

SPYGLASS PLAZA OFFICE PARK

8043 SPYGLASS HILL RD., UNIT 101, MELBOURNE, FL 32940



Available SF: 3025

Lease Rate: \$25.00/SF

Lease Type: NNN

CAM: ±\$7.84/SF

Building SF: 5,500

Zoning: BU-1 Brevard County

Parking: 5+/1000 - Common

FOR LEASE:

Beautifully Finished and Well Maintained 3,025 SF Medical Office with Waiting Room (shared), Reception, Nurses' Station, Five Exam Rooms, Large Procedure Room, X-Ray, Consult, Break Room with Exterior Entry Door, Office Manager and Two Doctors' Offices.

Office Park: Spyglass Plaza has Mediterranean style architecture buildings of CBS construction with IMPACT windows and barrel tile roofs. It is designed with plenty of parking for medical use and has two access drives at the east and west sides. Monument signage for this unit is available on the west sign.

LOCATION:

Spyglass Hill Road's corridor is almost exclusively medical and encompasses Viera's Spyglass Medical District. It is less than 2 miles from Viera Hospital, just minutes to I-95 @ Wickham Rd. and about 4 miles to US-1 at Viera Blvd. It is home to many physicians, medical associations, and professional offices, and adjacent to large residential areas.

Brenda Corliss, Licensed Real Estate Broker
152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902
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NURSES' STATION



RECEPTION FACING WAITING ROOM



EXAM ROOM



PROCEDURE ROOM



BREAK ROOM / SIDE ENTRANCE

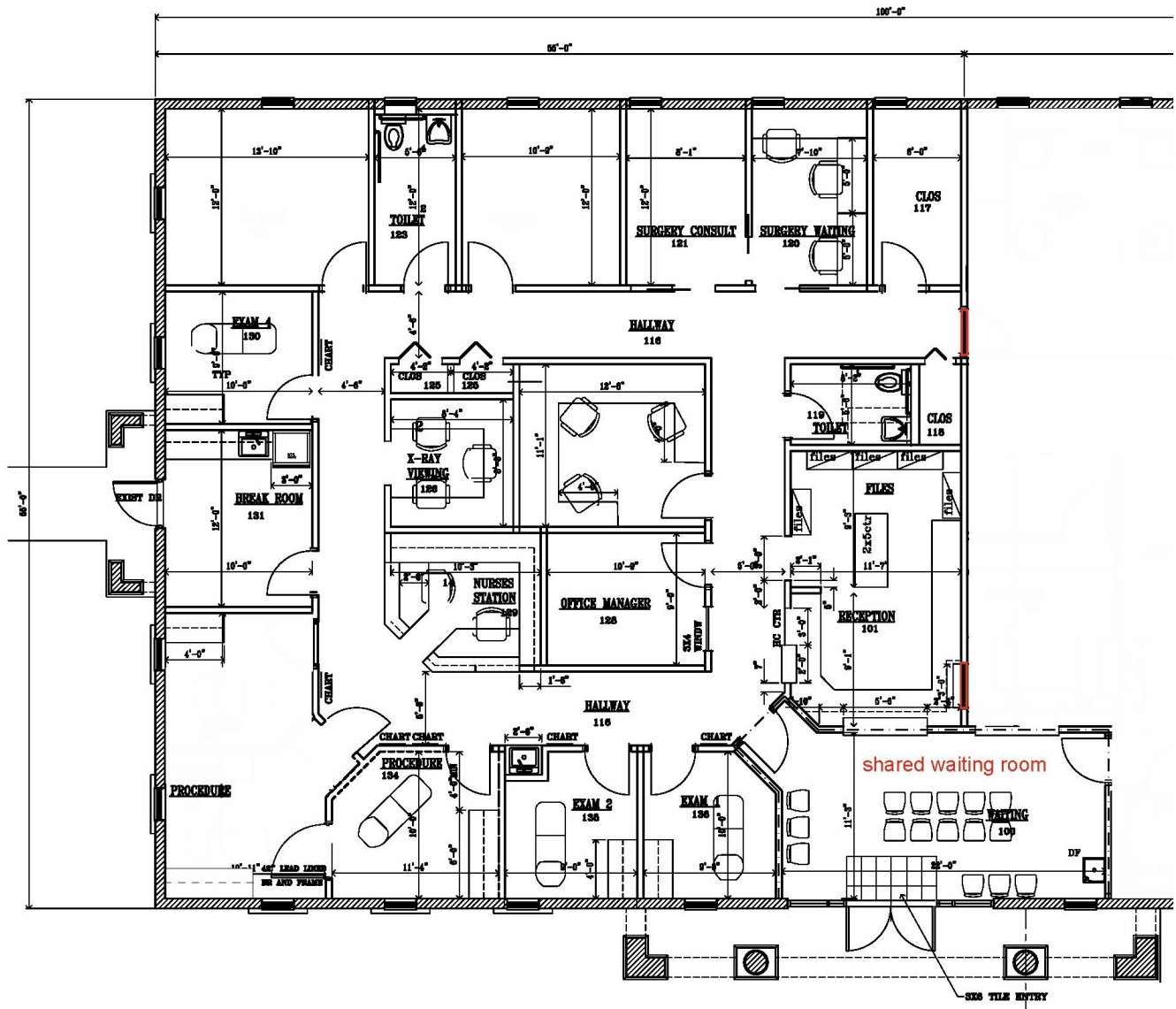


CORNER OFFICE

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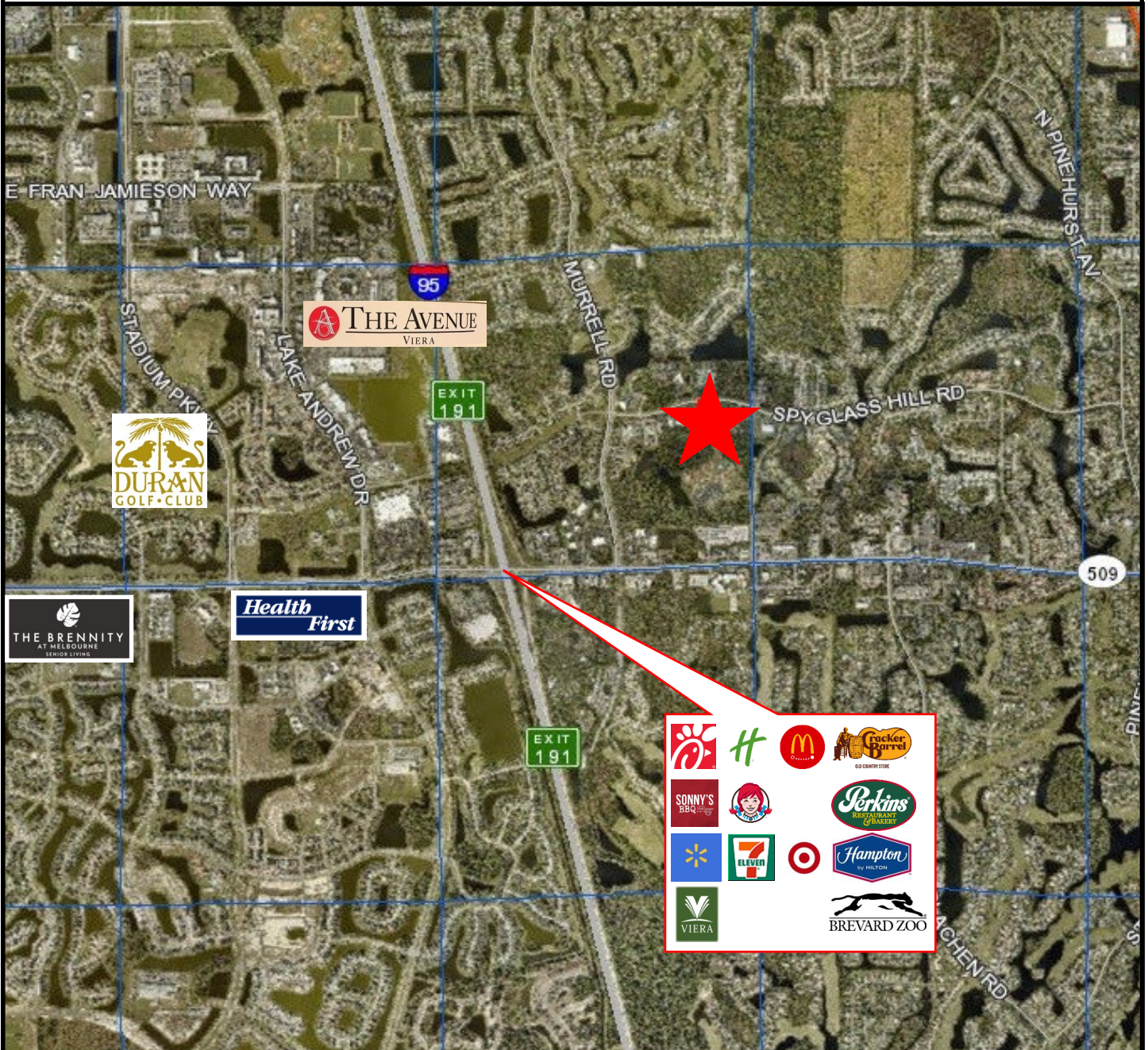


Floor Plan

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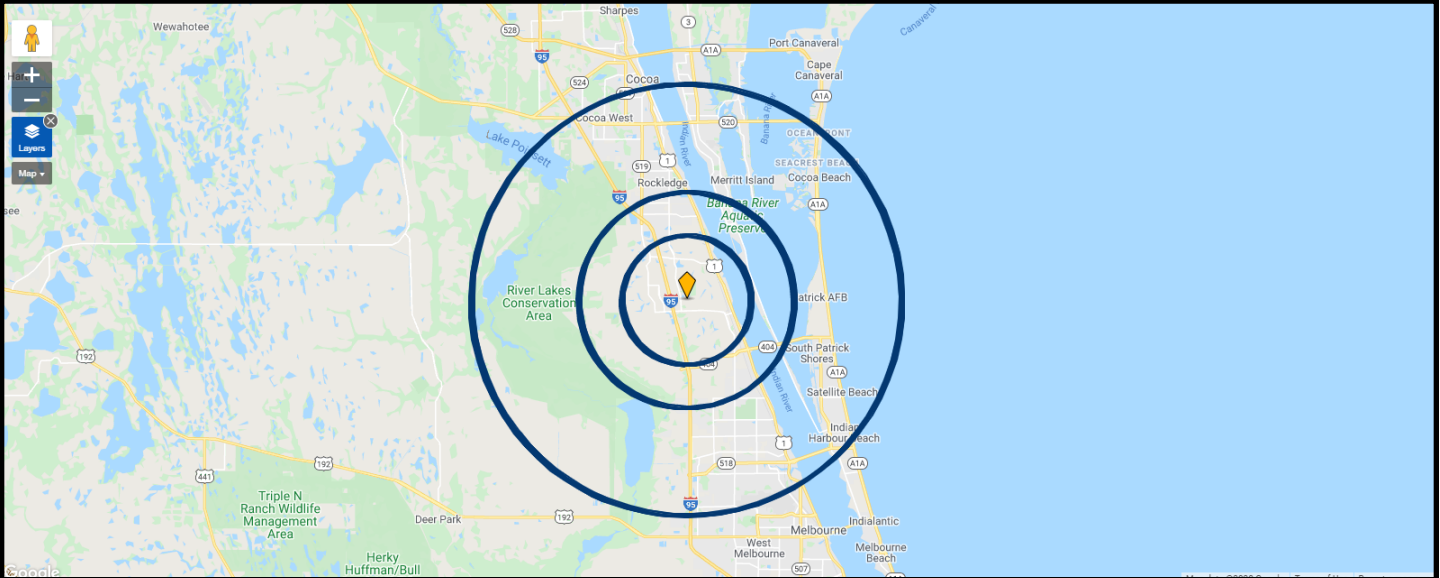
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DEMOGRAPHIC DATA*

	3 MILES	5 MILES	10 MILES
2024 POPULATION	49,421	78,877	239,785
2029 PROJECTION	54,714	86,600	262,976
2024 AVG. HOUSEHOLD INCOME	\$117,351	\$120,263	\$98,040
DAYTIME EMPLOYEES - TOTAL	21,813	31,940	112,877

HEALTHCARE SPENDING TOTAL (MEDICAL SERVICES)

	3 MILES	5 MILES	10 MILES
2024	\$22,924,880	\$36,340,849	\$99,225,153
2029 PROJECTED	\$28,206,057	\$44,338,117	\$120,987,830

*Data derived from © Costar Realty Information, Inc. (2025). Accessed OCTOBER 13, 2025.

TRAFFIC COUNT* (2025) - 4,988 CARS/DAY @ CARRIAGE HILL RD.

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