

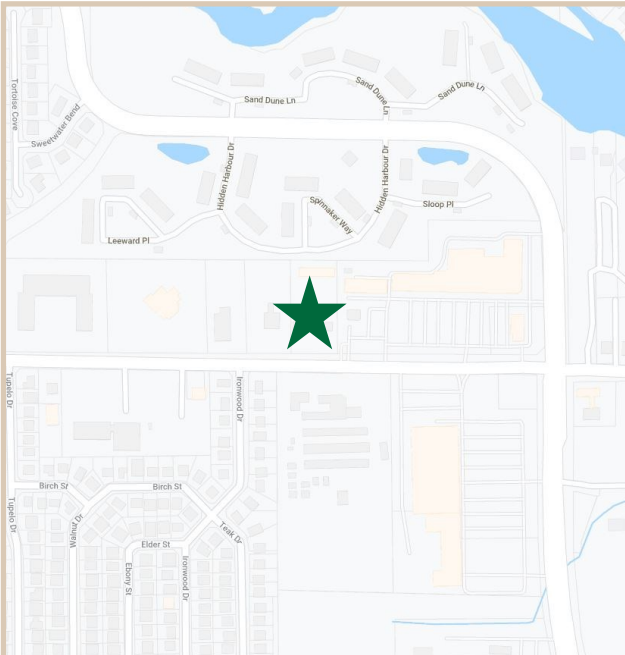
# FOR LEASE

Sarno Professional Center

1360-1380 Sarno Road, Melbourne, Florida 32935

## PROPERTY FACTS

|                        |  |
|------------------------|--|
| Building Area:         | 19,470 Sq. Ft.   |
| Complex Configuration: | 14 Units in Three Buildings  |
| Unit Size:             | 1,100-2,200 Sq. Ft.  |
| Construction:          | Concrete Walls & Concrete Roof   |
| Utilities:             | City Water/Sewer   |
| Zoning:                | CIA Permitted Uses Include: Retail Office, Medical, Financial Institutions, and Personal Service |
| Parcel Size:           | 2 Acres  |
| Year Built             | 1978   |



## PROPERTY HIGHLIGHTS

|                  |   |
|------------------|---|
| Price            | Great value for a newly renovated space.  |
| Parking & Access | Easy access off of Sarno Road with direct access to parking in front of each building.  |
| Location         | Within two miles of Melbourne International Airport and one mile from U.S. One. Centrally located on the north side of the central business district. |
| Aesthetics       | Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.   |



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626 Old Dixie Highway SW  
Vero Beach, FL 32962  
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### CONTACT INFO:

|                      |  |
|----------------------|--|
| Brevard County:      | 321.725.1961   |
| Indian River County: | 772.778.4885   |
| Fax:                 | 772.778.4908   |
| Leasing:             | <a href="mailto:leasing@vscrc.com">leasing@vscrc.com</a> |

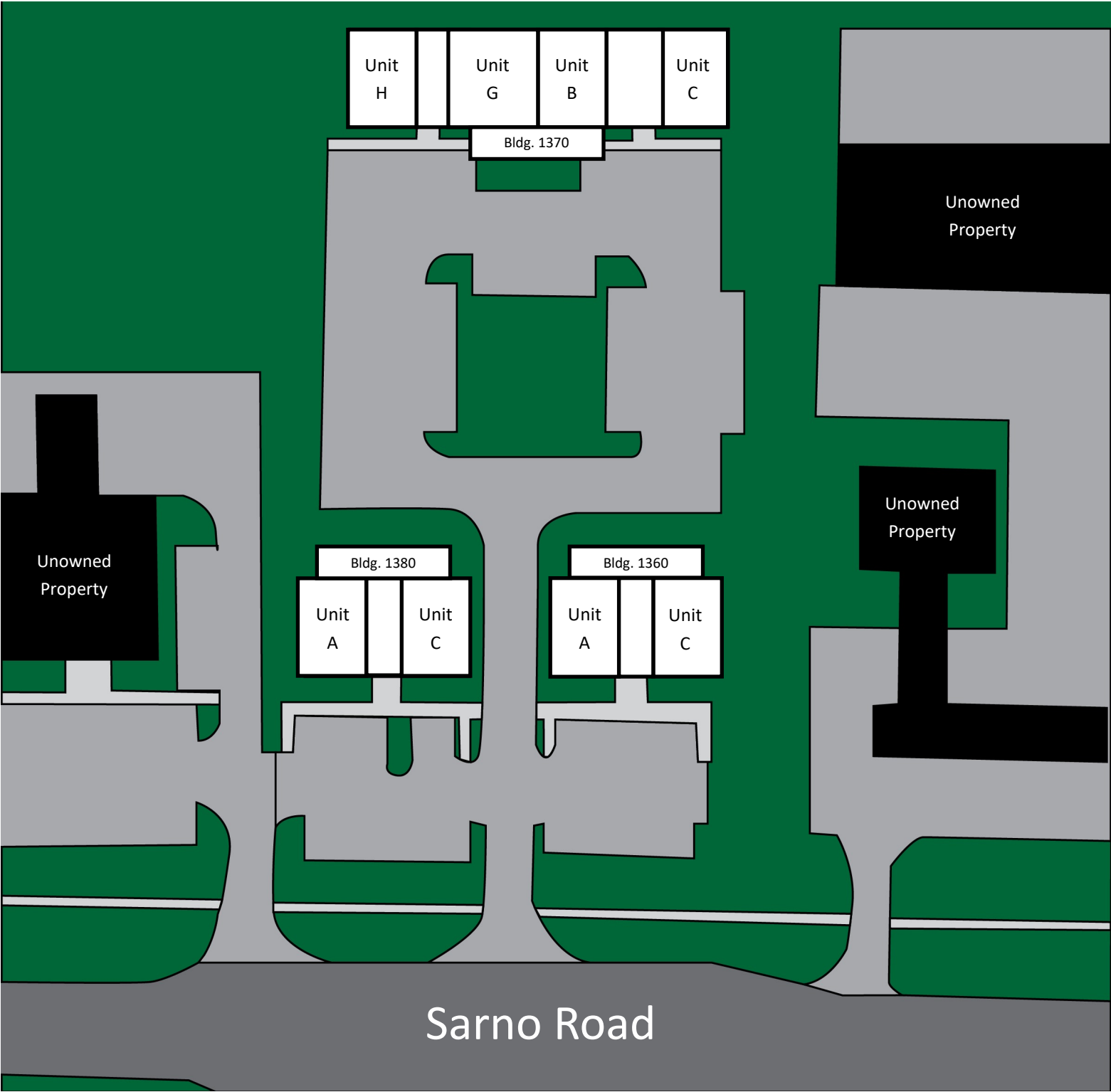
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# SITE PLAN

Site Plan:  
First Floor

Sarno Professional Center

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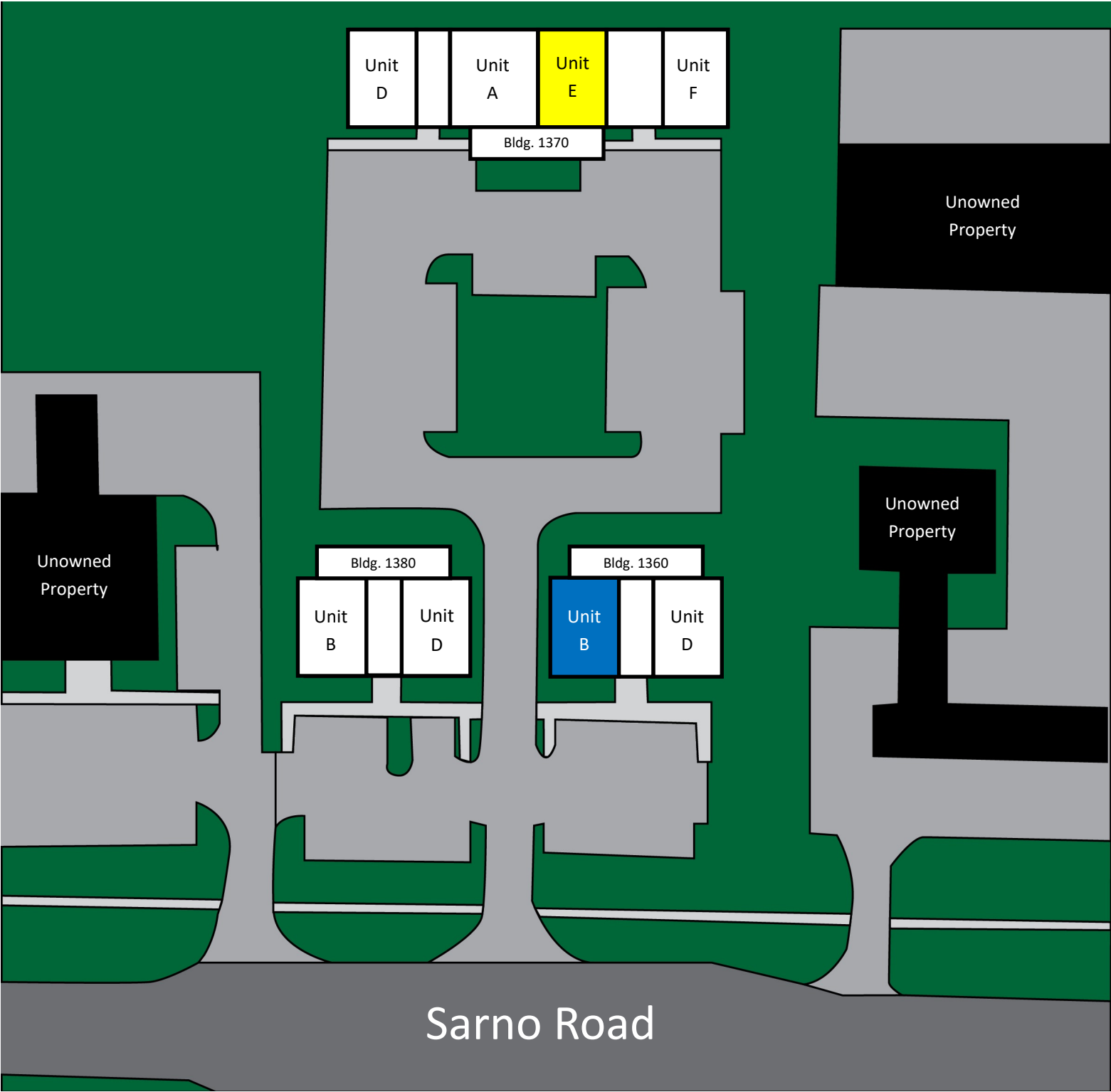
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# SITE PLAN

Site Plan:  
Second Floor

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# UNITS FOR LEASE

## Second Floor

## Sarno Professional Center

1360-1380 Sarno Road, Melbourne, Florida 32935

| UNIT   | SIZE     | RATE         | MONTHLY<br>RATE | UTILITIES INCLUDED |          |       |       | USAGE                     |
|--------|----------|--------------|-----------------|--------------------|----------|-------|-------|---------------------------|
|        |          |              |                 | WATER              | ELECTRIC | TRASH | CABLE |                           |
| 1360 B | 1,100 SF | \$12.00 / YR | \$1,100.00      | Yes                | No       | Yes   | No    | Recently Renovated Office |



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# UNITS COMING AVAILABLE

Second Floor

Sarno Professional Center

1360-1380 Sarno Road, Melbourne, Florida 32935

| UNIT   | SIZE         | RATE    | MONTHLY<br>RATE           | UTILITIES INCLUDED |          |       |       | DATE AVAILABLE |
|--------|--------------|---------|---------------------------|--------------------|----------|-------|-------|----------------|
|        |              |         |                           | WATER              | ELECTRIC | TRASH | CABLE |                |
| 1370 E | 1,100 S<br>F | \$10.00 | SF<br>/<br>YR<br>\$916.67 | Yes                | No       | Yes   | No    | July 1, 2025   |



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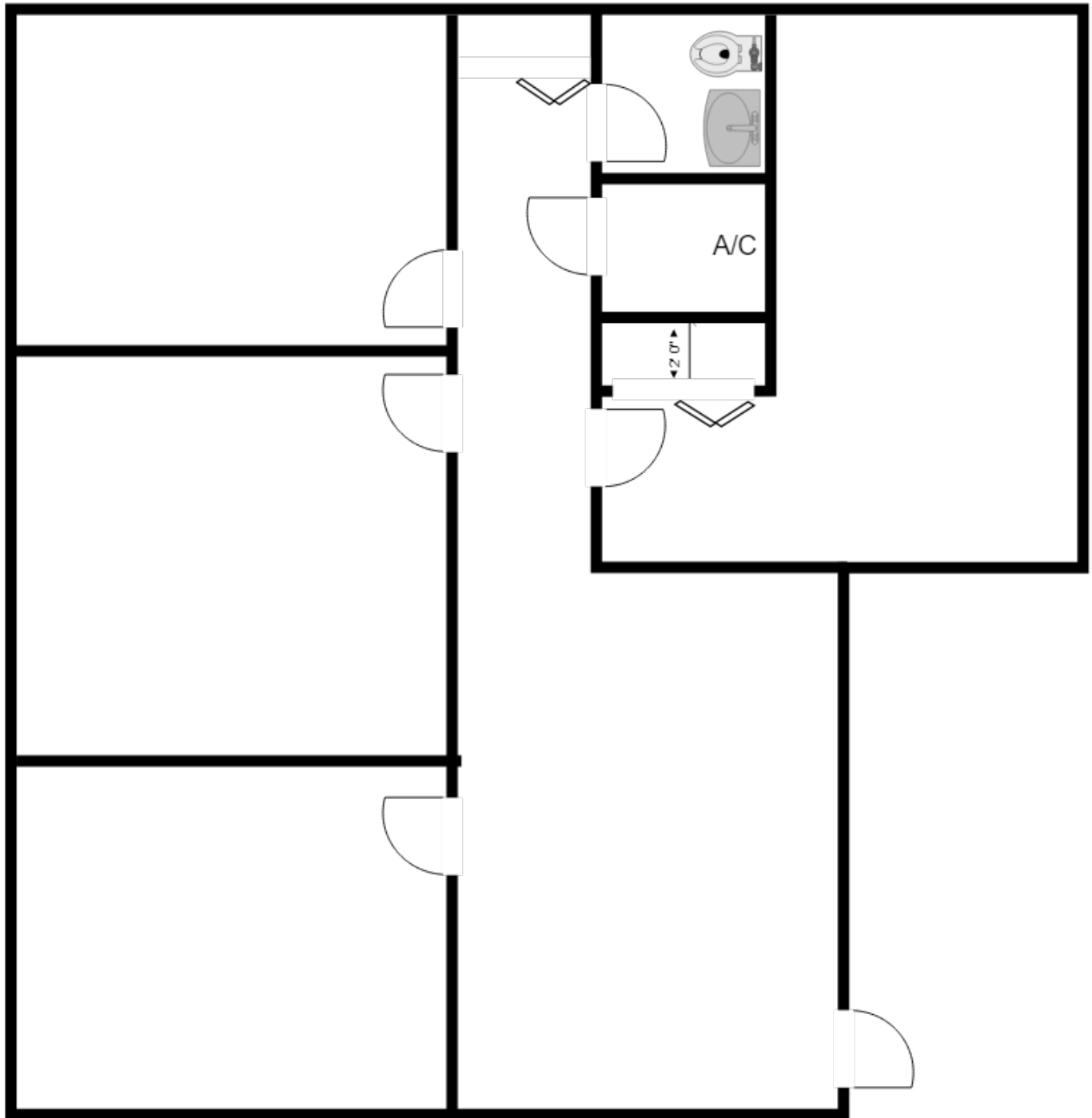
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# FLOOR PLAN

Unit 1360 B

Sarno Professional Center

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1,100 SF



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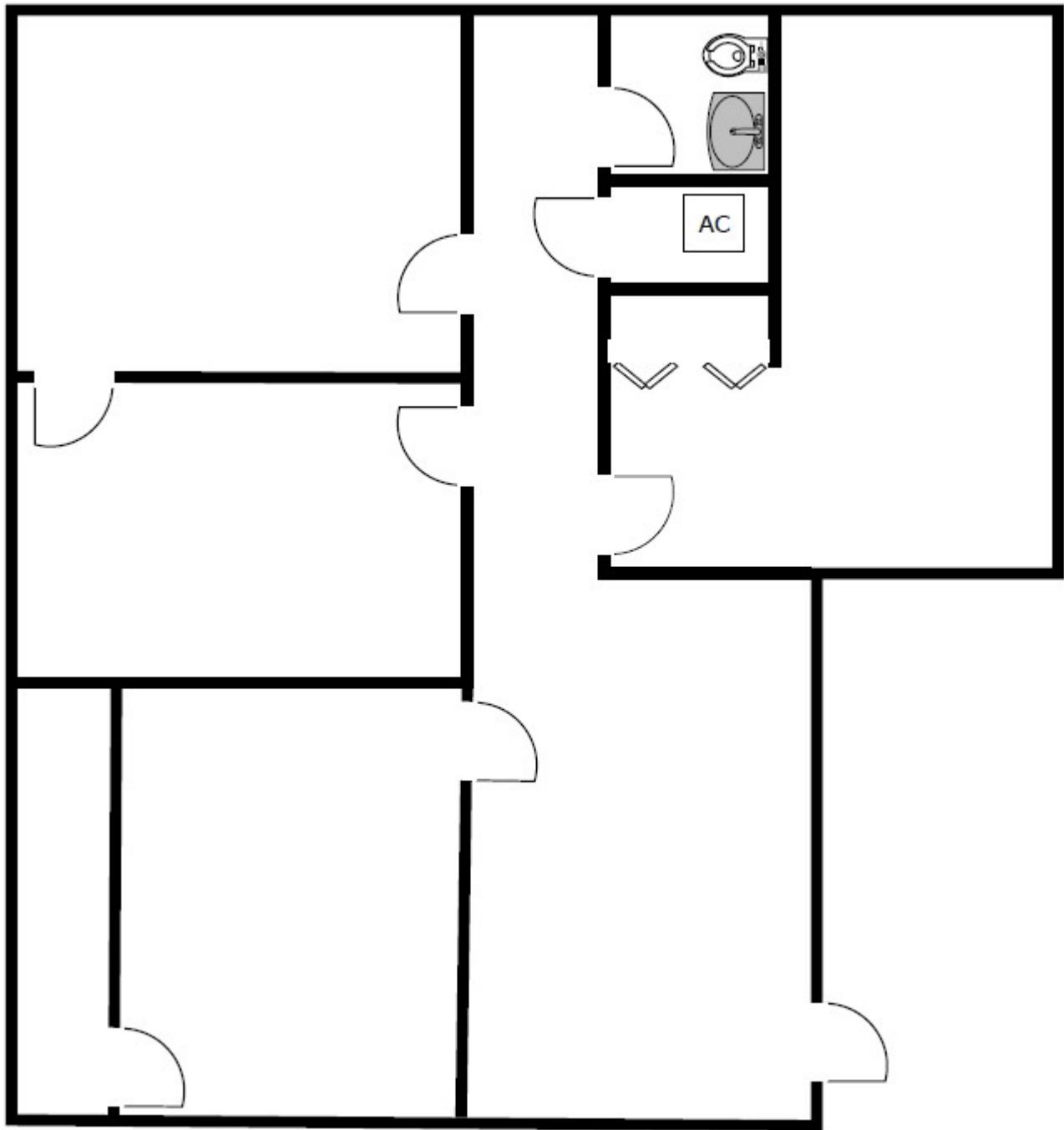
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# FLOOR PLAN

Unit 1370 E

Sarno Professional Center

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1,100 SF



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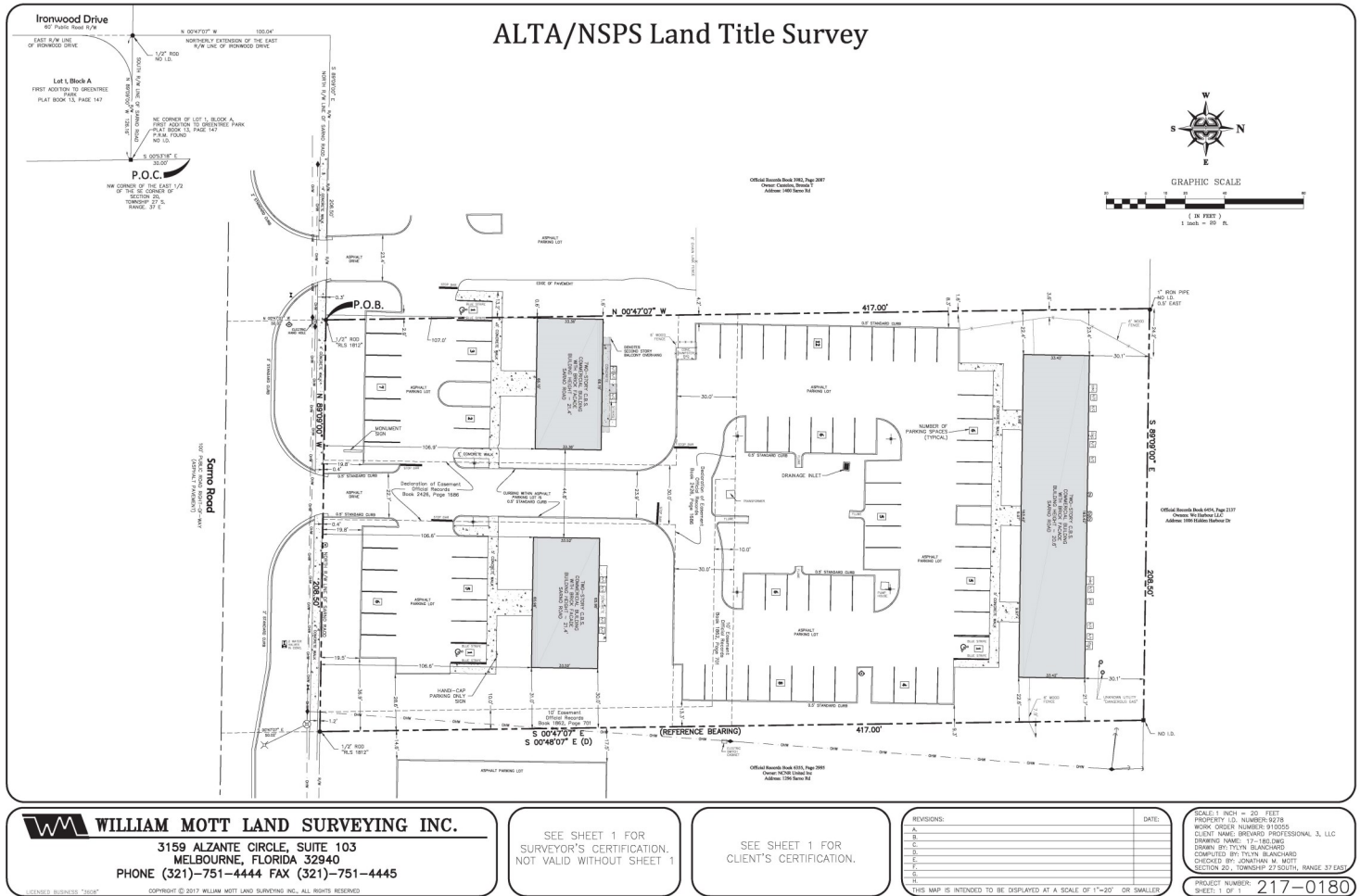
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# SURVEY

Sarno Professional Center

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**1,100 SF**



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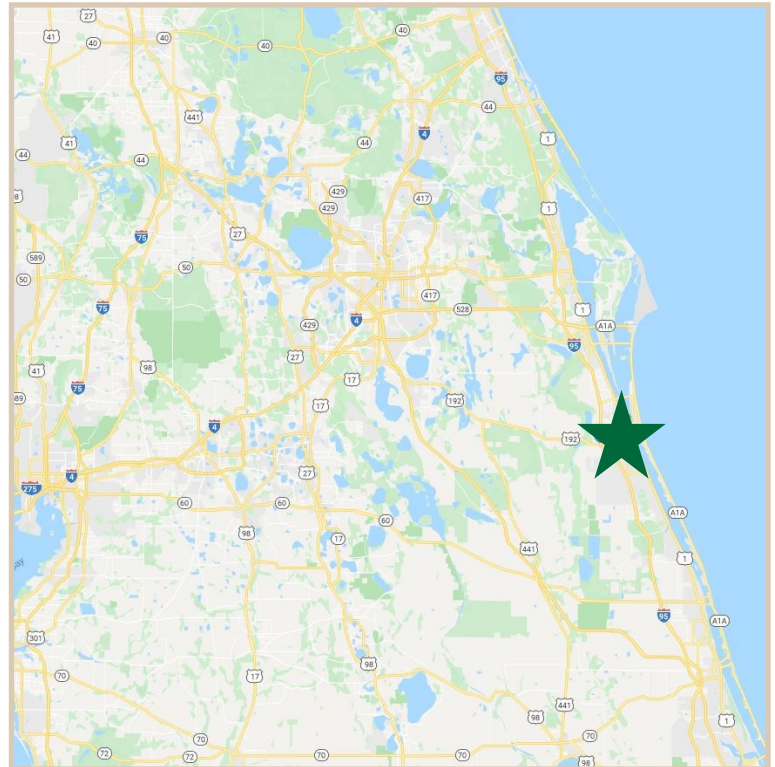
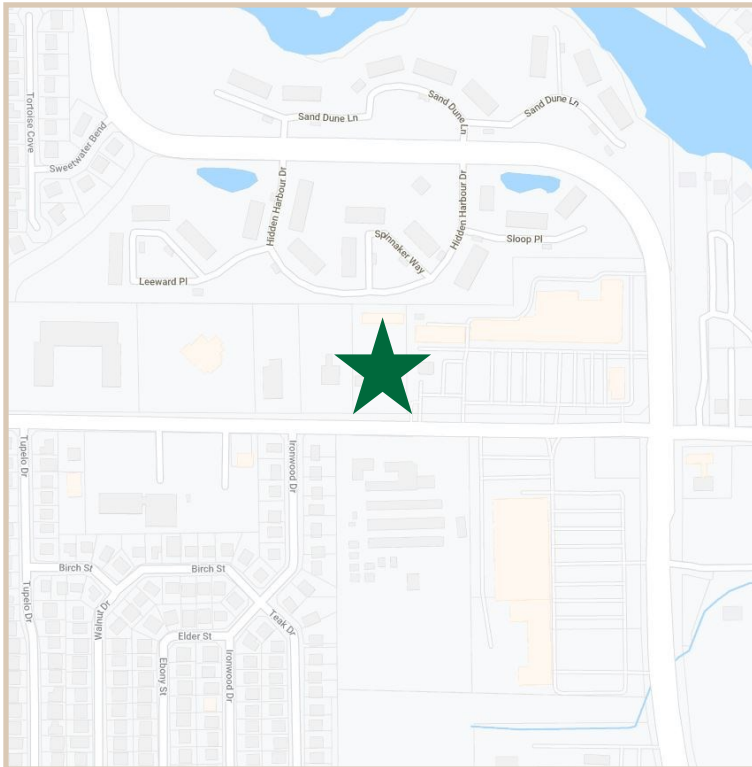
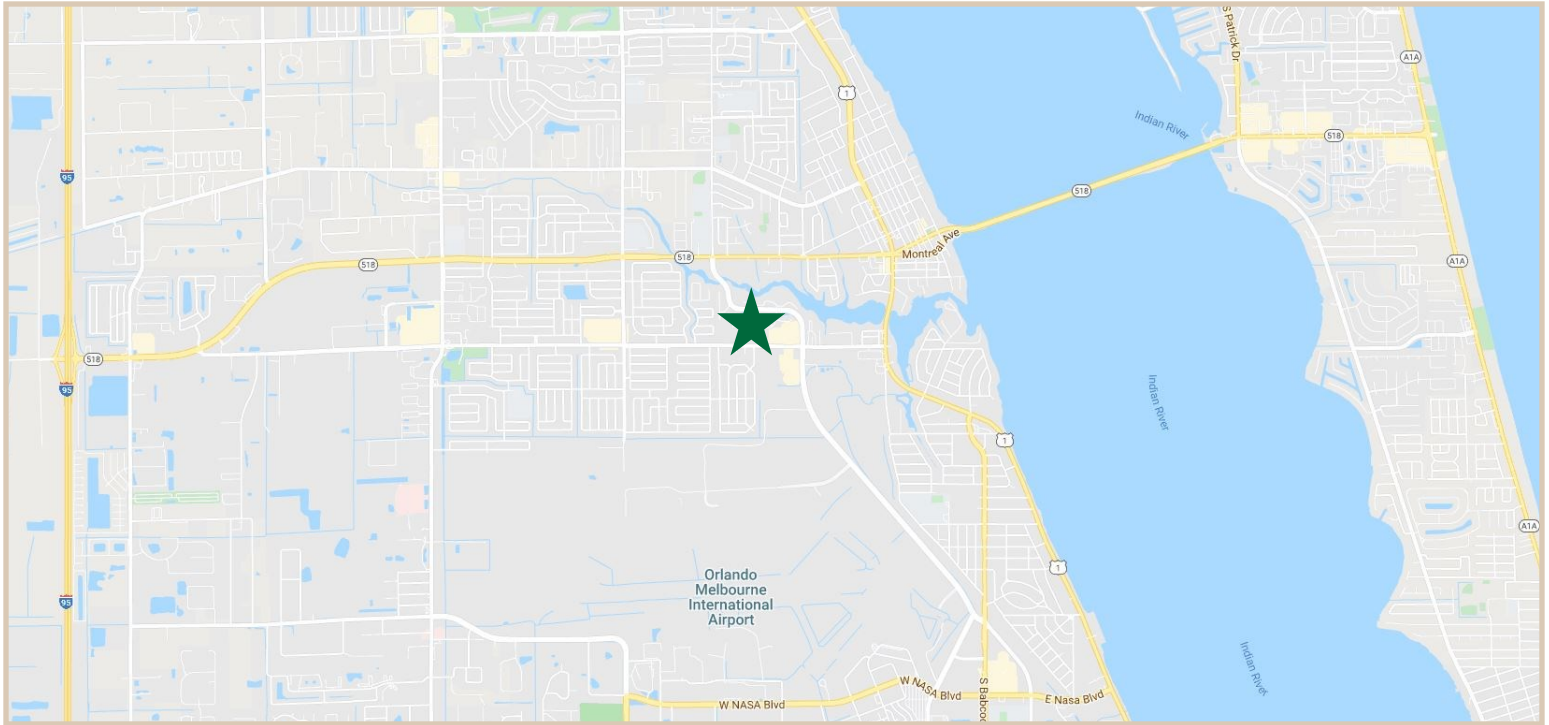
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

Sarno Professional Center

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