



# Melbourne Office

8060 SPYGLASS HILL RD, MELBOURNE, FL 32940

## Property Highlights

- Surrounded by multiple medical practices.
- Minutes from I-95
- Single or multi tenant availability
- Tenant Improvement packages
- In the heart of fast growing Viera and Suntree Florida
- Drone Video: <https://www.youtube.com/watch?v=0NkUsnBVdk8>

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

**JESSICA FLEMING**

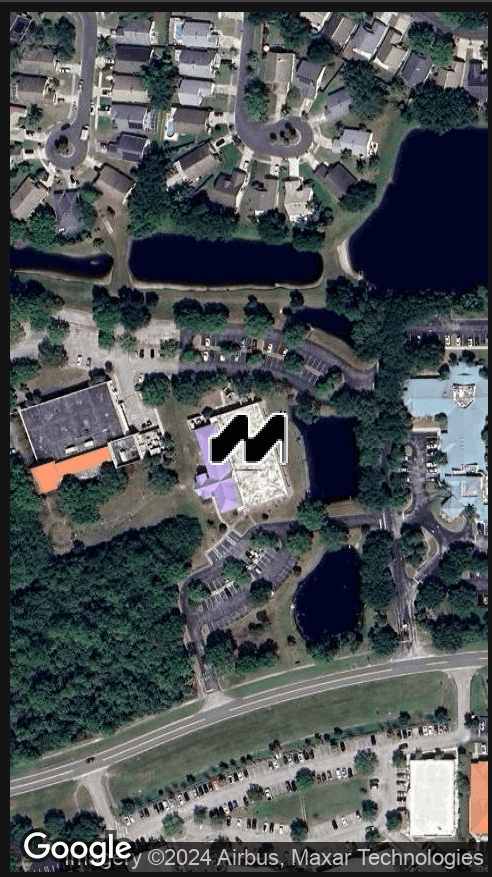
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## EXECUTIVE SUMMARY

8060 SPYGLASS HILL RD, MELBOURNE, FL 32940

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### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	20,361 SF
Available SF:	19,131 SF
Lot Size:	4.91 acres
Number of Units:	1
Year Built:	1997
Renovated:	2010
Zoning:	BU2
Market:	Melbourne
Submarket:	Viera
Traffic Count:	17,500

### PROPERTY OVERVIEW

Discover a prime 19,131 SF office space, versatile for single tenancy, this space offers strategic customization. Benefit from a central location in the dynamic Viera West community. Elevate your professional presence in this prime space, seizing the opportunity to redefine healthcare or professional office!

### LOCATION OVERVIEW

Viera, situated 72 miles southeast of Orlando, Florida, offers a prime healthcare destination located on Spyglass Road, just minutes off Interstate 95. Our central location ensures convenient access for residents across Brevard County, from Cocoa to Melbourne Beach, serving a steadily growing population of over 86,000.

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OFFICE BUILDING

# For Lease

ADDITIONAL PHOTOS

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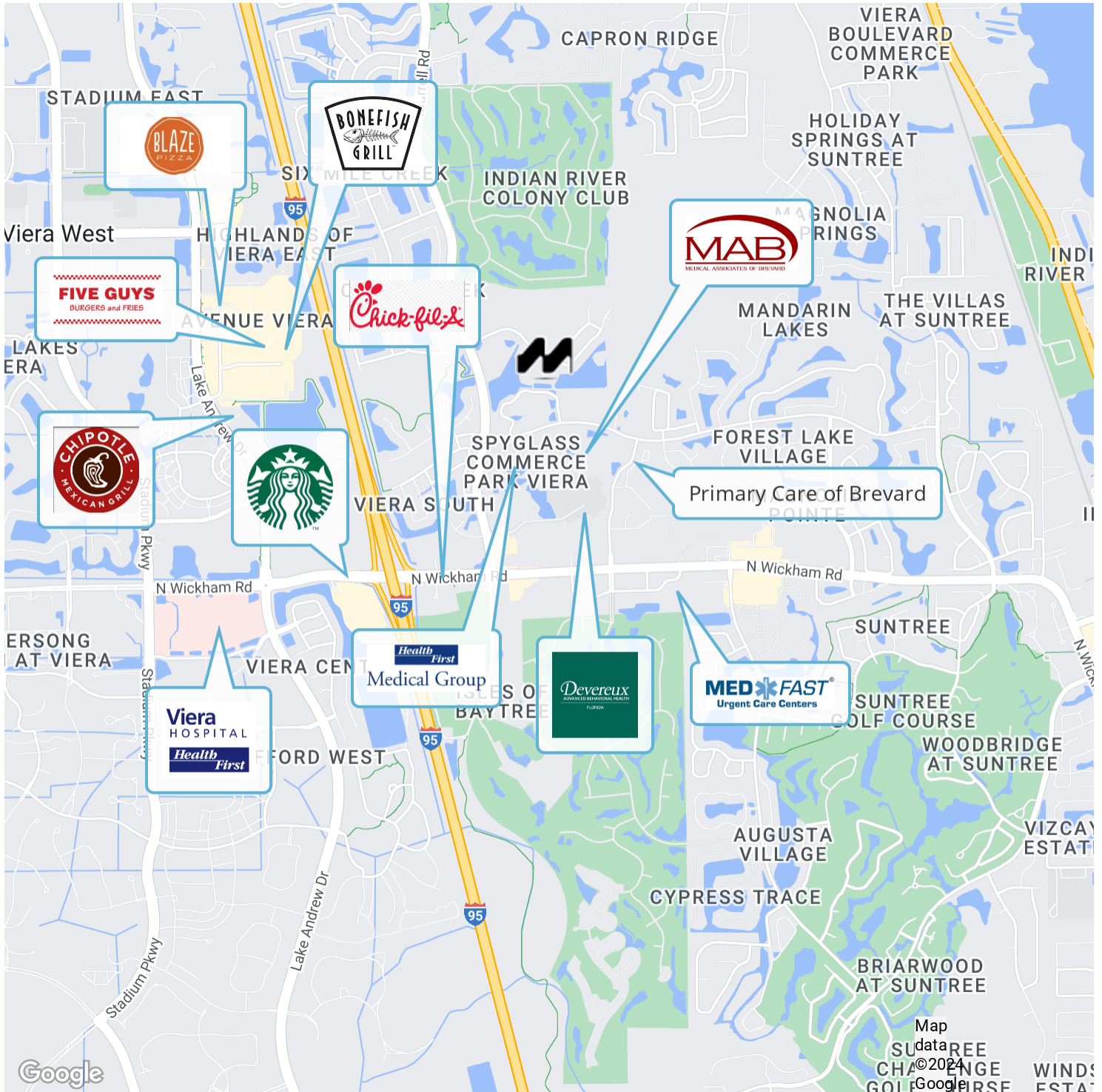
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# RETAILER MAP

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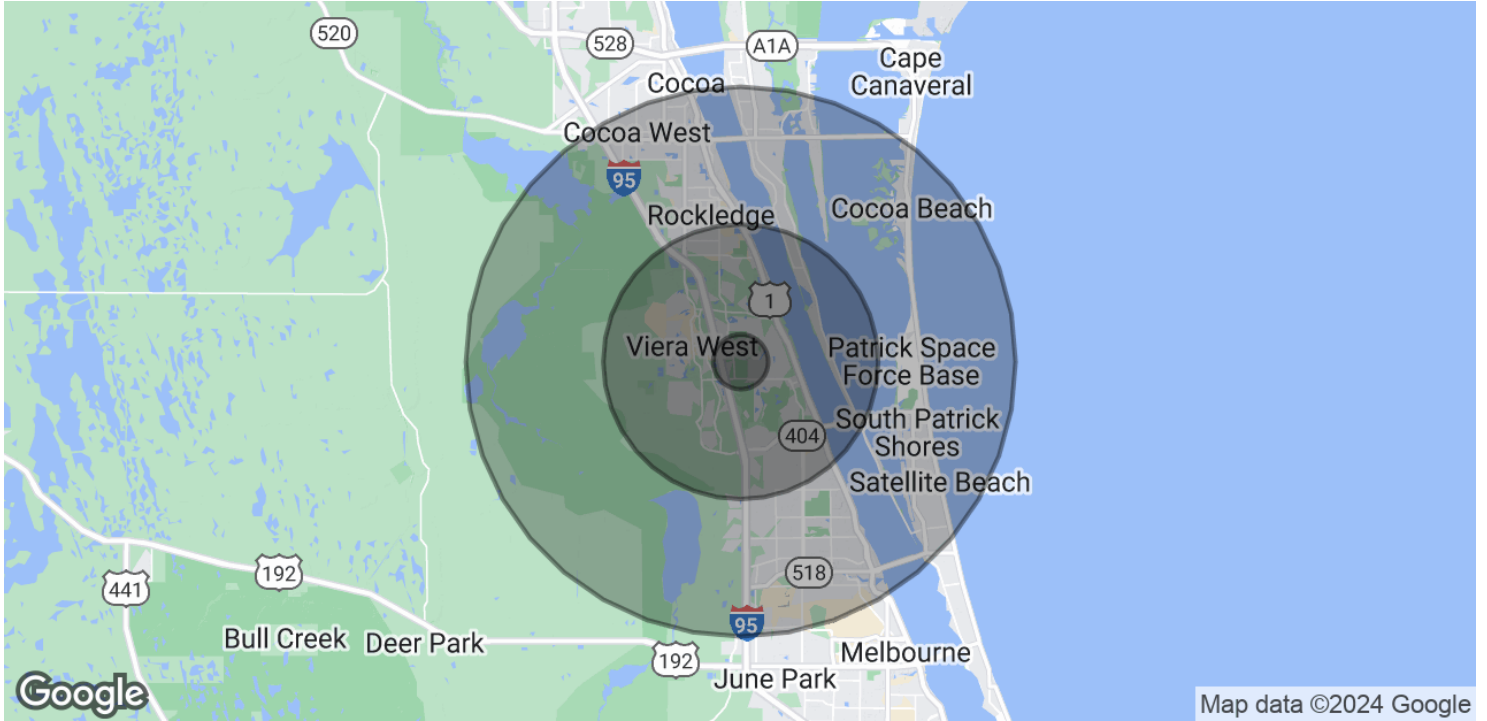
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,712	70,239	228,530
Average Age	46.6	47.9	46.2
Average Age (Male)	44.3	47.5	44.7
Average Age (Female)	48.1	48.4	47.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,384	31,335	107,780
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$80,143	\$96,388	\$75,918
Average House Value	\$291,330	\$334,129	\$268,919

2020 American Community Survey (ACS)

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