

Glendale Park

an ADI Development

Suite 101

1005 Viera Boulevard,
Rockledge, FL 32955



PROPERTY HIGHLIGHTS

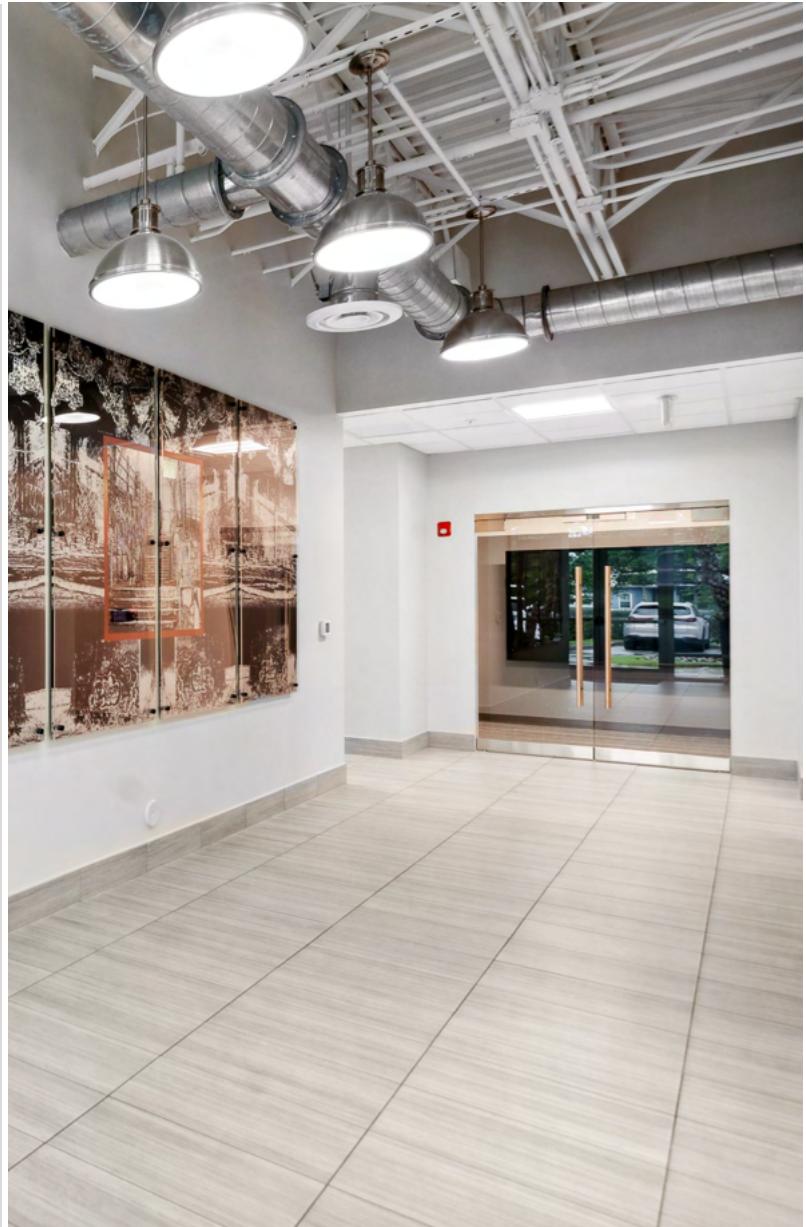
- 8910 Square Feet of single tenant first floor space
- **Available with 30 Day Notice**—Begin operations quickly with minimal downtime
- **Fully furnished**—High-quality furnishings included for immediate use
- **Professional Environment**—Modern design, top-tier finishes, and state-of-the-art infrastructure
- **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



CONTENTS

OVERVIEW	3
OFFICE LAYOUT	4
PHOTOS	5-7
REGIONAL MAP	8
AERIAL	9
DEMOGRAPHICS	10-11
CONTACTS	12



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

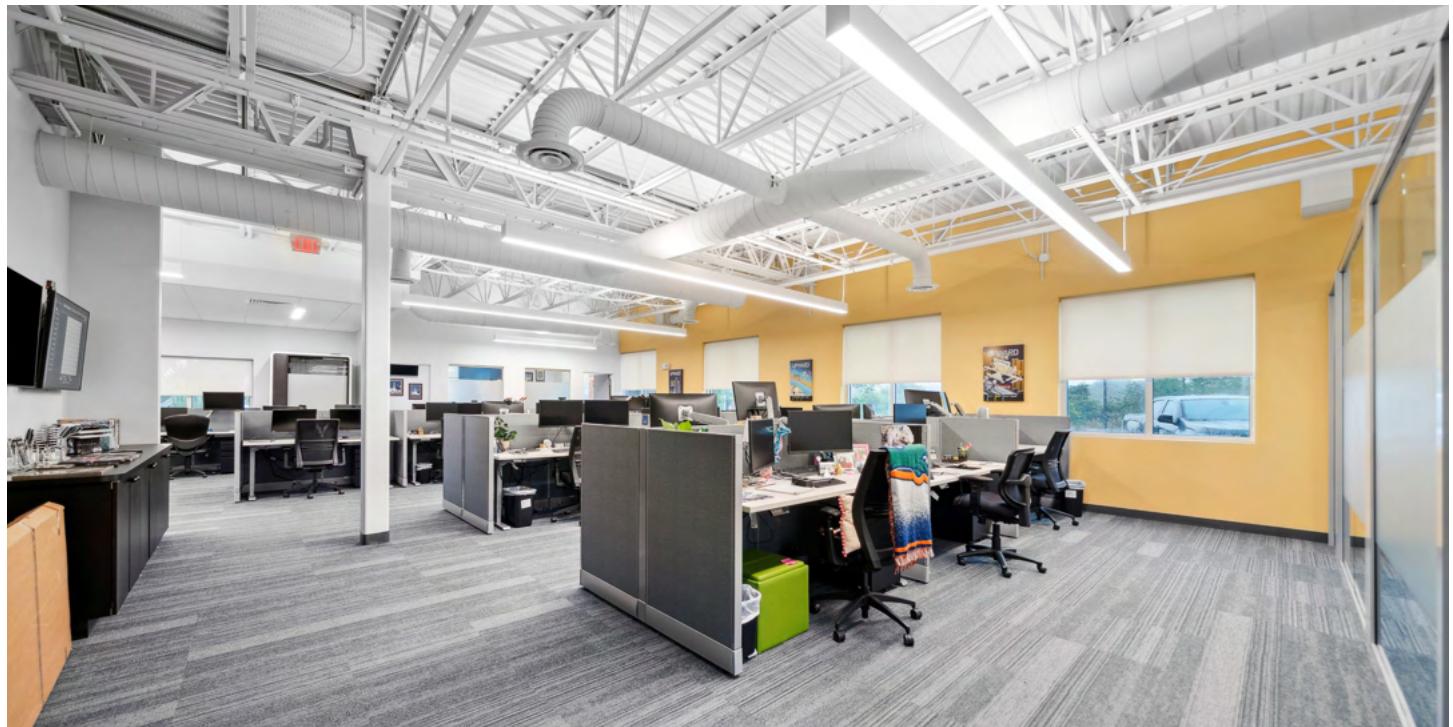
7-10 year term Lease Term



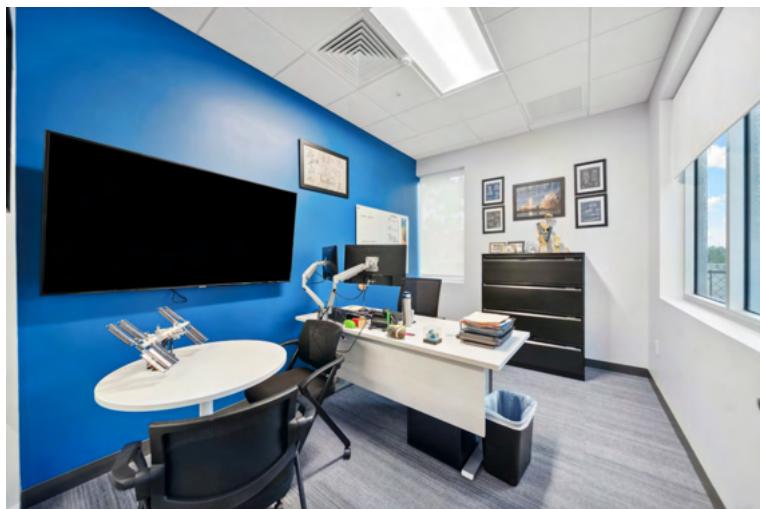
Office Layout – 15 Offices



INTERIOR
FUSION

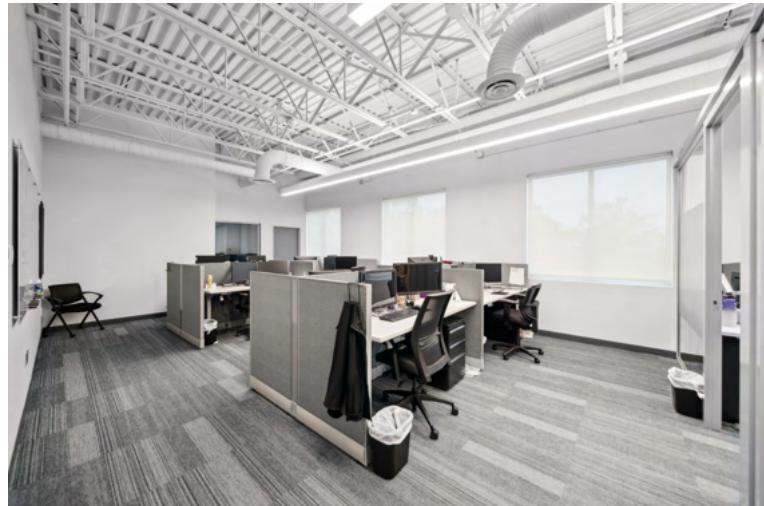
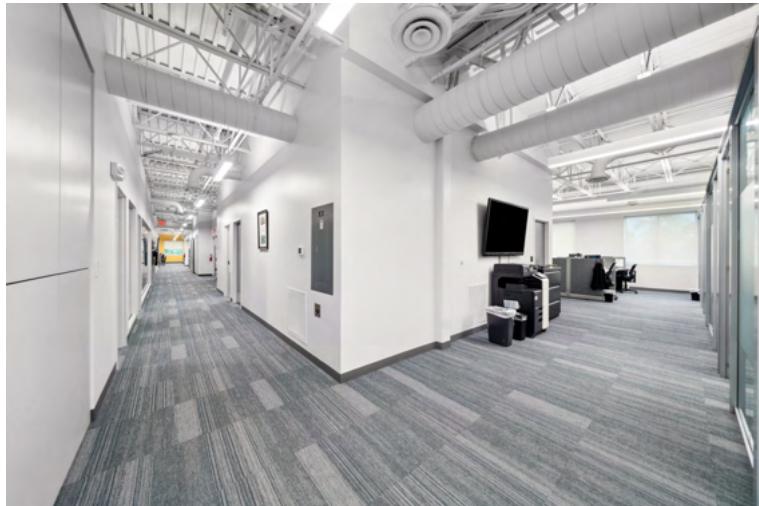


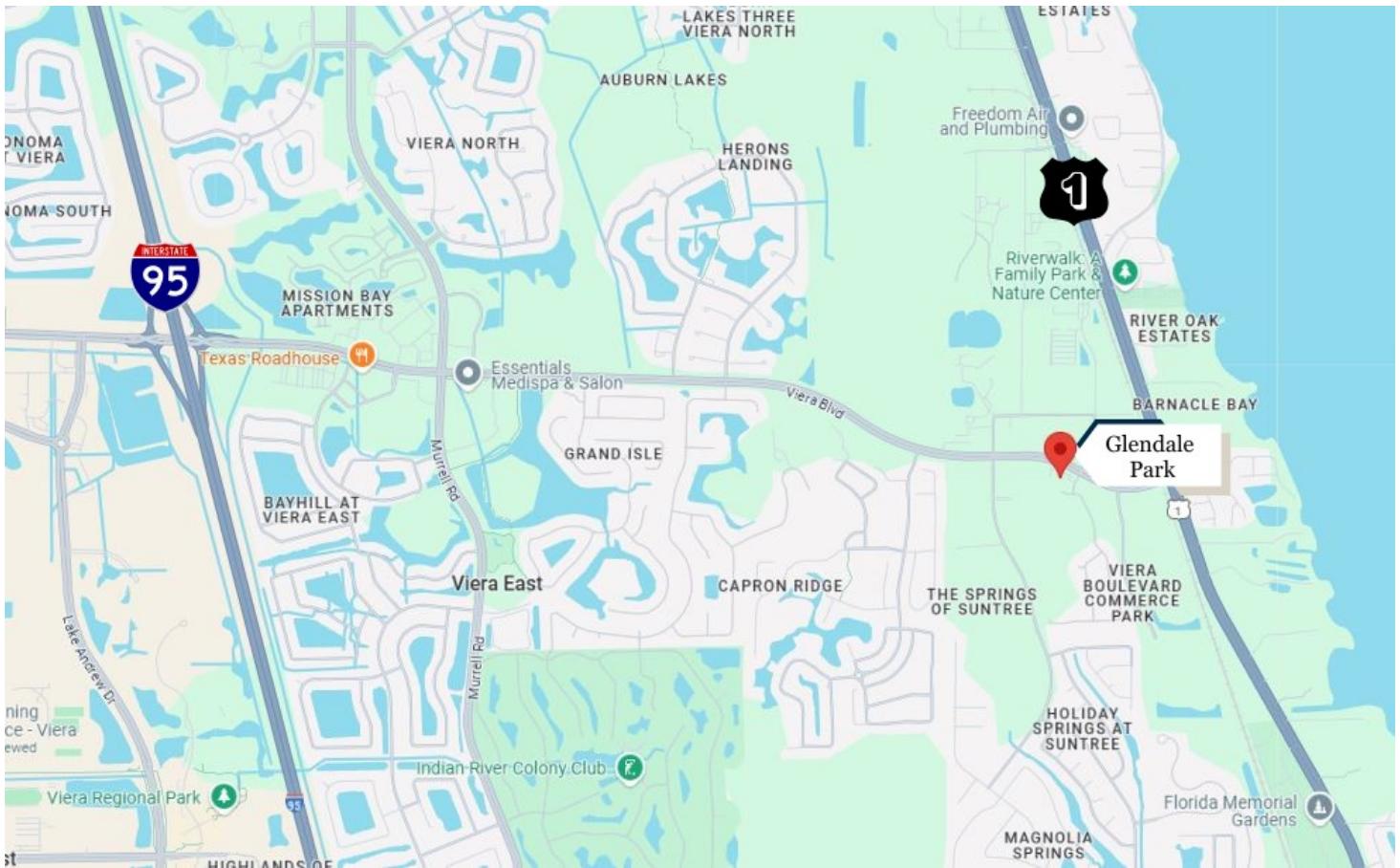




PHOTOS - 1005 Viera Boulevard, Rockledge

7



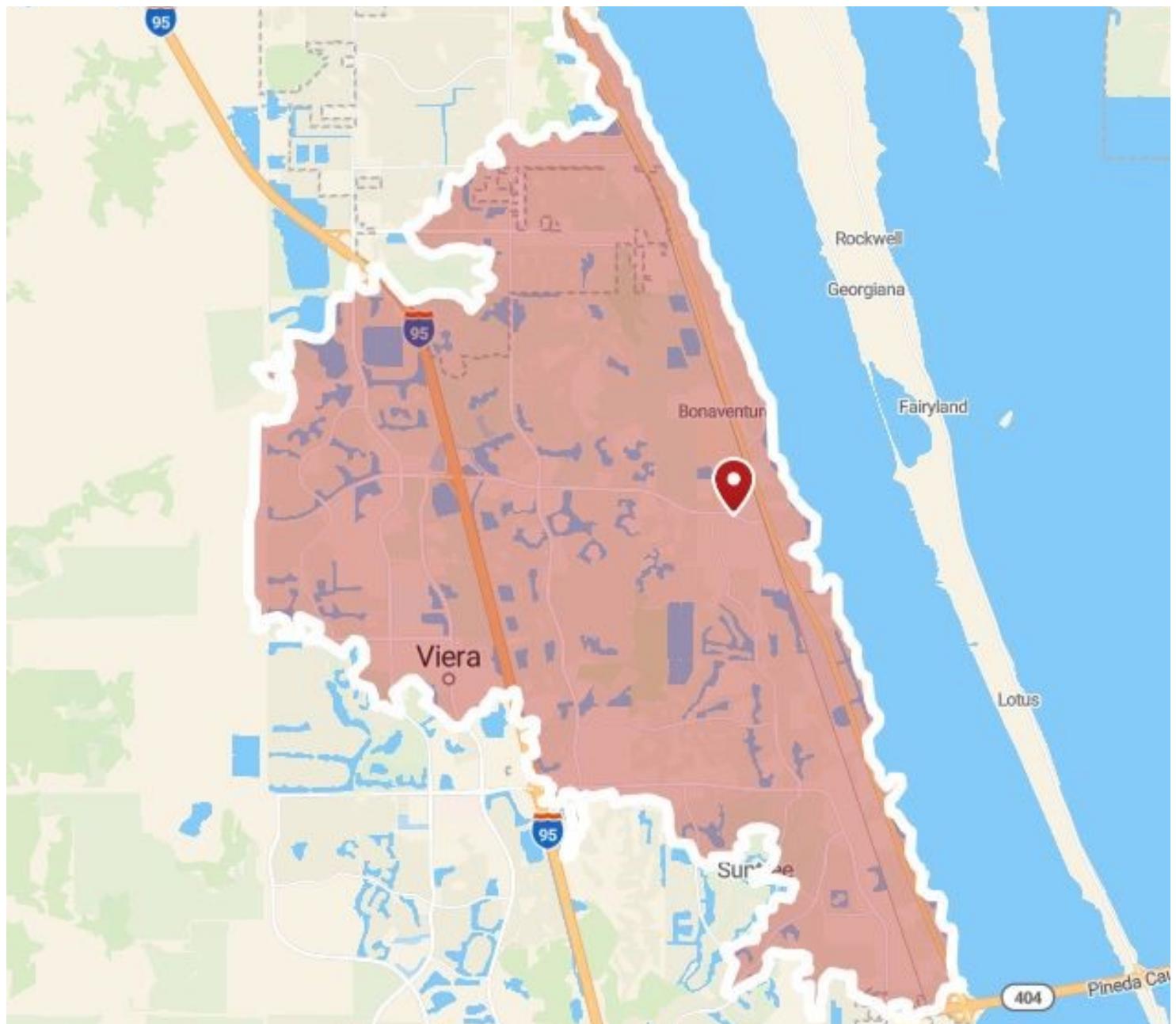


Location Highlights:

- **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



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