

## Indus Pavilion

2200-2290 W. Eau Gallie Blvd, Melbourne, FL 32935

### Class A Office and Medical Facility in the Heart of Melbourne



#### OFFERING SUMMARY

**Rentable SF:** 3,780 - 4,991 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Acreage:** 5.7 Acres

**Facility SF:** 77,145 SF

**Zoning:** City of Melbourne (C1A)

#### PROPERTY OVERVIEW

2290 #100 (4,991 RSF): Waiting Room, 10 Exam Rooms, 4 Offices, Break Room

2290 #205 (3,780 RSF): Reception, 5 Exam Rooms, 4 Offices, Break Room

Lots of Windows/Sunlight. Drop Ceiling Throughout

100% Fire Sprinklered. 2nd Floor Units have Elevator Access

Covered Portico for Drop Off & Pickup. Automatic Double Entry Doors

313 Paved/Striped/Lighted Common Parking Spaces

Traffic Count est. 23,000 VPD on Eau Gallie Boulevard

Est. \$7.07 PSF OPEX

#### LOCATION OVERVIEW

Indus Pavilion is located in the heart of Melbourne approximately halfway between Interstate 95 and US1. Close proximity to the Melbourne International Airport, Downtown Eau Gallie Arts District, Holmes Regional Medical Center, and all of the Shopping, Dining, Education and Beaches that the area has to offer. Make this the future home for your business today!

#### Zach Ullian, SIOR

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

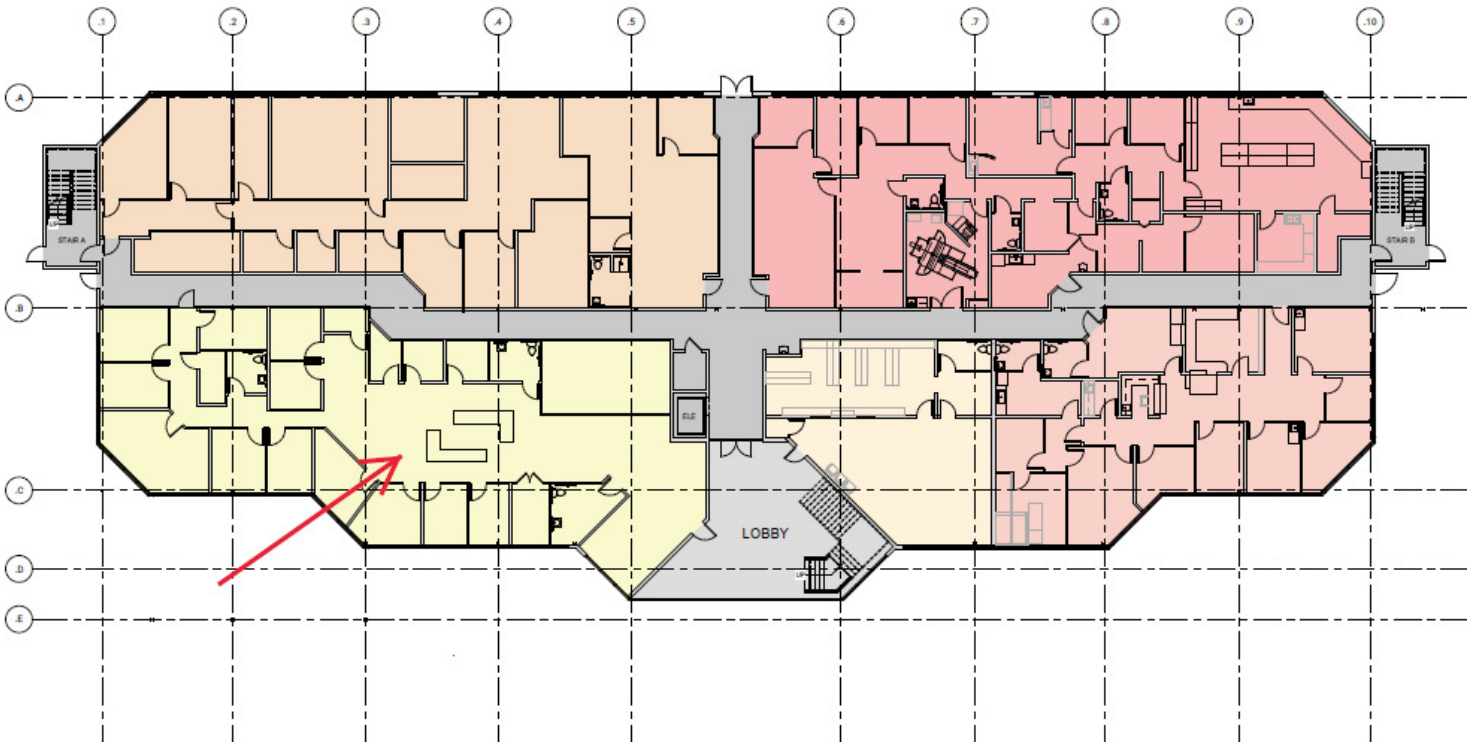


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

## Indus Pavilion

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2290 Suite 100 Floor Plan (4,991 RSF)



1 2290 - FIRST FLOOR  
1" = 10'-0"

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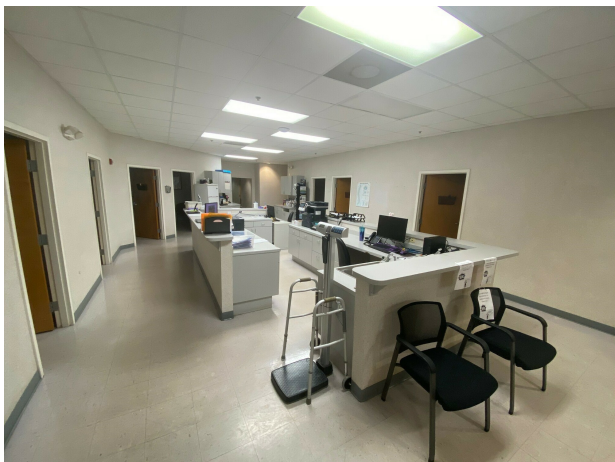
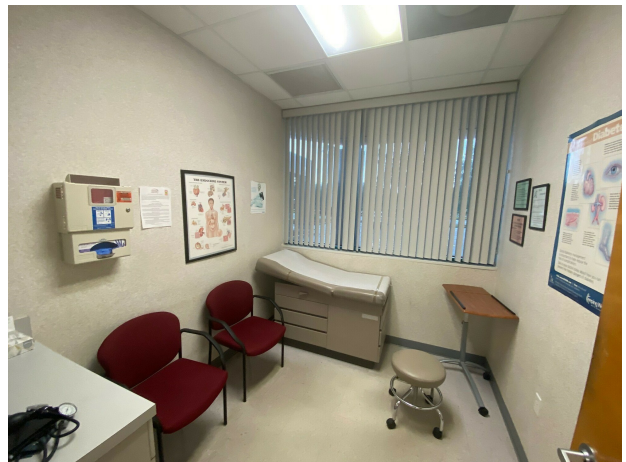
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2290 Suite 100 Photos (4,991 RSF)



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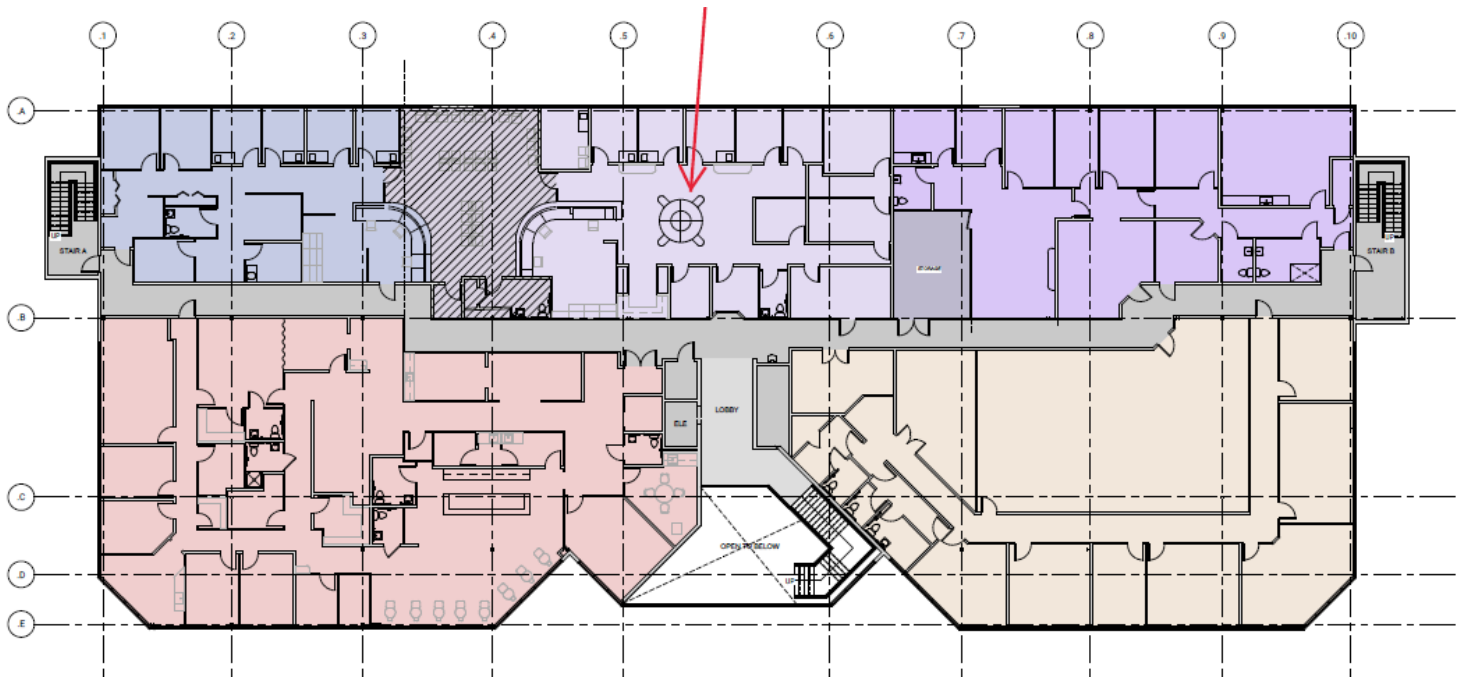


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2290 Suite 205 Floor Plan (3,780 RSF)



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2290 Suite 205 Photos (3,780 RSF)



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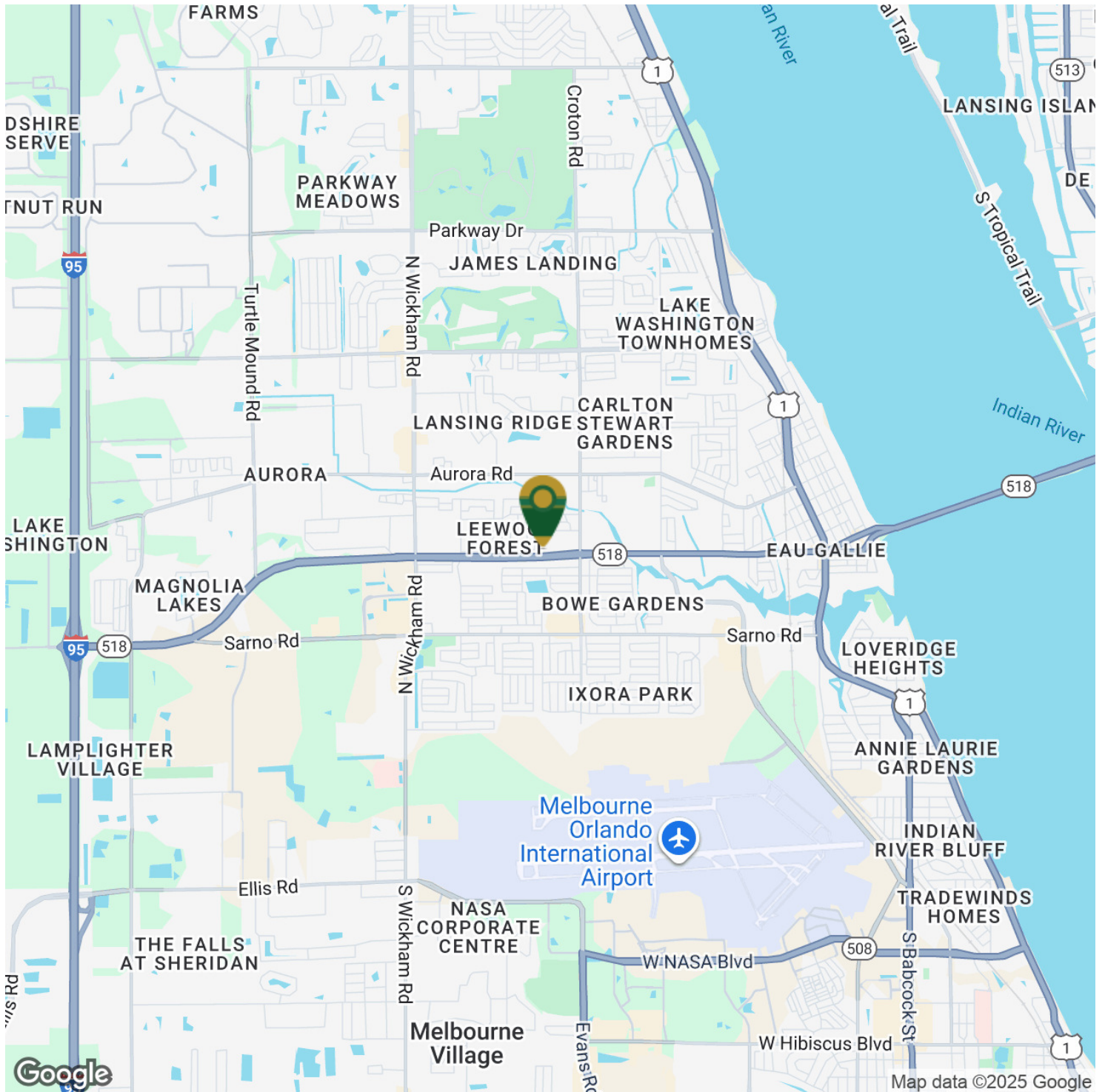
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### Location Map



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