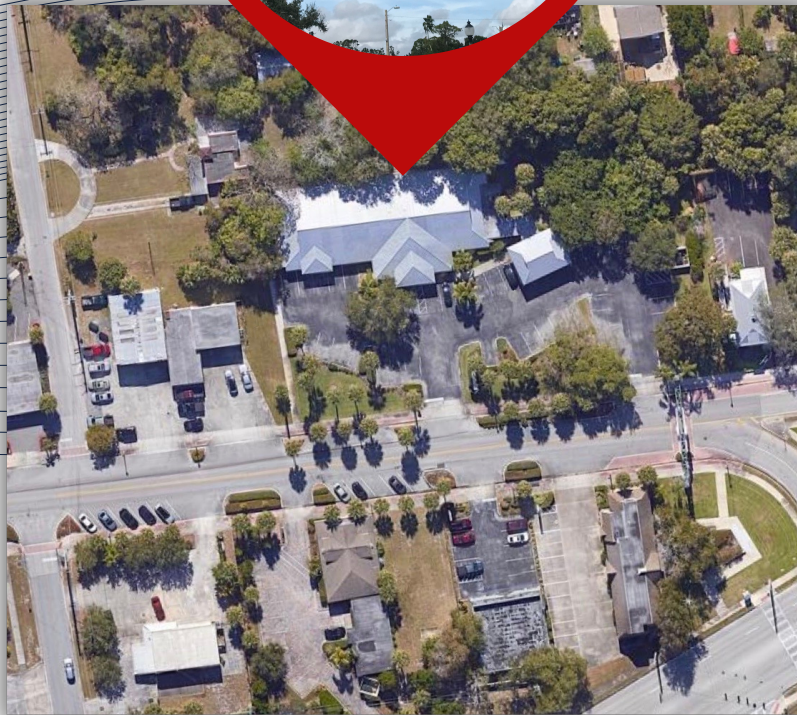
- Large Conference Room with Wet Bar
- Drop down motorized screen 

ADDITIONAL FEATURES

- Back-up Generator 
- Great Signage Opportunities 
- Great Free Parking
- High-end cabinetry 

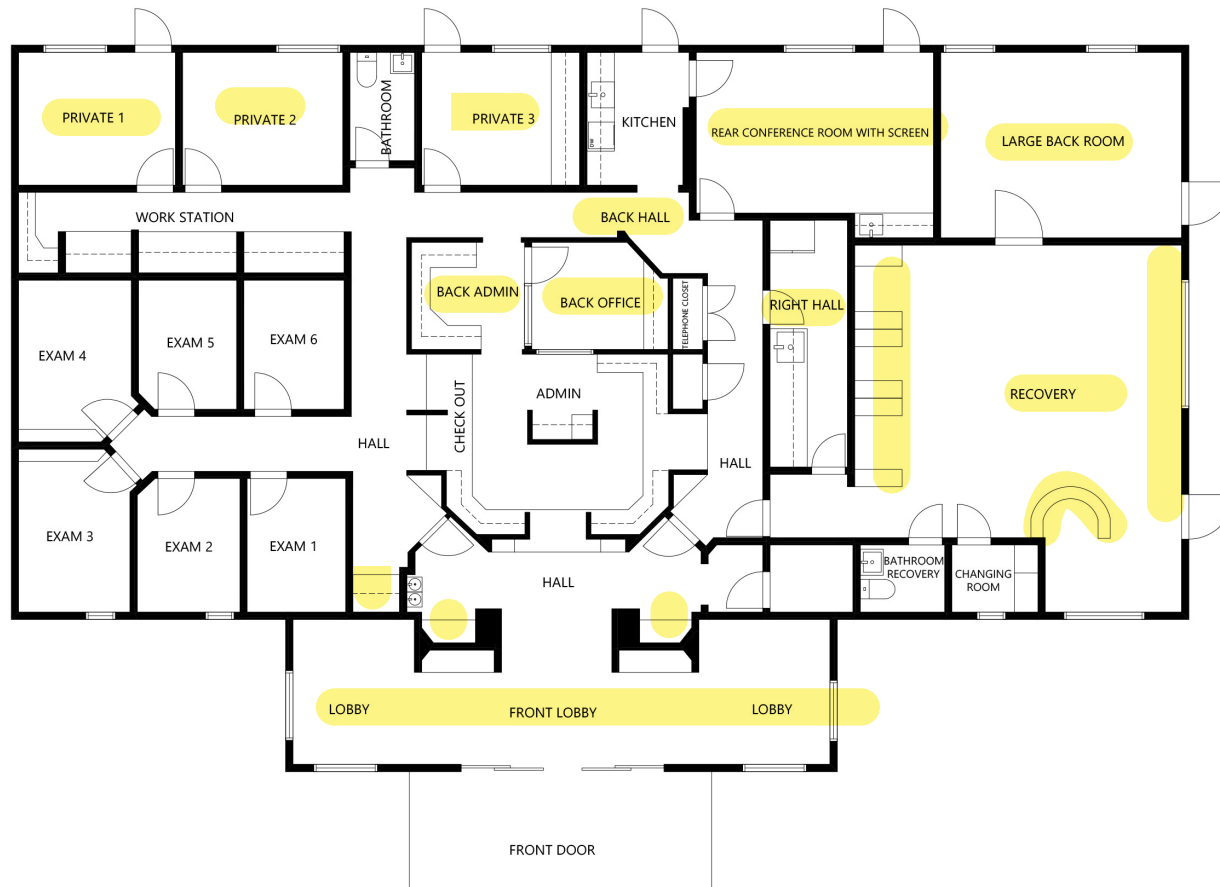
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PRIME LOCATION



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BUILDING LAYOUT



FLOOR 1

307 E. New Haven. **Melbourne**, Florida



"Leaders By Results"



Virtual Tour

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