



FINANCIAL CENTER

775 E Merritt Island Causeway | Merritt Island, FL 32952
Office Space For Lease

\$18-\$22/SF/YR (Utilities Included)

Available Now

PROPERTY HIGHLIGHTS

- Three Story Class A Office Building
- Prime Merritt Island Location
- 33,300 Vehicles Per Day
- State Road 520 Frontage
- Across from Health First Hospital
- Entrance to Merritt Square Mall
- Granite Lobby & Double Elevators
- Covered Portico Entrance
- Ample Parking – 148 Spaces
- Excellent Visibility and Access

AVAILABLE SUITES

Suite 230A: 2,828 SF | \$22.00/SF/YR • Suite 230B: 4,813 SF | \$18.00/SF/YR

Suite 310A: 2,039 SF | \$22.00/SF/YR • Building Size: 34,772 SF

Utilities Included | Professional office space in the heart of Merritt Island on State Road 520.

Courtney Smith | Commercial Real Estate Advisor | JM Real Estate

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

PROPERTY OVERVIEW

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



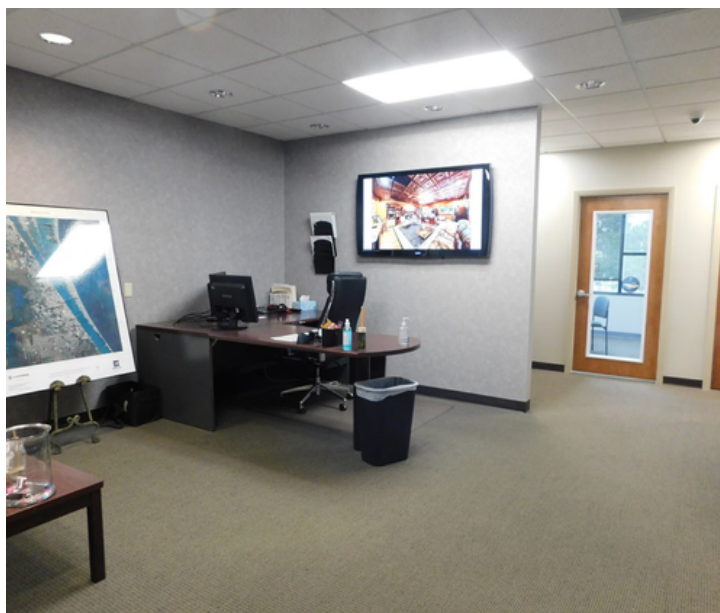
FINANCIAL CENTER

Financial Center offers professionally managed office space in one of Merritt Island's most visible commercial locations. Positioned along State Road 520 with traffic counts exceeding 33,300 vehicles per day, the property provides excellent accessibility between US-1 and A1A.

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BUILDING & LOCATION ADVANTAGES

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



FEATURED AVAILABLE SUITE

2ND FLOOR - SUITE 230B | 4,813 SF Available Now

Rate: \$18.00/SF/YR

Term: Negotiable

Build-Out: Full Build-Out

- Multiple Private Offices
- Reception & Waiting Area
- Office Intensive Layout
- Fully Built-Out
- Move-In Ready

Utilities are included in the lease rate.

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2ND FLOOR AVAILABILITY

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



2ND FLOOR – SUITE 230A

Size: 2,828 SF | **Rate:** \$22.00/SF/YR | **Term:** 3-5 Years | **Use:** Office | **Available:** Now

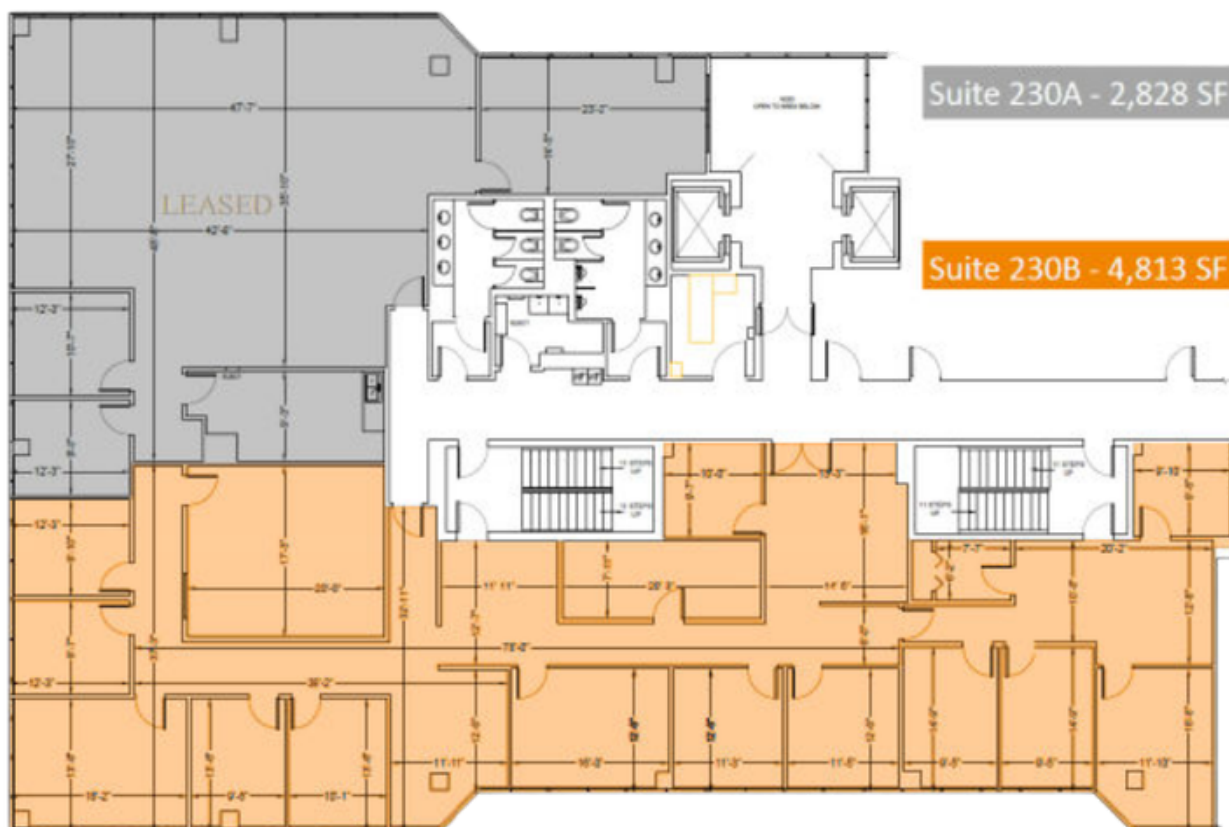
- Open Layout with Cubicle Workstations
- Huge Conference Room
- Kitchen Area
- Efficient Floorplan with Nice Views
- Move-In Ready

Utilities are included in the lease rate.

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2ND FLOOR AVAILABILITY

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



Suite 230B - 4,813+/- rsf

Suite 230A - 2,828+/- rsf



Suite 310A - 2,039+/- rsf

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3RD FLOOR AVAILABILITY

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



3RD FLOOR – SUITE 310A

Size: 2,039 SF | **Rate:** \$22.00/SF/YR | **Term:** 3-5 Years | **Use:** Office | **Available:** Now

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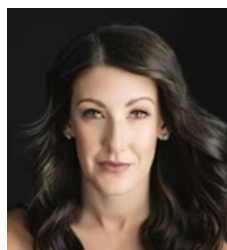
DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
2024 Population	5,085	22,490	77,540
2029 Projection	5,572	24,747	85,384
Growth 2024-29	1.2%	1.8%	2.0%
Median Age	52.5	50.4	48.1
Bachelor's+	52.0%	40.0%	32.0%
Avg HH Income	\$126,403	\$99,074	\$81,469
Median HH Income	\$98,210	\$78,543	\$65,120
Total Households	2,180	9,450	32,870
Daytime Population	6,920	28,150	91,340

LOCATION MAP



CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL
PROPERTY DETAILS**

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 Strategic Commercial Real Estate Solutions | Leasing • Sales • Management • Investments