

EXECUTIVE SUMMARY

• 7556 Lynx Way Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 10,000 - 20,000 SF

Lease Rate: \$32.00 SF/yr (NNN)

Year Built: 2025

Building Size: 20,000 SF

Zoning: PUD

PROPERTY OVERVIEW

Lynx 2 offers 20,000 sq. ft. Can be subdivided to 10,000 sq. ft. per floor. Shell delivery within 8 - 10 months.

Surrounded by retail and professional users in a beautiful Office Park development. Located directly across from Viera Hospital, in Central Viera.

- Office, Professional, or Medical
- 4/1000 Onsite Parking
- Easy access to I-95, Wickham Rd and US-1
- Office Building with unique features, including modern common areas.

LOCATION OVERVIEW

Property located between Lake Andrew Dr. and Stadium Parkway.

This office space is directly south of the Health First Hospital Viera.

Two access points off I-95, directly in the center of new development located in Viera.

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

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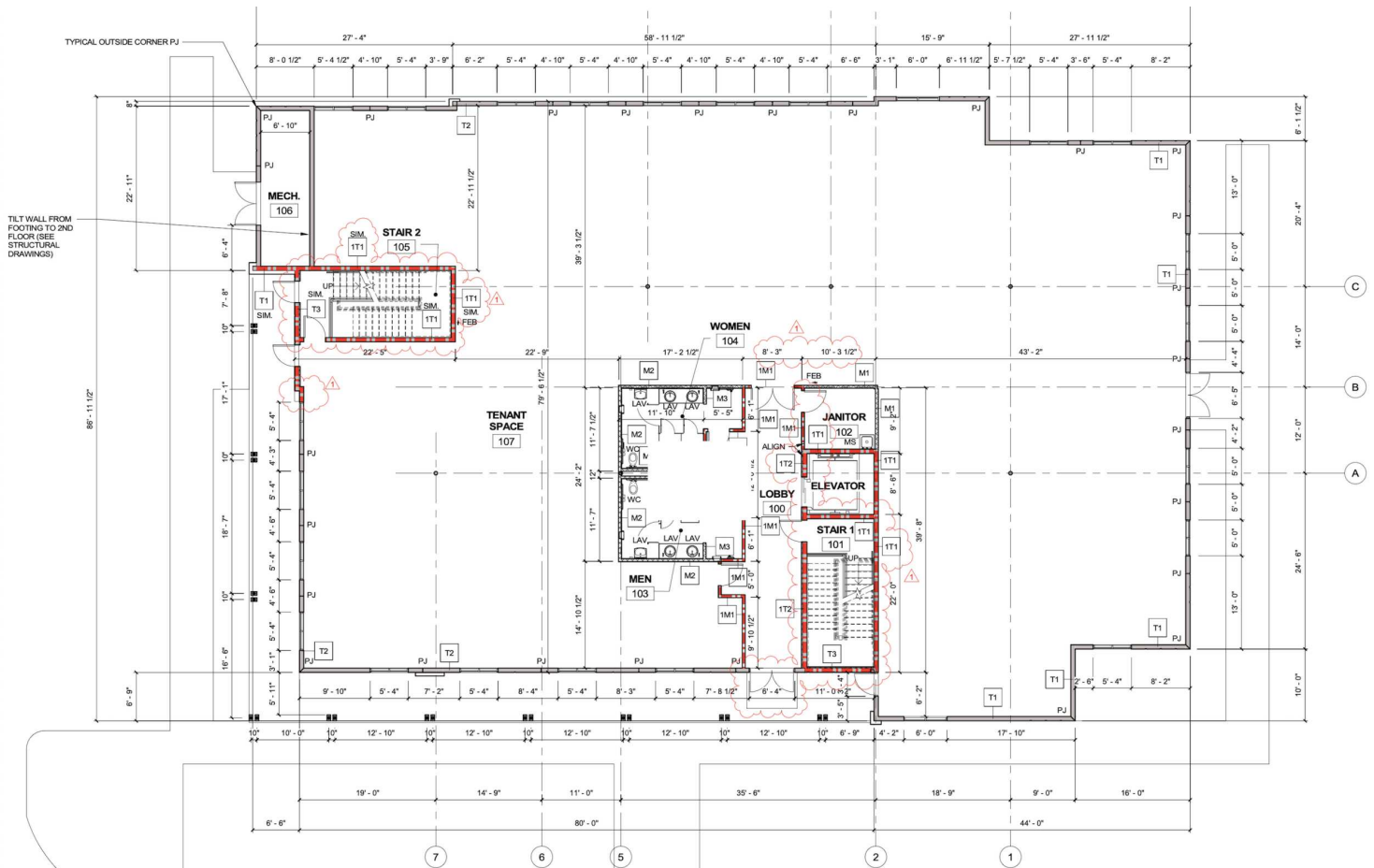
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ADDITIONAL PHOTOS

• 7556 Lynx Way Melbourne, FL 32940



Lynx Building 2 (First Floor)



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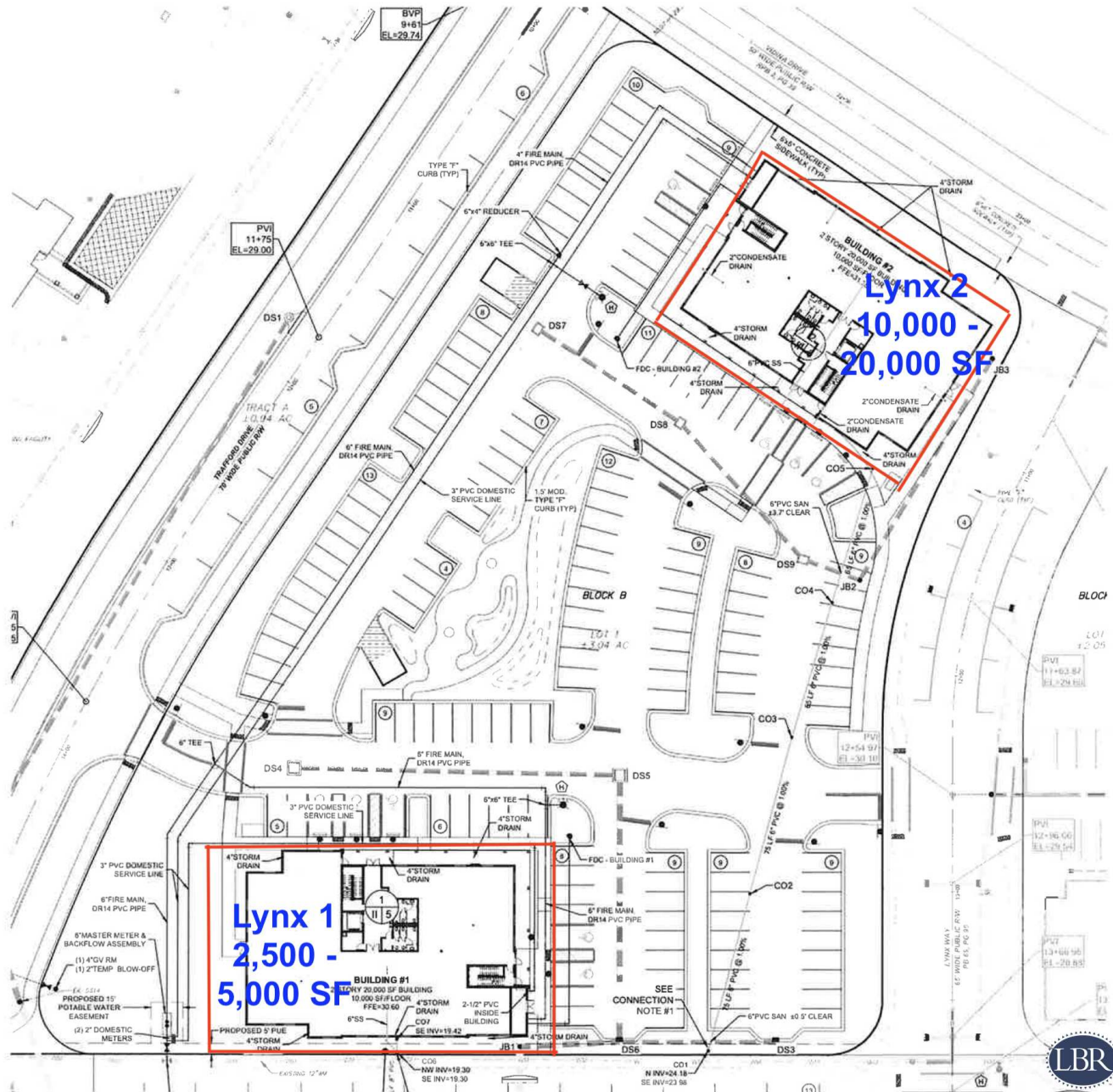
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