

Florida Space Coast Investment Portfolio



Colliers

6765-6769

N. WICKHAM RD.

MELBOURNE



IMPERIAL PLAZA

1775

W. HIBISCUS BLVD.

MELBOURNE



MELBOURNE
CORPORATE CENTER

129

W. HIBISCUS BLVD.

MELBOURNE



HIBISCUS
PROFESSIONAL CENTER

3440-3594

N. HARBOR CITY BLVD.

MELBOURNE



RIVERCREST
PROFESSIONAL CENTER

6300

N. WICKHAM RD.

MELBOURNE



CENTRE AT
SUNTREE

For Sale (as Portfolio or Individually)

Contact Us:

Investment Advisors:

Joe Rossi, CCIM

Executive Vice President
+1 407 230 2809
joe.rossi@colliers.com

Scott Brenner, Esq., CCIM, SIOR

Executive Vice President
+1 561 353 3650
scott.brenner@colliers.com

Patricia Kollias

Senior Financial Analyst
+1 813 784 7702
patricia.kollias@colliers.com

Debt Advisor:

Nathan Lynch

Executive Vice President
+1 813 559 7009
nathan.lynch@colliers.com

Portfolio Overview

Colliers, on behalf of ownership, is pleased to present a premier portfolio of well-occupied medical, flex, office, and retail properties strategically located throughout Melbourne, FL. Represented by Joe Rossi, CCIM, and Scott Brenner, CCIM, this portfolio presents an exceptional investment opportunity with stable cash flow, high occupancy, and long-term growth potential in one of Florida's most dynamic markets.



Opportunity

Medical/Flex/Office/Retail investment



Number of Properties

5



Number of Tenants

64



Years Constructed

1981 - 1995



Occupancy

96.5%



Total Rentable Area

294,570 SF



Year 1 NOI

\$2,933,190



Total Land Size

36.41 AC



WALT

3 Years, 5 Months, 10 Days



Offering Highlights

Diverse Portfolio of Medical, Flex, Office & Retail Assets

This portfolio comprises a mix of medical, flex, office and retail properties strategically positioned across Melbourne, FL, ensuring stable cash flow and investment security.

Strong Occupancy & Established Tenancy

All properties enjoy high occupancy rates, with a mix of national and regional tenants, providing reliable income streams and tenant longevity.

Prime Locations with High Visibility & Accessibility

- Imperial Plaza - 6765-6769 N Wickham Rd, Melbourne, FL: High-traffic office/retail location in a well-established commercial district.
- Melbourne Corporate Center - 1775 W Hibiscus Blvd, Melbourne, FL: Premier office space with proximity to Melbourne International Airport and key employment centers.
- Hibiscus Professional Center - 129 W Hibiscus Blvd, Melbourne, FL: Centrally located medical/flex space near major business hubs and healthcare facilities.
- Rivercrest Professional Center - 3440-3594 N Harbor City Blvd, Melbourne, FL: Excellent flex/office space with waterfront visibility along US-1, benefiting from high traffic counts and exposure.
- Centre at Suntree - 6300 N Wickham Rd, Melbourne, FL: Medical/Retail Center located in a dense retail corridor, surrounded by national retailers and strong residential demographics.

Economic Strength & Market Growth

Melbourne is a key economic hub in Florida's Space Coast, with a strong employment base in aerospace, avionics, defense, technology, and healthcare, ensuring continued demand for office and retail space.

Stable Cash Flow & Value-Add Potential

With a well-performing occupancy rate and strong tenant retention, investors benefit from immediate cash flow with potential upside through lease-up of remaining vacancies, rental rate mark-to-market, and continued rental rate growth.

Proximity to Major Employers & Institutions

The properties are strategically located near major employers, including L3Harris, Northrop Grumman, Health First, and the Florida Institute of Technology, driving consistent demand for commercial real estate.

Immediate Economies of Scale

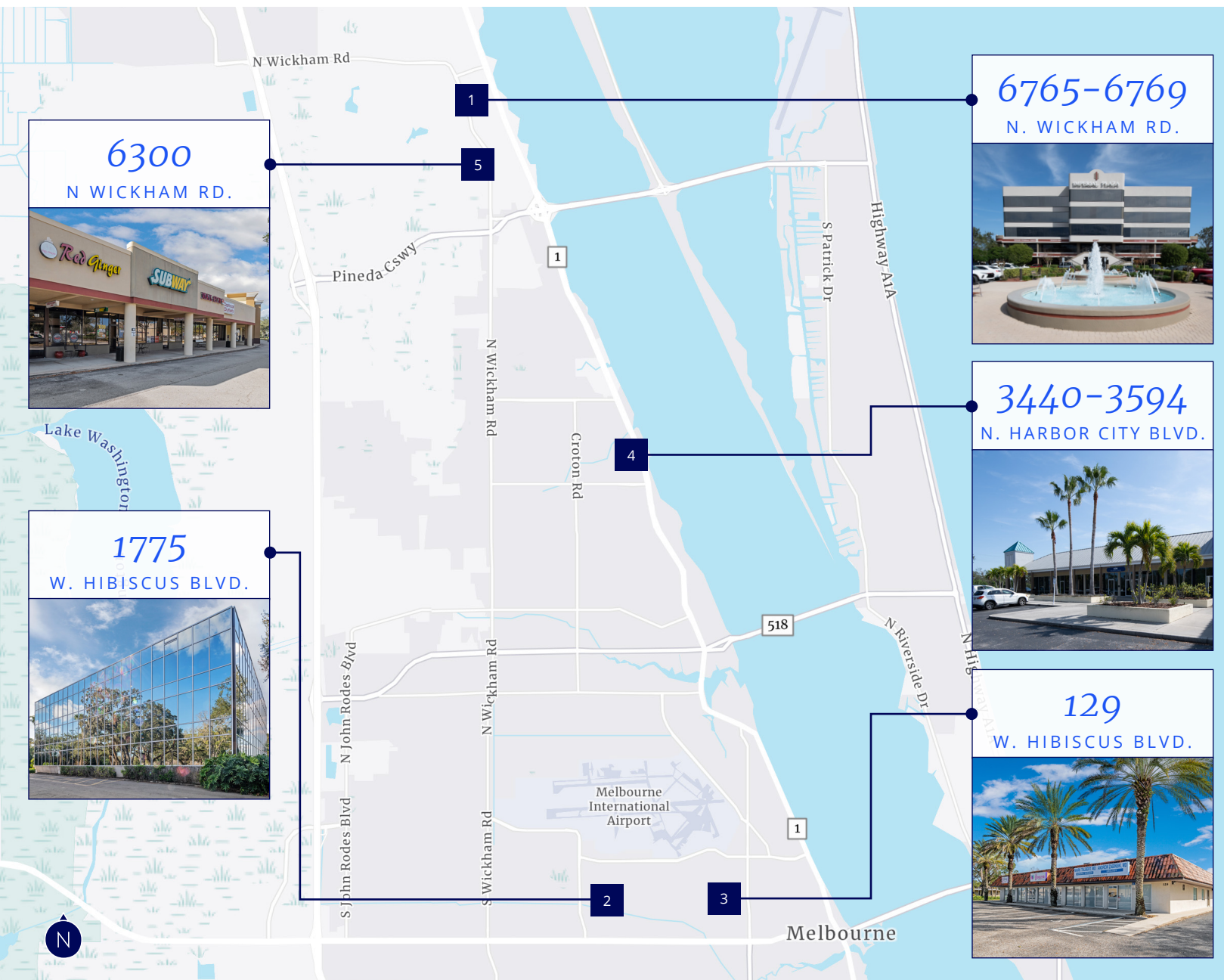
The portfolio offers a new-to-market or existing property buyer the ability to realize immediate economies of scale with their ownership on the Space Coast.

Discount to Replacement Cost

At our expected sale price, the portfolio provides an investor critical mass in the market at a cost basis that is significantly below replacement cost.

This portfolio presents a rare opportunity to acquire a diversified, well-occupied investment in one of Florida's fastest-growing markets.

#	Property Name	Type	# of Tenants	# Units	Occupied SF	SF	Occ.	Annual Rent	per SF	Lease Type
1	Imperial Plaza	Office/Retail	26	27	106,000	107,000	99.1%	\$1,789,80	\$16.88	FS & NNN
2	Melbourne Corporate Center	Office	1	1	33,623	33,623	100.0%	\$638,837	\$19.00	FS - BY Stop
3	Hibiscus Professional Center	Medical/Flex	10	12	22,450	26,300	85.4%	\$302,495	\$13.47	MG - BY Stop
4	Rivercrest Professional Center	Flex/Office	7	10	40,135	45,475	88.3%	\$455,080	\$11.34	NNN
5	Centre at Suntree	Retail/Medical	20	20	82,172	82,172	100.0%	\$1,234,535	\$15.02	NNN
TOTAL			64	70	284,380	294,570	96.5%	\$4,420,727	\$15.01	-



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