



Ice Plant

1604 S Harbor City Blvd, Melbourne, FL 32901



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Ice Plant

\$18.00 /SF/YR

Historic Melbourne Ice Plant | Professional Office Space for Lease

Position your business in one of Melbourne's most recognizable landmark properties. The Melbourne Ice Plant, built in 1919 and listed on the U.S. National Register of Historic Places, offers a rare blend of historic character and modern office functionality with outstanding visibility along US-1 (S. Harbor City Blvd).

Property Overview

- Property Type: Professional / Office
- Zoning: C-1 – Neighborhood Commercial (City of Melbourne)
- Historic Landmark: National Register of Historic Places
- Parking: 64 standard spaces + 3 ADA spaces
- Signage: Prominent roadside signage available
- Direct frontage and access from US-1 (S. Harbor City Blvd)
- Approximately ¼ mile north of US-192 Causeway



Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	18,526 SF
Year Built:	1919
Walk Score ®:	70 (Very Walkable)
Rental Rate Mo:	\$1.50 /SF/MO

2nd Floor

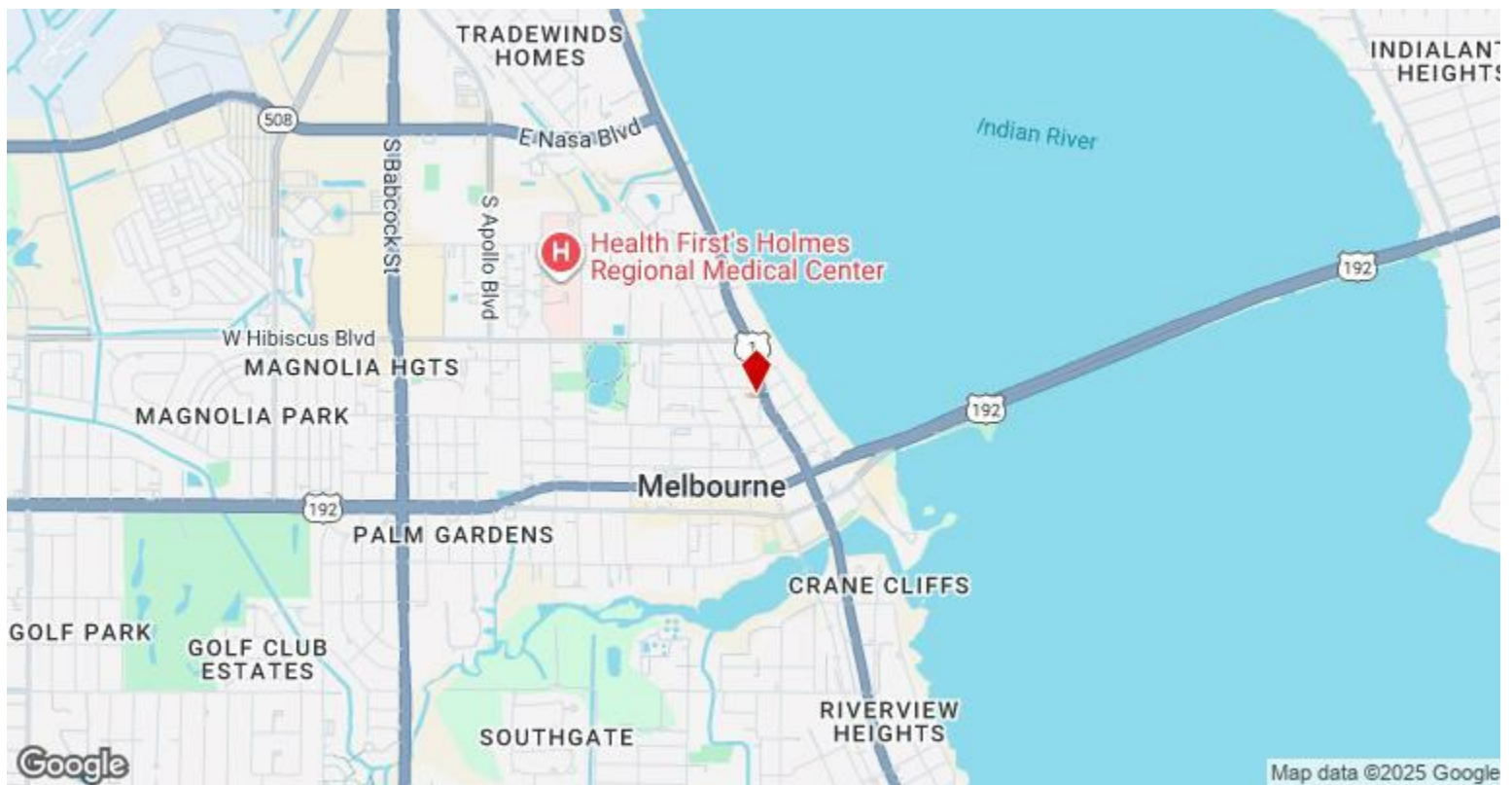
Space Available	4,227 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	8,454 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	4 - 6 Years

Enjoy an open, flexible floor plan complete with a breakroom, two private bathrooms, and bright west-facing windows that fill the space with natural light.

3rd Floor

Space Available	4,227 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	8,454 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	4 - 6 Years

With an open, flexible design, a breakroom, two private bathrooms, and windows wrapping the suite, the space is filled with bright, natural light.



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Available Space

- Flexible, open office layouts suitable for professional, medical, creative, or administrative users.
- Each suite includes:
 - * Open, configurable floor plan
 - * Two private restrooms
 - * Breakroom / kitchenette

Modern infrastructure within a historic structure

Key Advantages:

- Exceptional visibility along a primary commercial corridor
- Landmark presence enhances brand recognition
- Adaptable space with character not found in typical office buildings
- Convenient access for employees and clients

Elevate your business in a prestigious, high-profile historic property offering both functionality and visibility. For more information please call # (321) 723-4891.

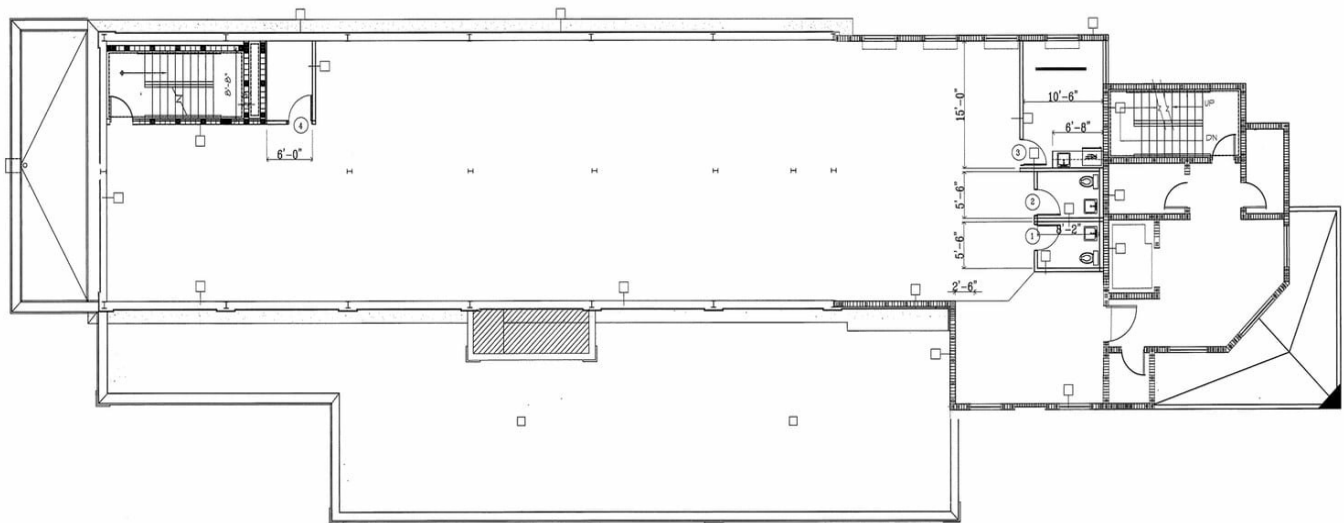
Property Photos



Property Photos



2nd/3rd Floor Suite - 2 Bath 1 Kitchenette



2nd FLOOR PLAN

1/8" = 1'-0"

Property Photos



Property Photos



Property Photos



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