

Glendale Park

an ADI Development

Suite 101

1005 Viera Boulevard,
Rockledge, FL 32955



PROPERTY HIGHLIGHTS

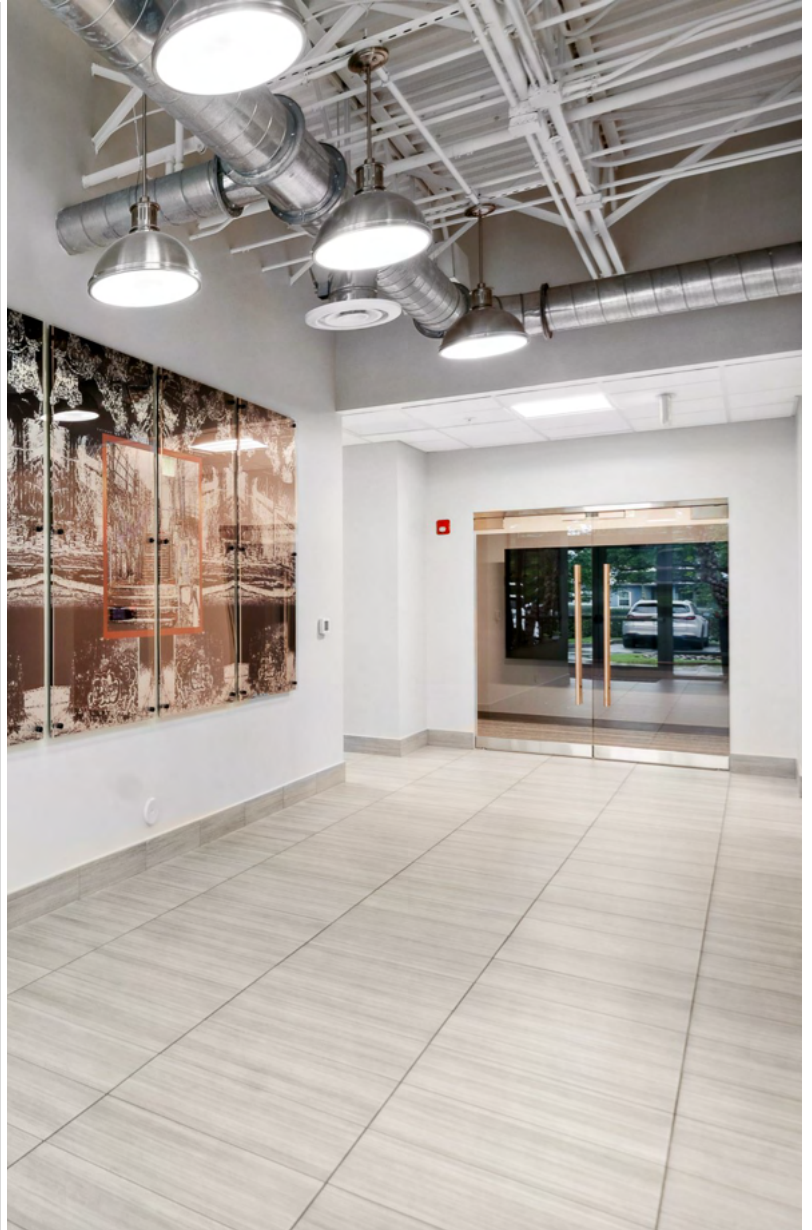
- 8910 Square Feet of single tenant first floor space
- **Available with 30 Day Notice**—Begin operations quickly with minimal downtime
- **Fully furnished**—High-quality furnishings included for immediate use
- **Professional Environment**—Modern design, top-tier finishes, and state-of-the-art infrastructure
- **Excellent Location**—Centrally located with convenient access to I-95, US-1 and Wickham Road. Close to many dining options and amenities.

OFFICE SPACE FOR LEASE



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Discover Glendale Park - an exceptional opportunity to lease premium Class A office/professional space at **1005 Viera Blvd, Rockledge, FL**. Strategically located in one of the area's most desirable business corridors, this fully furnished suite offers a **turnkey, move-in-ready environment** designed to support productivity and success from day one.

Step into a space that reflects professionalism and sophistication, featuring **modern furnishings, high-speed connectivity, and ample natural light**. Whether you're a growing startup or an established firm, this suite provides the perfect setting to **elevate your brand and impress clients**.

Enjoy the convenience of **ample parking, easy access to I-95**, and proximity to dining, retail, and other essential services. Glendale Park is more than just an office—it's a **strategic business hub** tailored for companies seeking a **prestigious, high-performance setting**.

TERMS

8,910 sq ft Total space available for lease

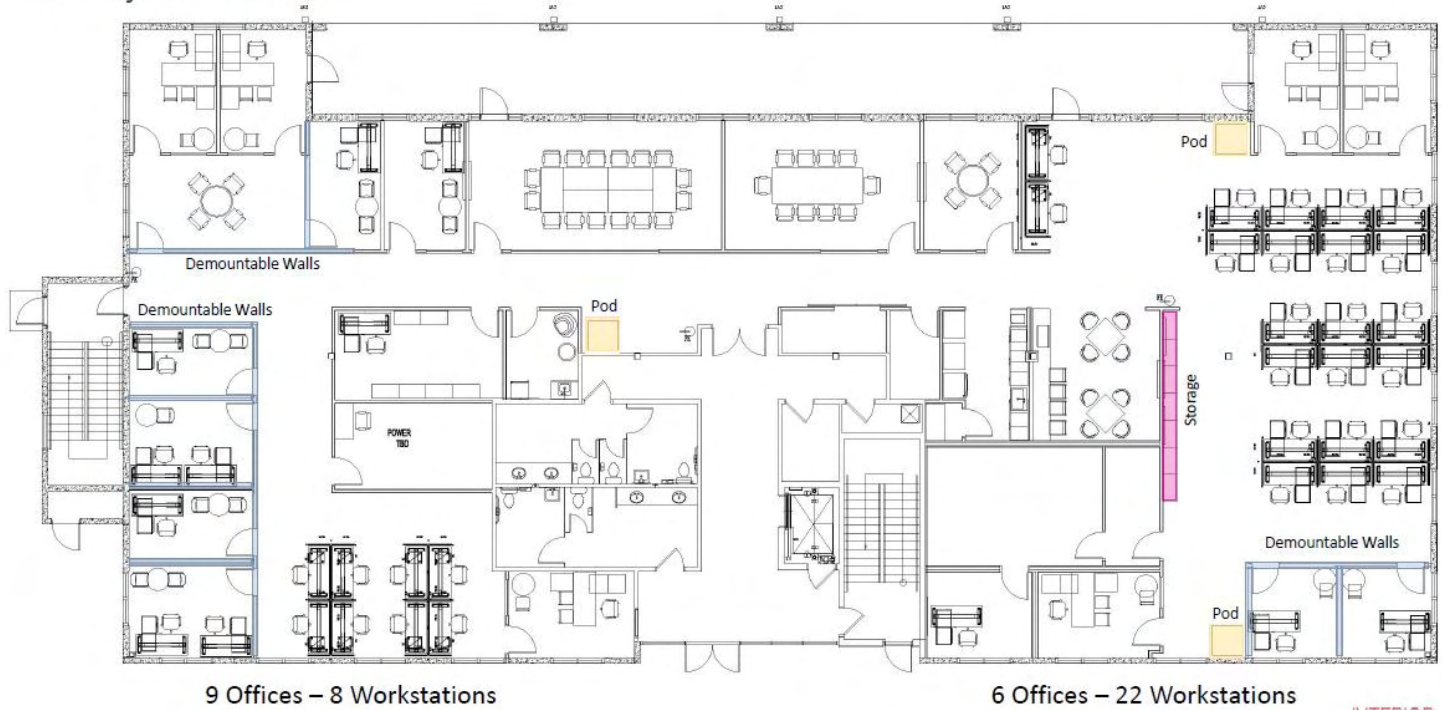
\$30 per sq ft Base rent cost per square foot

\$7.50 CAM Common Area Maintenance

7-10 year term Lease Term



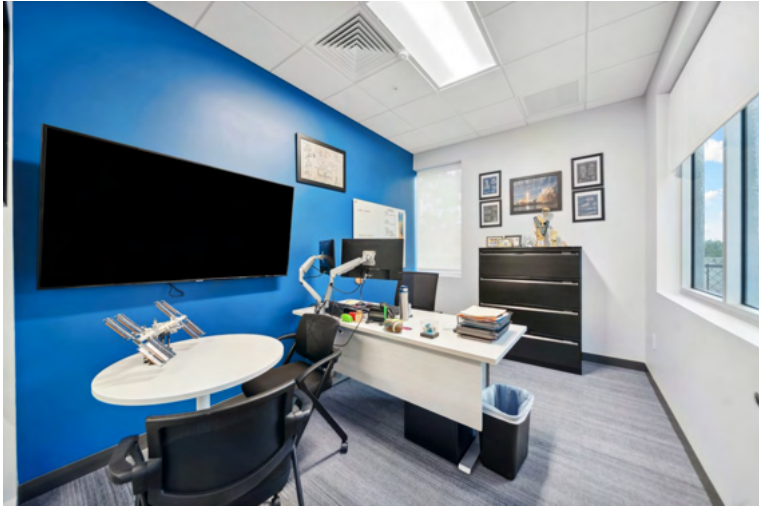
Office Layout – 15 Offices

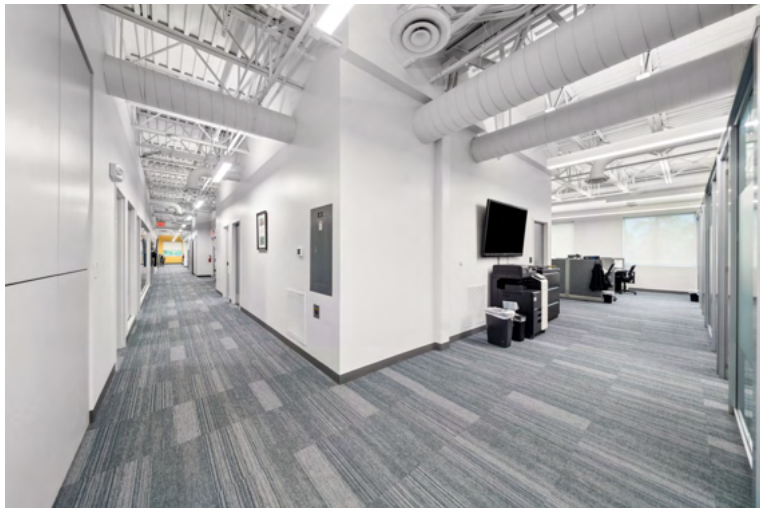


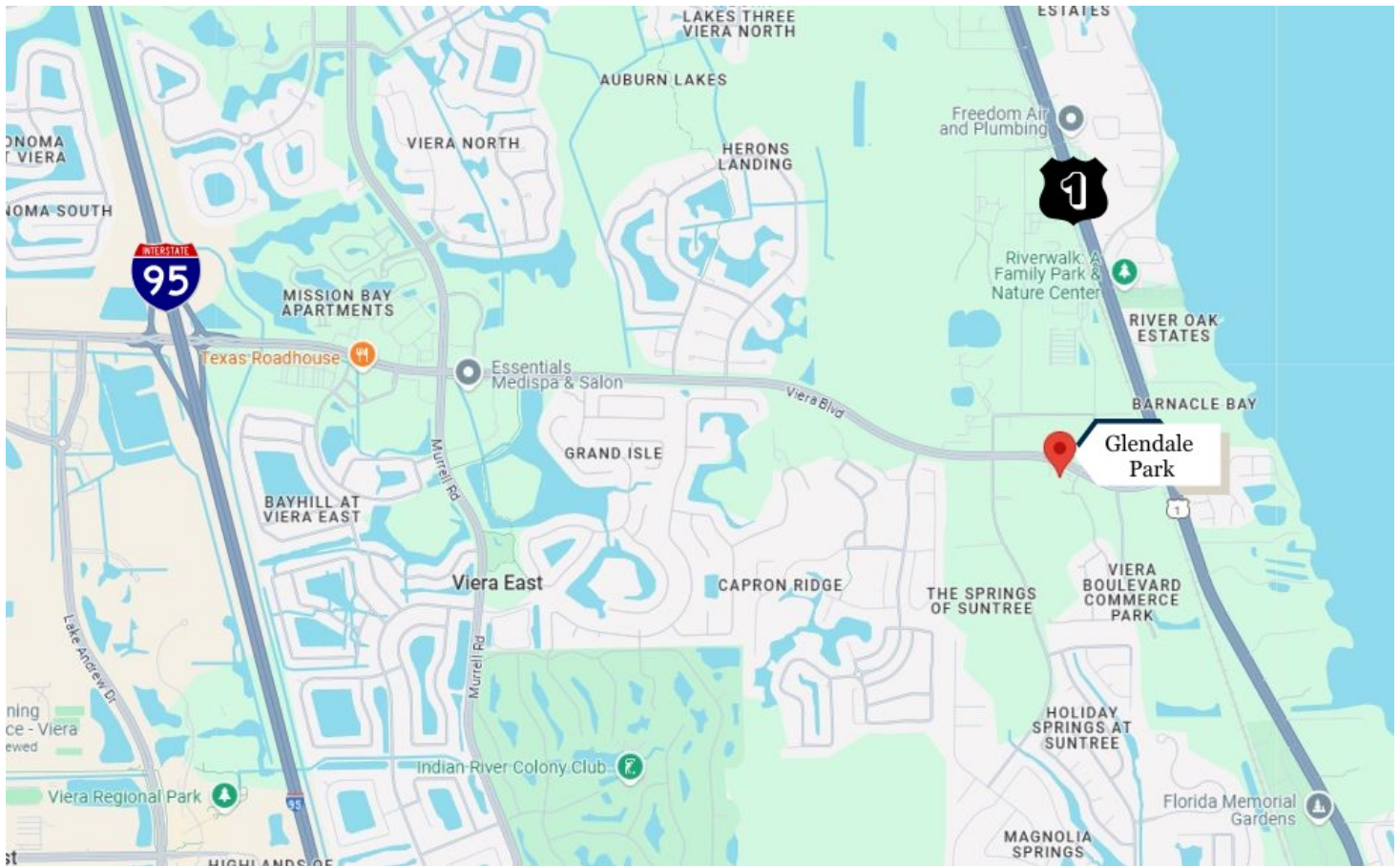
INTERIOR
FUSION





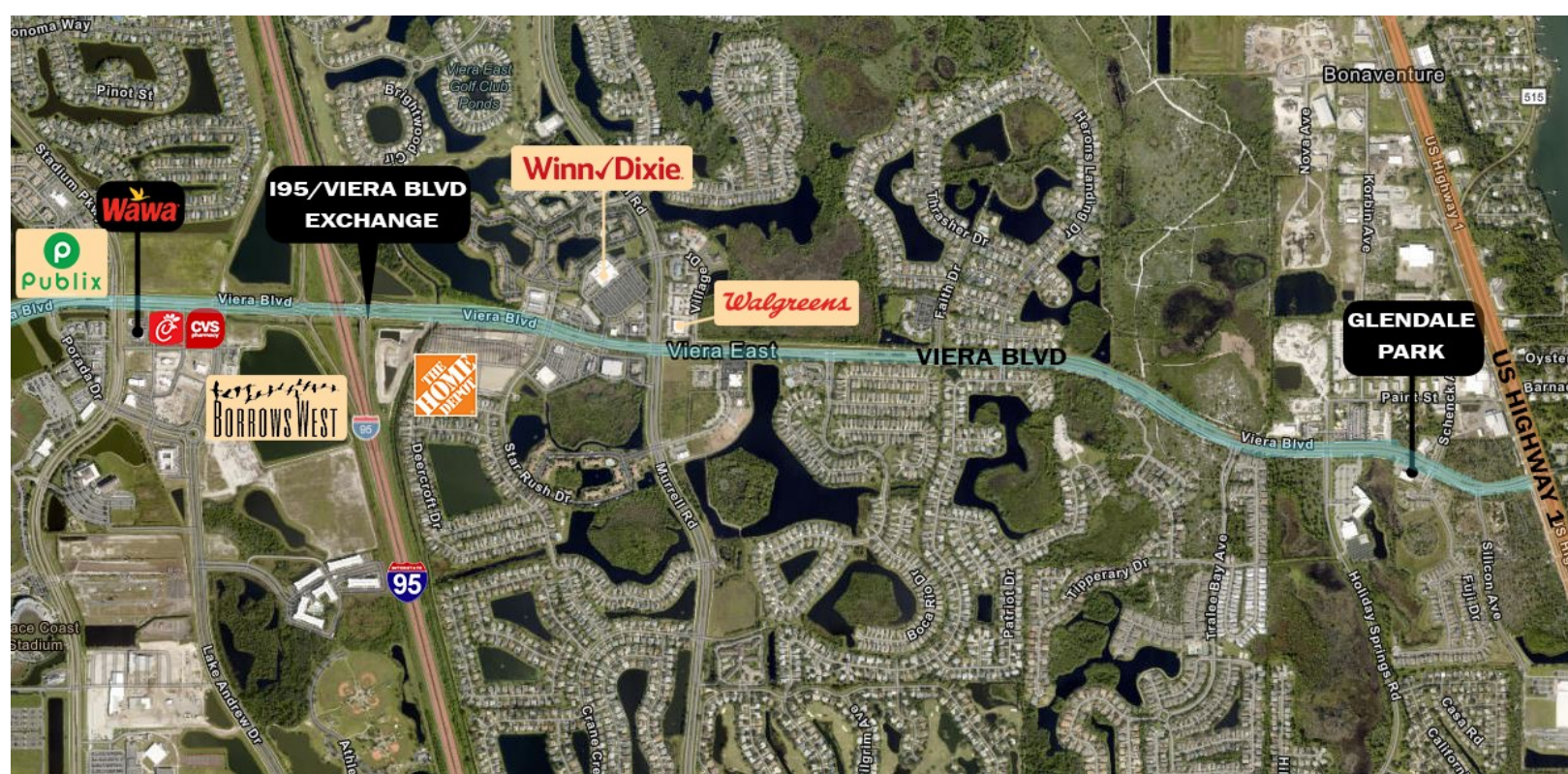




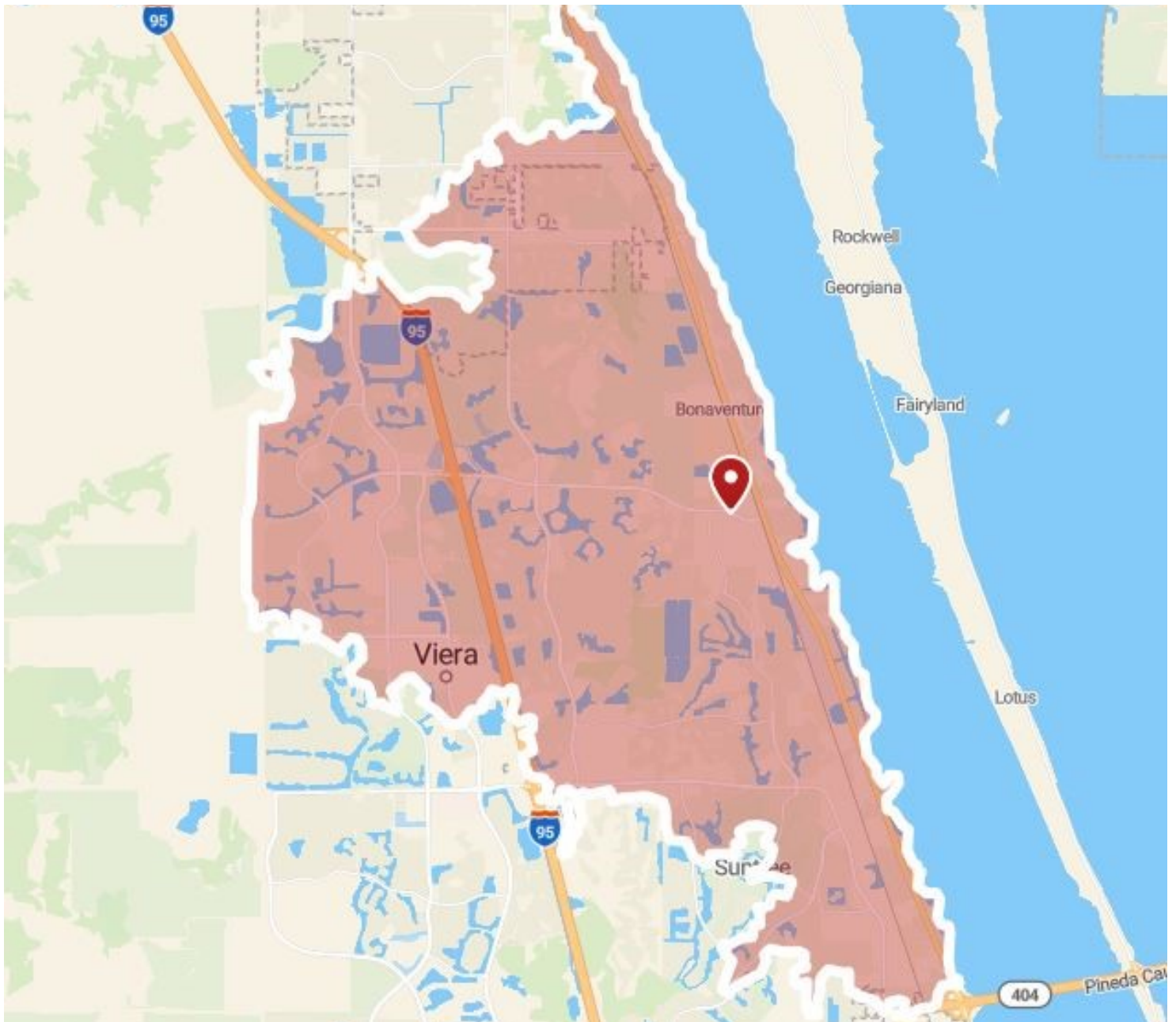


Location Highlights:

- **Strategically located** in the heart of Rockledge's growing business corridor
- Less than 1 mile from **I-95**, providing seamless connectivity to Orlando, Melbourne, and the Space Coast
- Close proximity to **US Highway 1**, a major north-south route through Brevard County
- Surrounded by a mix of **professional offices, medical facilities, and retail centers**
- Minutes from **Viera Regional Park, The Avenue Viera** shopping center, and **Health First Viera Hospital**
- Close to dining options, banks, and service providers, making it convenient for employees and clients alike



- **Highways:** Glendale Park is conveniently located near **I-95**, with quick access via **Viera Blvd**, and is also close to **Stadium Parkway** and **Lake Andrew Drive** for local connectivity.
- **Borrows West:** A nearby 115-acre mixed-use development featuring **retail, dining (Chick-fil-A, Wawa), office space**, and scenic walking areas, just off Viera Blvd and I-95.
- **Publix & The Crossings at Viera:** Located at the Viera Blvd/I-95 interchange, this plaza includes **Publix, Winn-Dixie, Walgreens**, and restaurants like **Texas Roadhouse** and **Ford's Garage**. with **Home Depot now open** and **Whole Foods Market under development**



MAP WITH 5 MI RADIUS FROM SUBJECT PROPERTY USED FOR DEMOGRAPHICS



| | |
|---|-----------|
| Tract Income Level | Middle |
| 2020 MSA/MD/statewide non-MSA/MD Median Family Income | \$73,440 |
| 2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income | \$99,700 |
| % below Poverty Line | 4.09 |
| Tract Median Family Income % | 108.99 |
| 2020 Tract Median Family Income | \$80,046 |
| 2024 Estimated Tract Median Family Income | \$108,663 |
| 2020 Tract Median Household Income | \$56,557 |

| | |
|---|-----------|
| Tract Income Level | Middle |
| Underserved or Distressed Tract | No |
| 2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income | \$99,700 |
| 2024 Estimated Tract Median Family Income | \$108,663 |
| 2020 Tract Median Family Income | \$80,046 |
| Tract Median Family Income % | 108.99 |
| Tract Population | 4831 |
| Tract Minority % | 25.09 |
| Tract Minority Population | 1212 |
| Owner-Occupied Units | 1419 |
| 1- to 4- Family Units | 2127 |



Lori DiSciullo

321-446-4283

Lori@GregEllingson.com



Gregory Ellingson

321-794-6203

Greg@GregEllingson.com