

OFFERING MEMORANDUM



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OPPORTUNITY IN MELBOURNE BEACH, FL

OFFICE SPACE FOR LEASE | 2,555 SF | 2ND FL UNIT

OFFERING SUMMARY

Location: 3270 Highway A1A, Melbourne Beach, FL
2nd floor unit

Elevator: Yes

Private Entry: Yes (2)

County: Brevard

Area: 2,555 sf

Base Rate: \$17.00/sf

Lease Type: Modified Gross

Parking: Open

Term: Negotiable

Rooms: Private offices (4), open areas (1), bath (2),
kitchenette (1), storage/IT

OFFERED AT:

\$17.00/sf



EXECUTIVE TEAM



Karen D'Alberto
VP/Principal



John Curri
Owner & CEO




Please contact us with any questions, for more details or please
send offer/terms via email to:

Karen D'Alberto - karen@curriproperties.com | 321-622-3196

John Curri - john@curriproperties.com | 321-961-4487

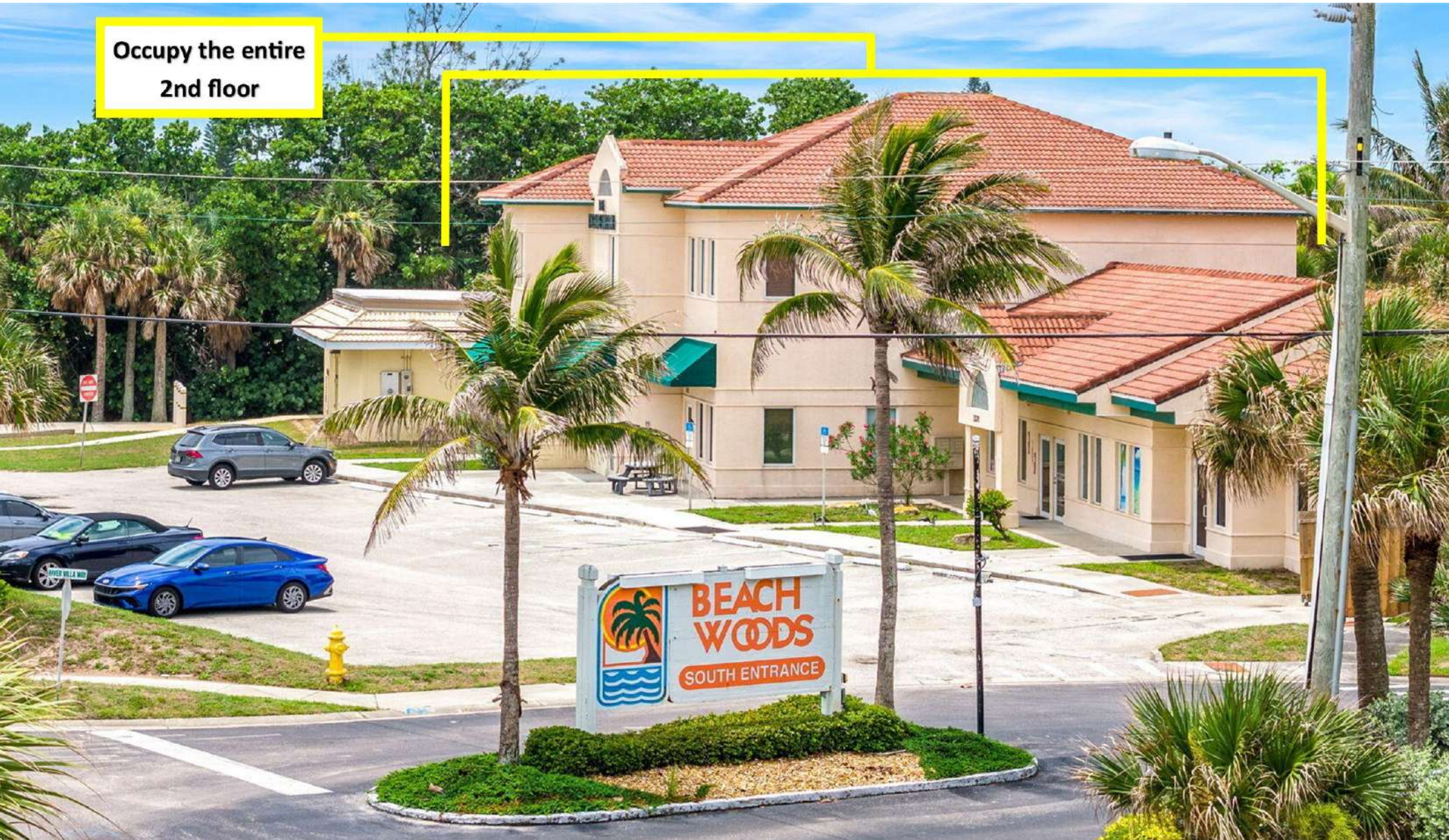
WWW.CURRICOMMERCIAL.COM



Curri Commercial, LLC is pleased to present a well-appointed 2,555± SF office property for lease in Melbourne Beach at \$19/sf. Located on the west side of Highway A1A across from the Atlantic Ocean, the site offers excellent visibility and accessibility between River Villa Way and River Walk Drive, just one mile north of Driftwood Publix and 13 miles north of Sebastian Inlet. Situated on a 0.53-acre parcel zoned C-Mixed Use Commercial, the property features four private offices, two restrooms, a large breakroom, secondary entry, and is pre-wired, projector-ready, and secured with an alarm system. Combining modern functionality with a prime coastal setting, it offers an ideal opportunity for businesses seeking professional space in Melbourne Beach.



Occupy the entire
2nd floor





Well-appointed building façade & signage



Front entry via Elevator lobby



Ample open parking



Alarm system equipped



Fully pre-wired & projector-ready



Located across the street from the ocean



Secondary entry at rear stairs



4 private sizable offices



2 Restrooms (1 equipped with shower)



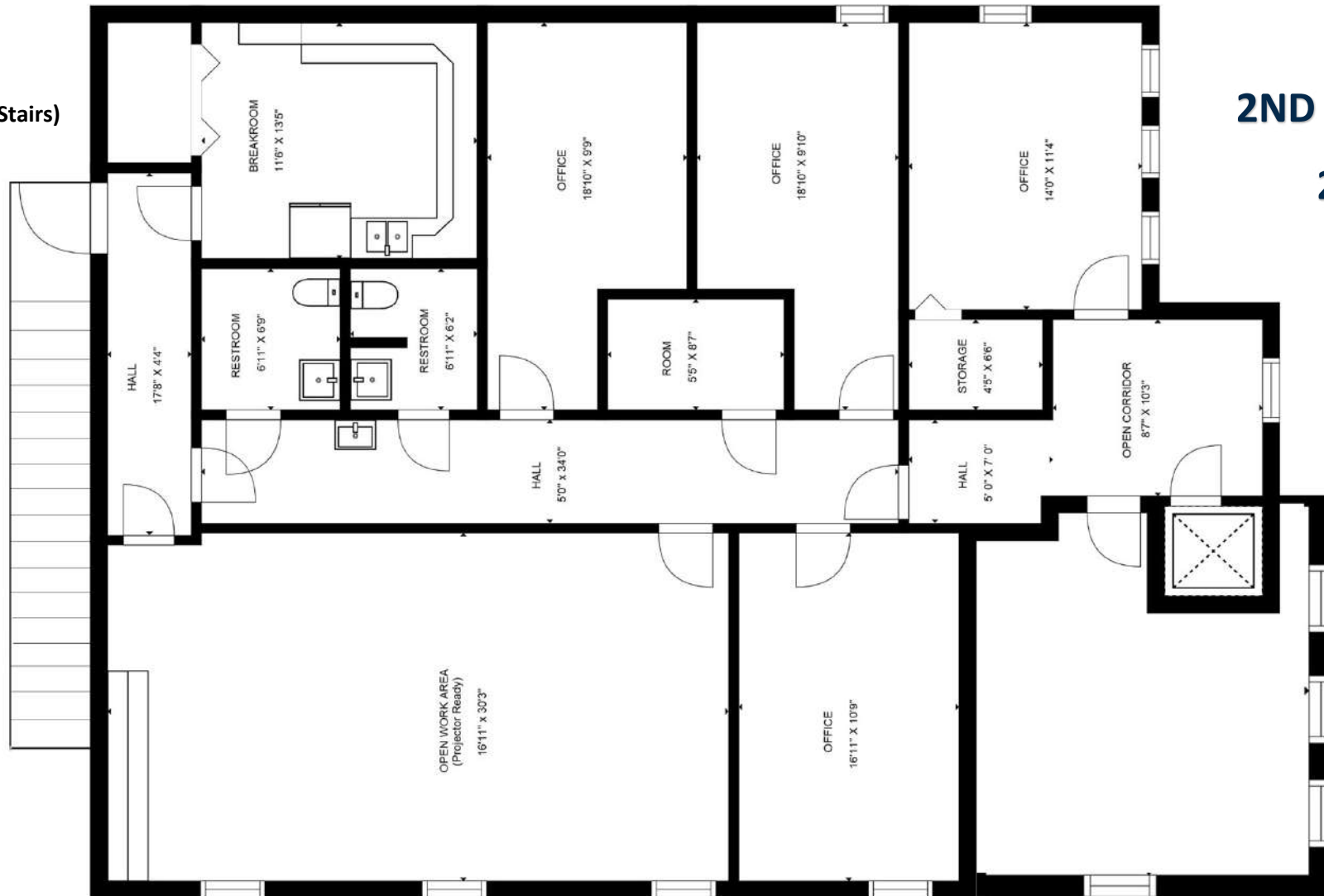
Open spaces ideal for cubicles or workstations



Kitchenette w/ sink, refrigerator, microwave
& lots of counter space & cabinets

FLOOR PLAN

Rear Entry (Stairs)



2ND FLOOR UNIT
2,555 SF

Parking Lot

EXTERIOR IMAGES



INTERIOR IMAGES



INTERIOR IMAGES



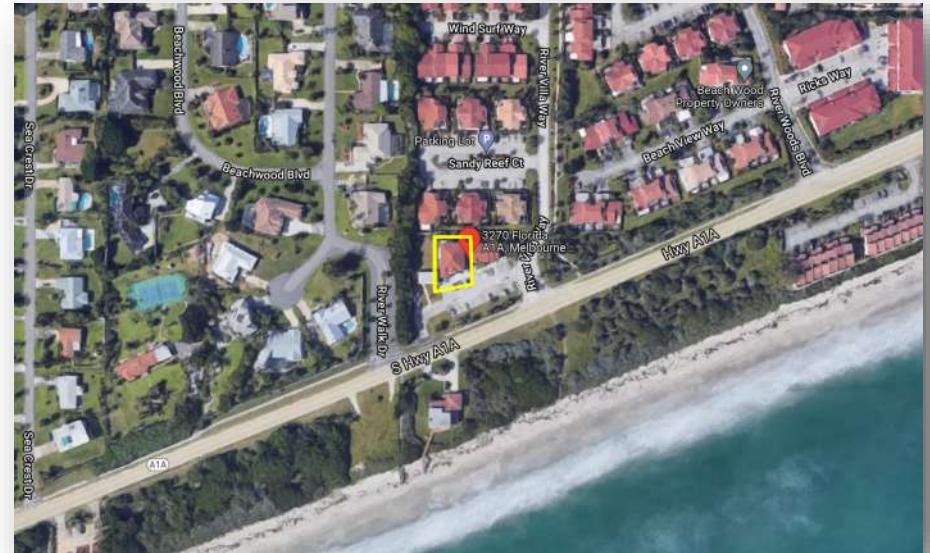
INTERIOR IMAGES



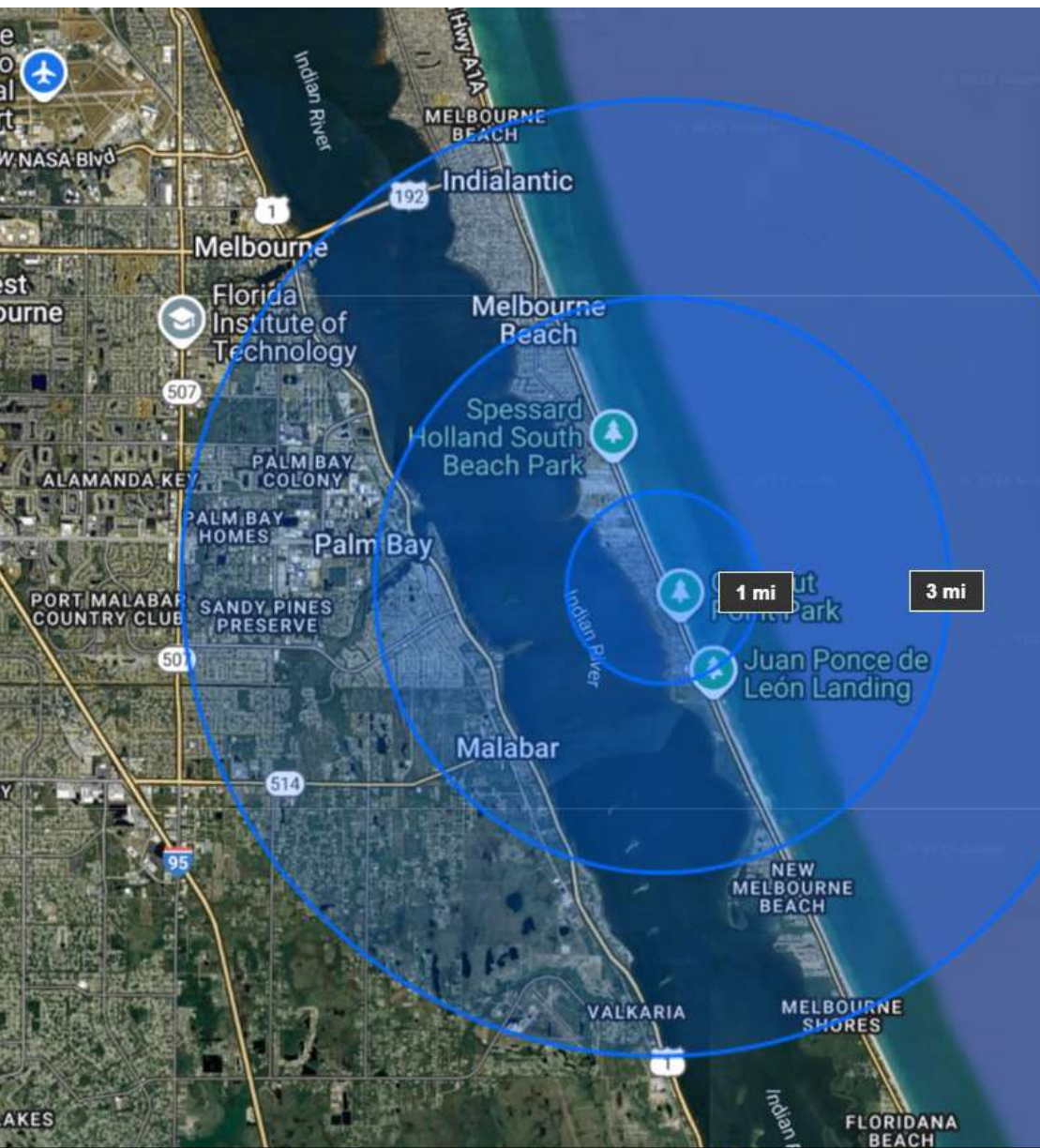
INTERIOR IMAGES



ADDITIONAL IMAGES



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023	7,592	23,735	74,558
Household Income			
2023 Median Income	\$81,355	\$73,510	\$65,999
Age			
2023 Median Age	60.8	56.2	51.1
Employees			
Total 2023	6,871	21,059	64,881

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