

FOR LEASE

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

PROPERTY FACTS

Building Area: 65,995 Sq. Ft.

Parcel Size: 5.33 Acres

Number of Units: 50+ Units

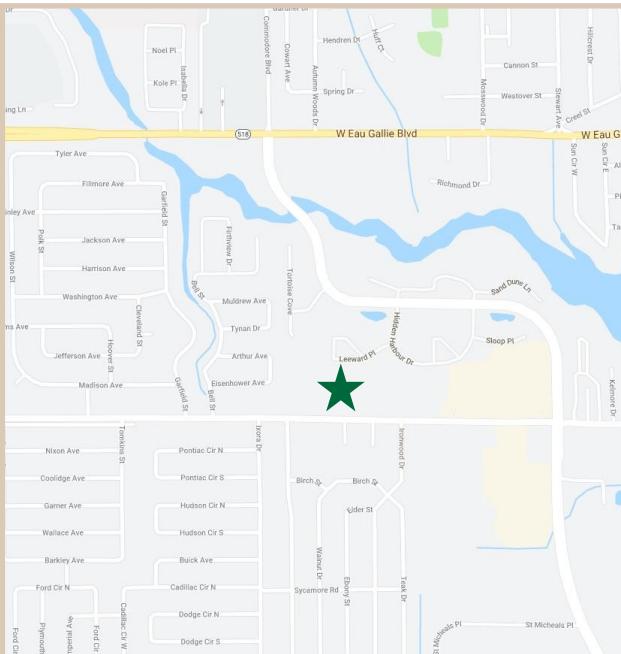
Unit Range: 87 – 3,135 Sq. Ft.

Year Built: 1985

Construction: CBS

Zoning: CIA – Professional, Offices and Services District.

Building Height: Single Story



PROPERTY HIGHLIGHTS

Price Great value for newly renovated space.

Parking & Access There are 325 parking spaces available in the plaza along with three entrances into the plaza off of Sarno Road.

Location Within a couple miles of U.S. One and Melbourne International Airport. Centrally Located on the north side of the Central Business District within 5 miles from I-95.

Aesthetics Extensive interior and exterior renovation. These renovations include new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.
Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

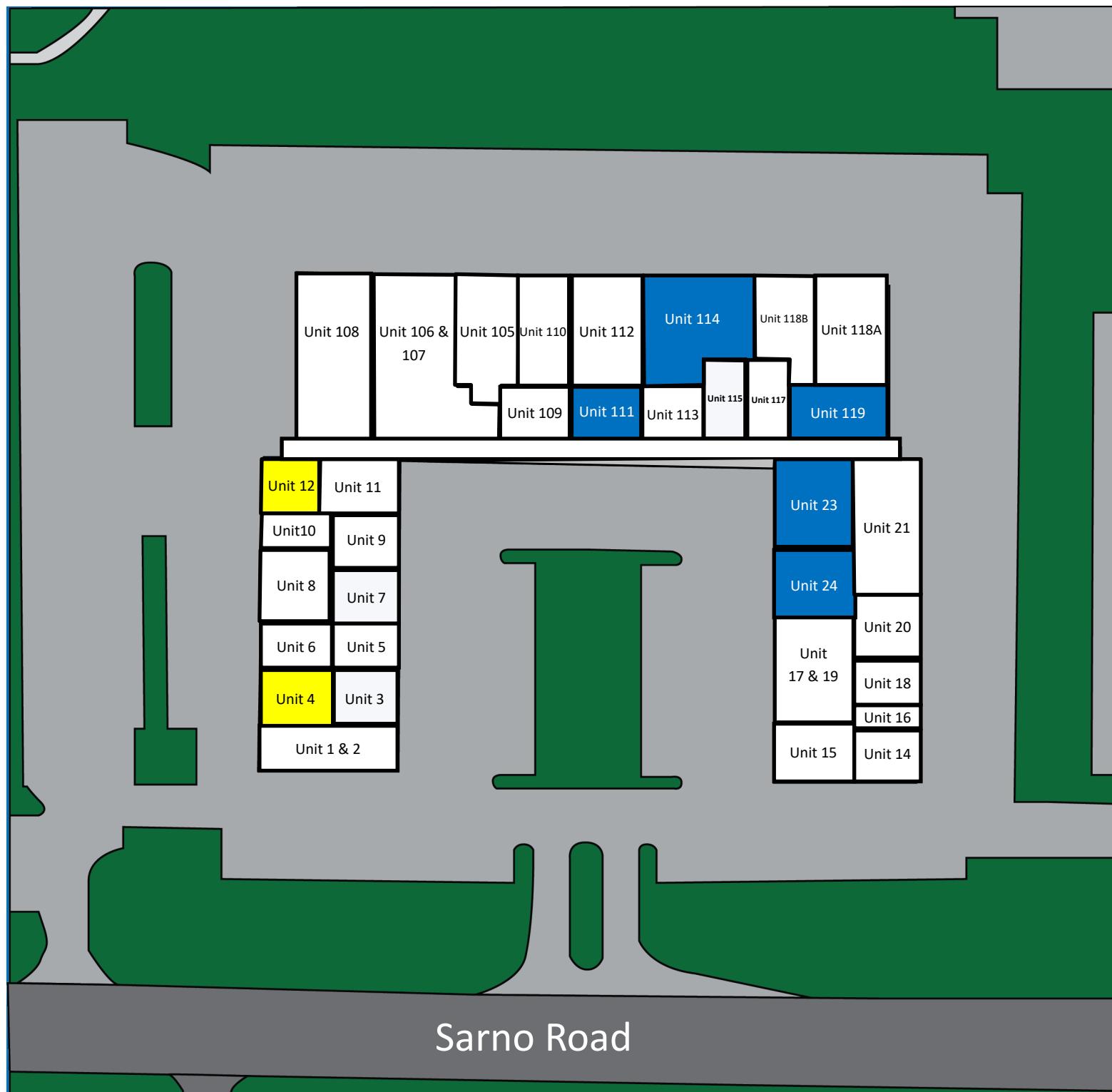
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

Site Plan:
First Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



CHARLES A. VON STEIN, INC.
Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

UNITS FOR LEASE

First Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE	
				WATER	ELECTRIC	TRASH	CABLE		
23	1,224	SF	\$13.00 SF/YR	\$1,326.00	Yes	No	Yes	No	Recently Renovated Office
24	785	SF	\$13.00 SF/YR	\$850.42	Yes	No	Yes	No	Recently Renovated Office
111	1,000	SF	\$13.00 SF/YR	\$1,083.33	Yes	No	Yes	No	Recently Renovated Office
114	2,186	SF	\$11.00 SF/YR	\$2,003.83	Yes	No	Yes	No	Recently Renovated Office
119F	198	SF	\$31.00 SF/YR	\$511.50	Yes	Yes	Yes	No	Recently Renovated Office



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
 Sales & Leasing Specialists since 1963*
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
www.vscrc.com

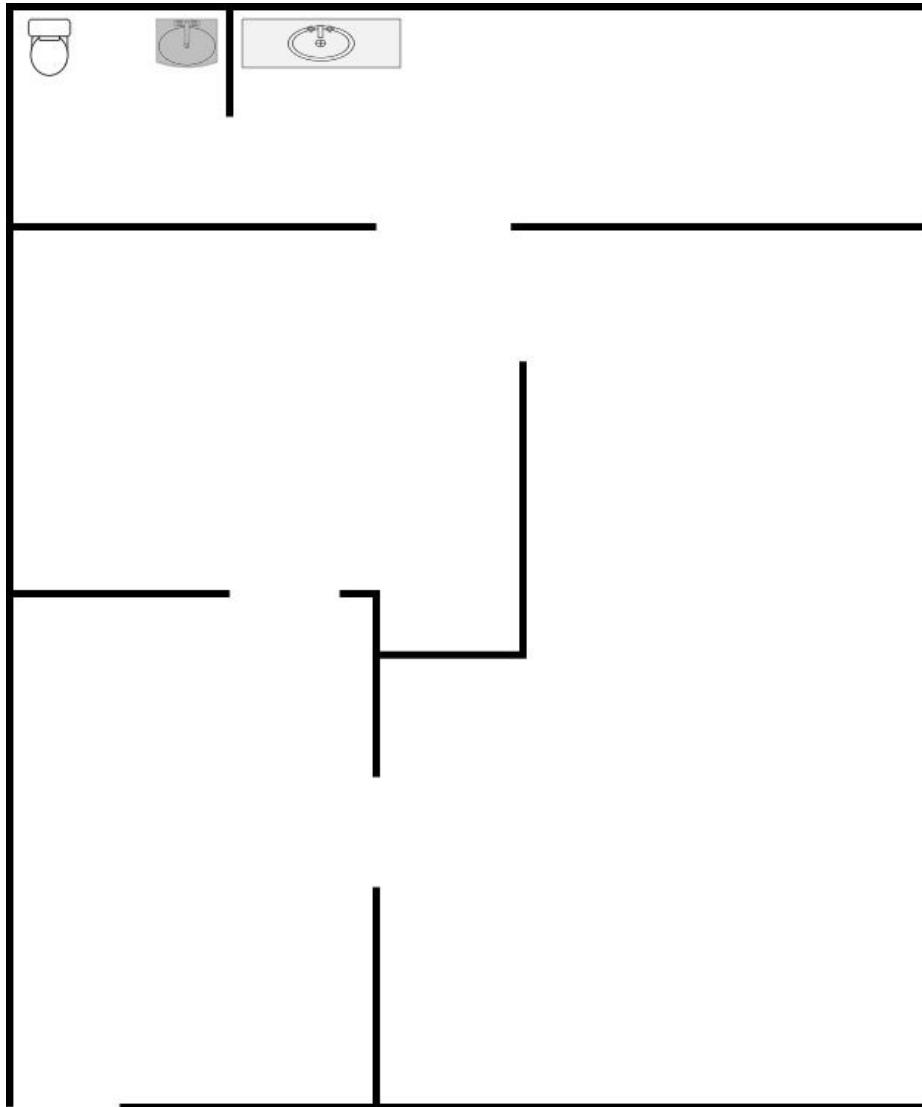
CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscrc.com

FLOOR PLAN

Unit 24

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



785 SF



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

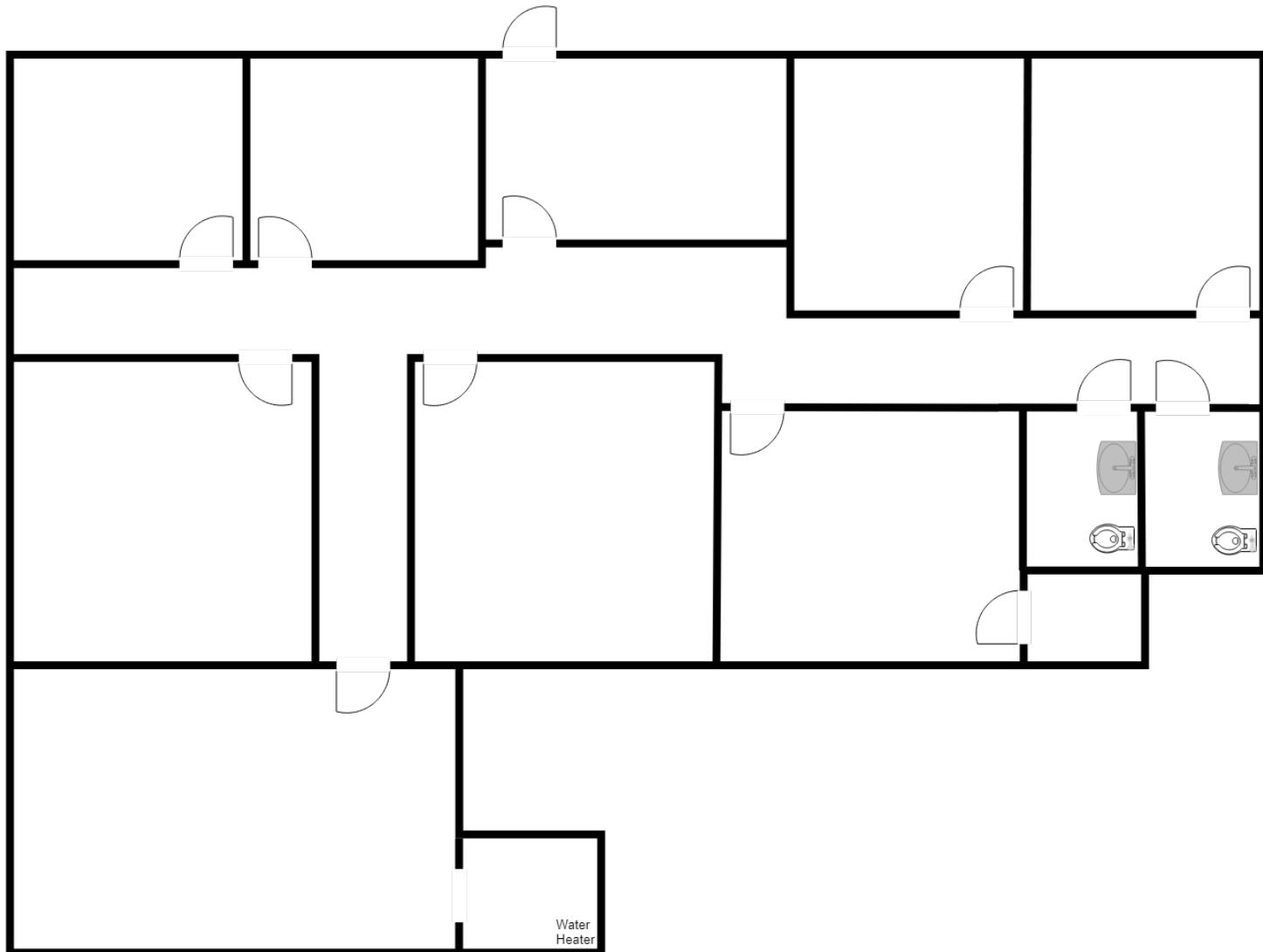
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

FLOOR PLAN

Unit 114

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



2,186 SF



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

UNITS COMING AVAILABLE

First Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
4	1,224	S F	\$13.00 SF/ YR	\$1,326.00	Yes	No	Yes	No Call for Details
12	785	S F	\$13.00 SF/ YR	\$850.42	Yes	No	Yes	No June 1, 2025



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
 Sales & Leasing Specialists since 1963*
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
www.vscrc.com

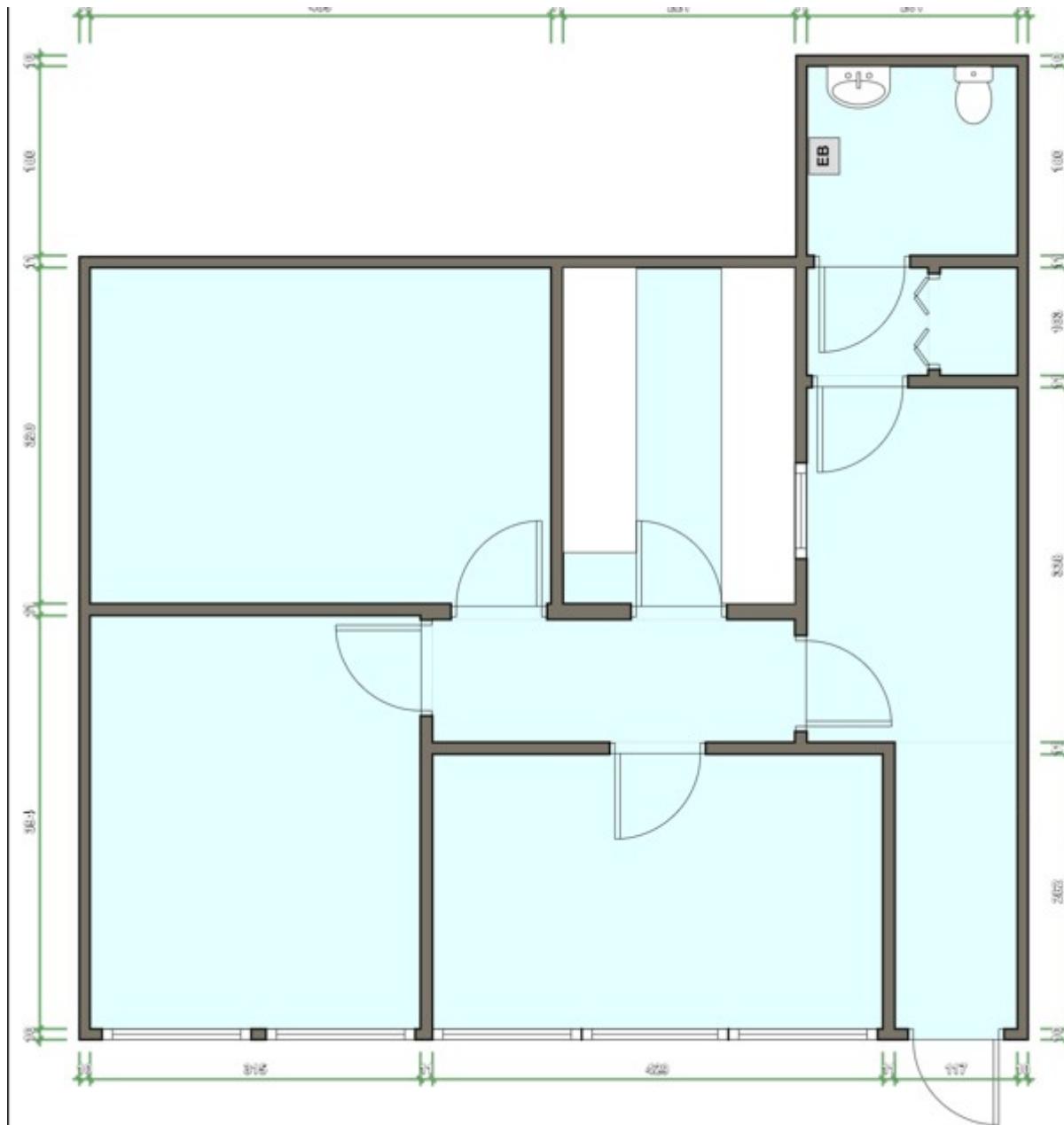
CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscrc.com

FLOOR PLAN

Unit 12

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



785 SF



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

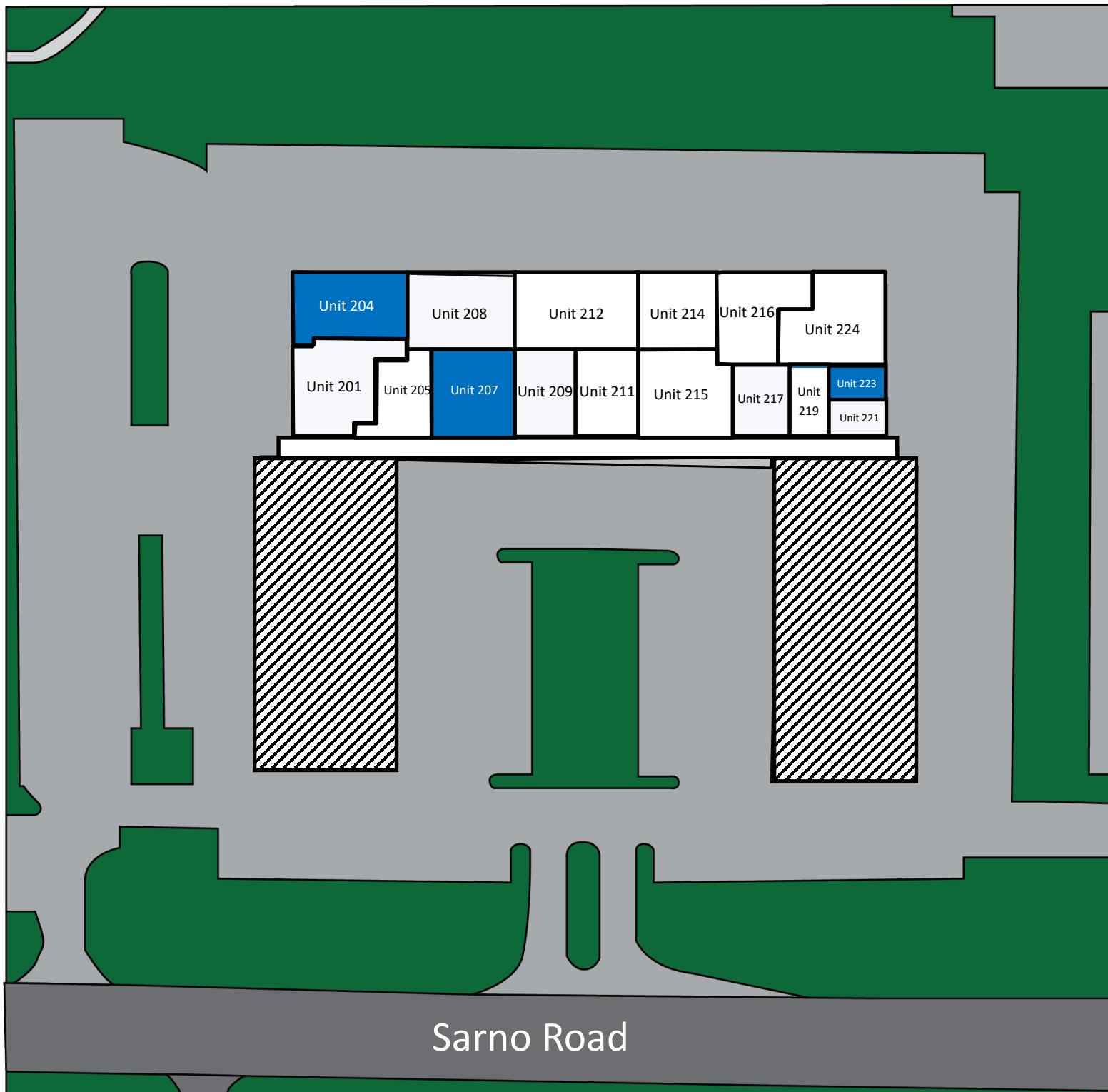
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

Site Plan:
Second Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

UNITS FOR LEASE

Second Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE	
				WATER	ELECTRIC	TRASH	CABLE		
204	2,060	S F	\$10.00 / YR	\$1,716.67	Yes	No	Yes	No	Recently Renovated Office Built out as a "Call Center"
207	1,000	S F	\$10.00 / YR	\$833.33	Yes	No	Yes	No	Recently Renovated Office
223	850	S F	\$10.00 / YR	\$708.33	Yes	No	Yes	No	Recently Renovated Office



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
 Sales & Leasing Specialists since 1963*
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
www.vscre.com

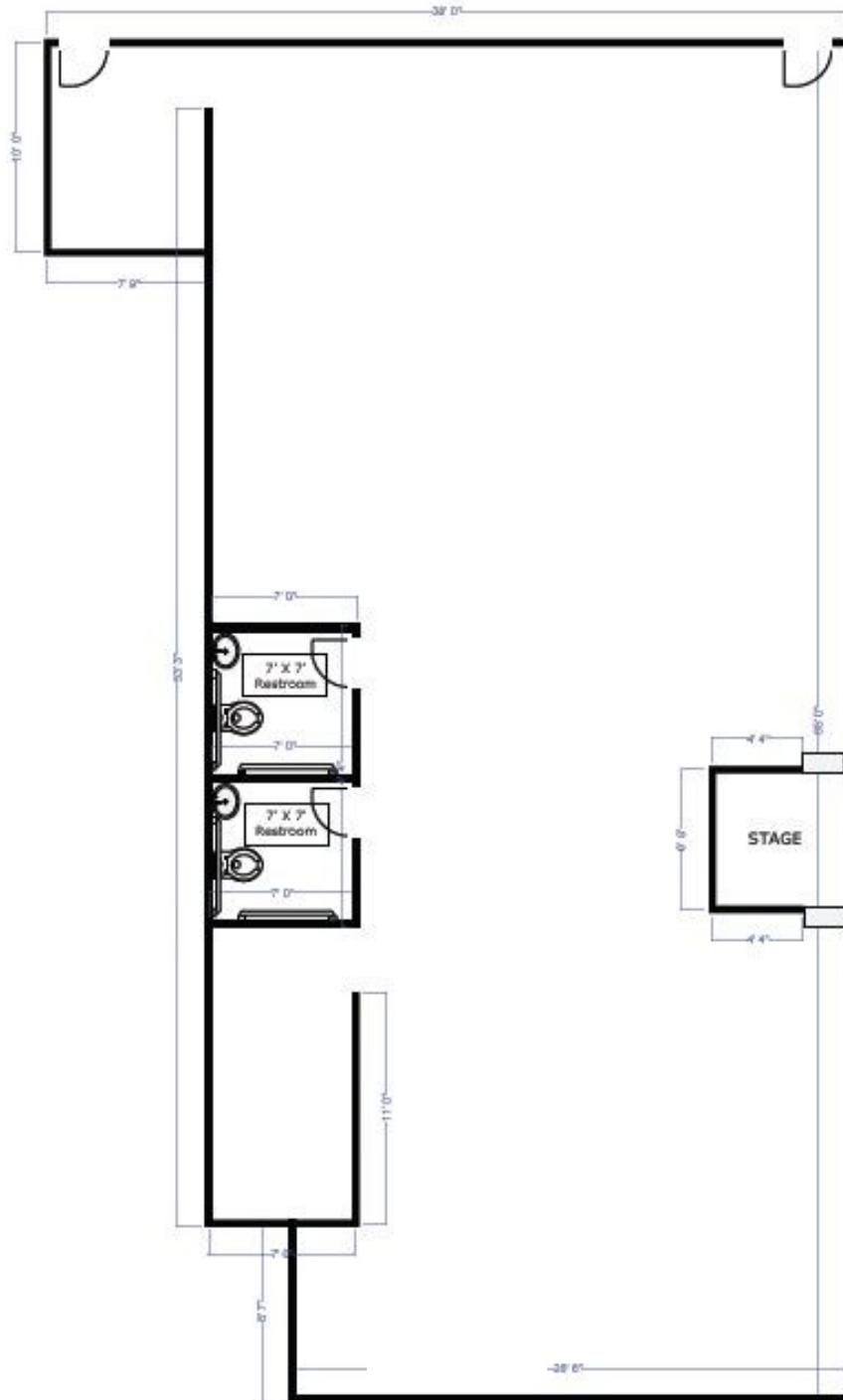
CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscre.com

FLOOR PLAN

Unit 204

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



2,060 SF



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

FLOOR PLAN

Unit 223

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



850 SF



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

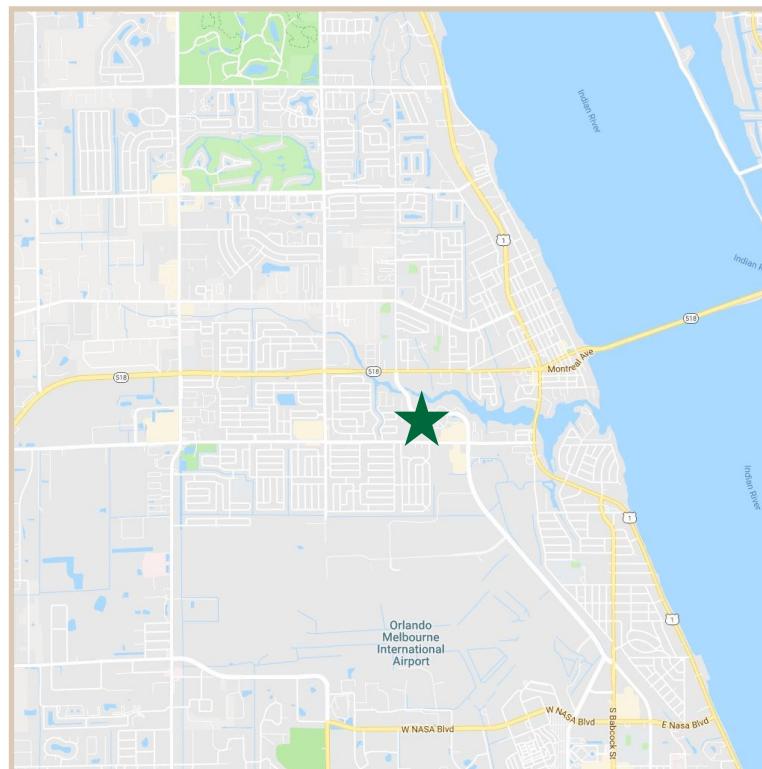
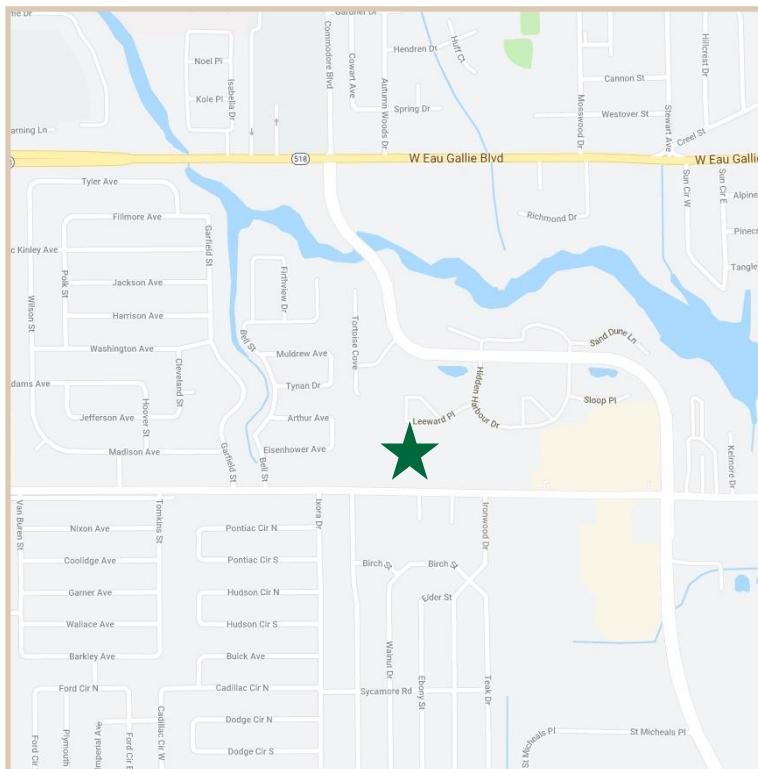
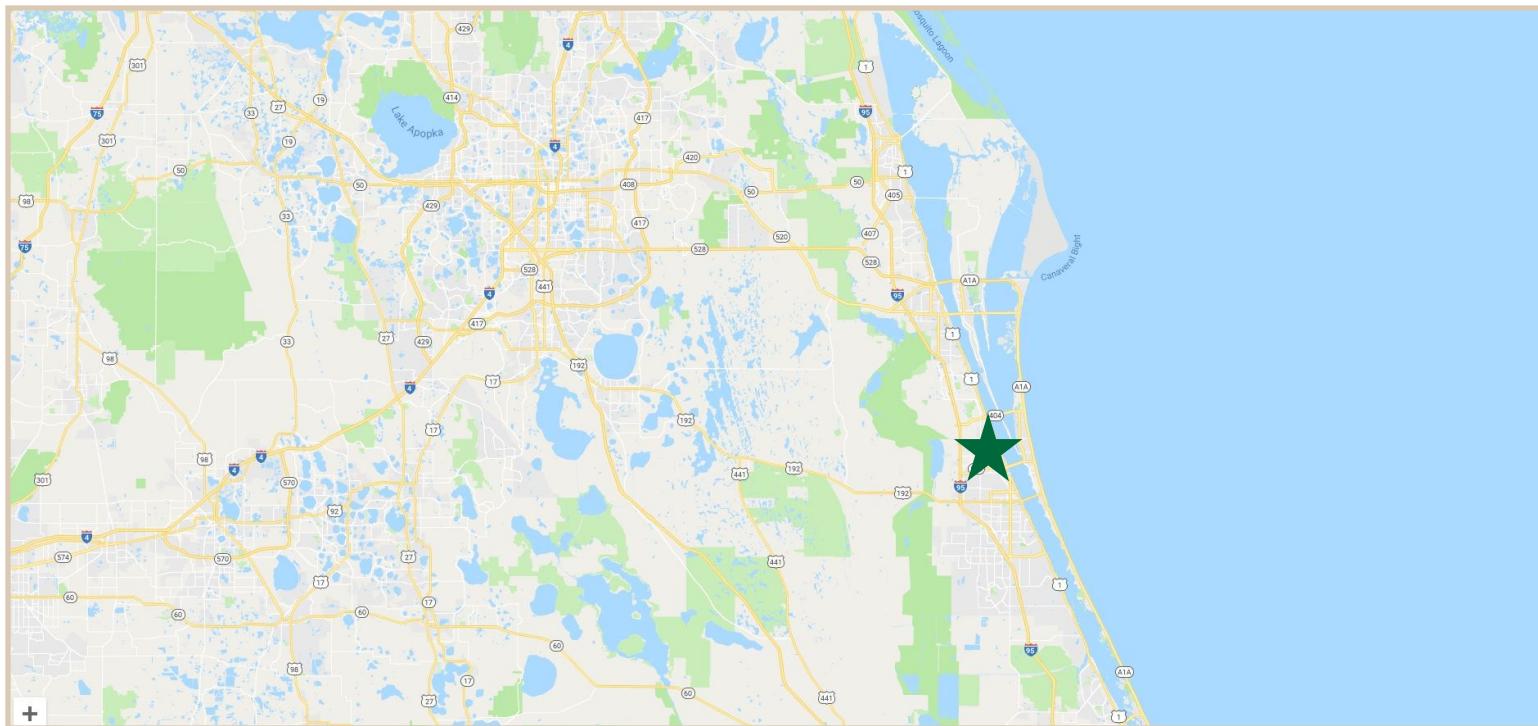
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

LOCATION MAPS

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
 Sales & Leasing Specialists since 1963*
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscre.com

ADDITIONAL PHOTOS

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com