

# FOR SALE

## Prime Office Investment

1701 Highway A1A, Vero Beach, FL 32963



### Call For Pricing

#### **Exclusive Representation**

SLC Commercial has been retained by the Seller as exclusive representative for the sale of a fee simple interest in this landmark property located in Vero Beach, FL (32963). This is a rare opportunity to acquire a premier barrier island office property located in proximity to Vero's Beachside Business/Financial District. The 34,000sf +/- 3 story office building is situated on a rare 2.65ac site at a primary signalized Beachside intersection of Hwy A1A & Causeway Boulevard (17th St). This premier asset offers exceptional visibility, prestige and long term investment potential in an affluent and desirable niche market.

#### **Submission of Offers**

A Confidentiality Agreement will be offered to serious buyers only. Buyers should submit their formal written offer to SLC Commercial that is consistent with Zip Code 32963 market valuations for Seller consideration.

#### **Property Inspections**

Property inspections are by appointment only and to be arranged through SLC Commercial after receipt of an executed and approved Confidentiality Agreement from a Buyer. **Do not disturb Tenants.**

#### **Buyer Representation**

Prospective Buyers represented by a Broker are advised that the Buyer is responsible for compensating their Broker in a sale transaction.



**SLC Commercial**  
Realty & Development

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## PROPERTY OVERVIEW

Located at the prominent intersection of 17th St (Causeway Blvd) and Hwy A1A, on the barrier island of Vero Beach, this landmark office is in proximity to Vero's vibrant Beachside Business and Financial District. Inviting lobby entrance featuring high end finishes of venetian plaster walls, quality trim work and flooring. Excellent mix of primarily longer term professional office tenants that include law firms, healthcare, real estate, architectural and insurance firms. Easy access from both Causeway Blvd & A1A. Abundant parking in Arbor type setting. Impact glass. Onsite Fed Ex & UPS drop boxes. Building repainted in 2023 and roofing upgraded in 2025/2026.

Strict area Zoning regulations and limited available commercial sites have created inherent barriers to future commercial development leading to high office market occupancy levels. Given its high visibility prestigious address with a stable tenant base Transocean presents a rare investment opportunity in one of Vero Beach's most sought-after locations.

## PROPERTY HIGHLIGHTS

- Prominent location in the area of the Business/Financial District
- Signalized intersection 27,000 AADT - (Causeway Blvd) / 11,300 AADT - (A1A)
- Rare Monument Signage on 2 streets
- Fed Ex & UPS dropboxes onsite
- Stable base of Professional Tenants
- Abundant Parking (4/1000 parking ratio)
- Proximity to shopping, restaurants and lodging
- Flat roof silicone resealed & mansard roof tiles replaced 2025. Building repainted in 2023
- More recent capital improvement of approximately \$500,000
- Upside income potential through increases on renewals to rising area mkt rents



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[CLICK FOR PROPERTY VIDEO](#)

## Transocean Office Center

Building Type:	Class B Office
Year Built:	1990
Parcel ID's:	33400500008006000015.0 / 13.0 & 17.0
Gross Building Area:	34,210 SF +/-
Construction:	CBS
Stories:	3
Roofing:	Composition, Roll; Concrete Tile
Roof:	Flat roof with heat sealed membrane over 8" concrete slab
Sprinklered:	No
Site Size:	2.65 Acres
Percentage Leased *:	100%
Parking Ratio:	4/1,000 (136 marked spaces + 5 HC)
17th St Causeway:	390'+/- Front Feet
Highway A1A:	380'+/- Front Feet
Zoning:	POI & R-1A
Flood Zone:	X

\*At the time of Offering



## Transocean Office Center



## Transocean Office Center



## Intersection Daily Traffic



## Transocean Office Center

North



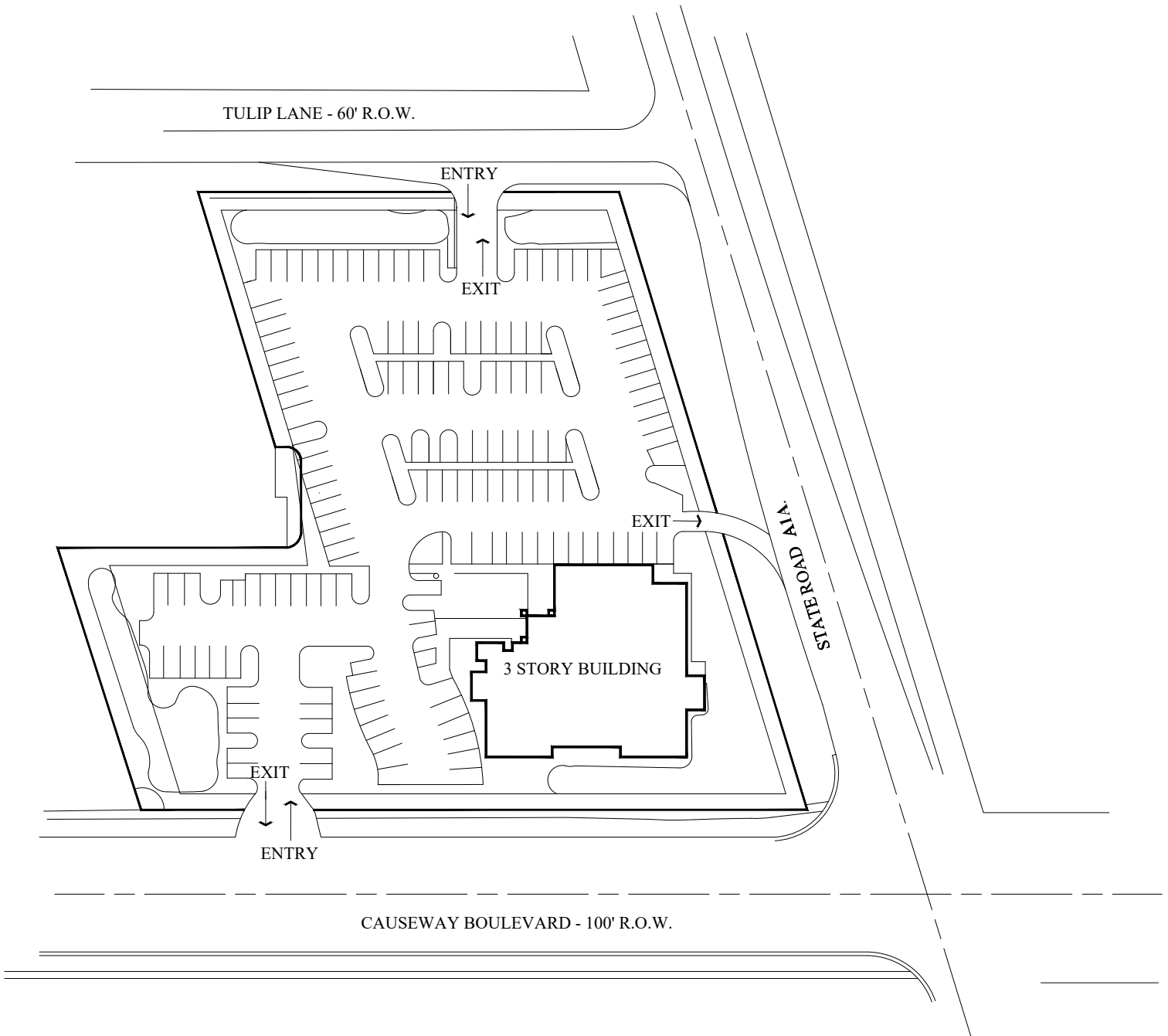
West



Northeast

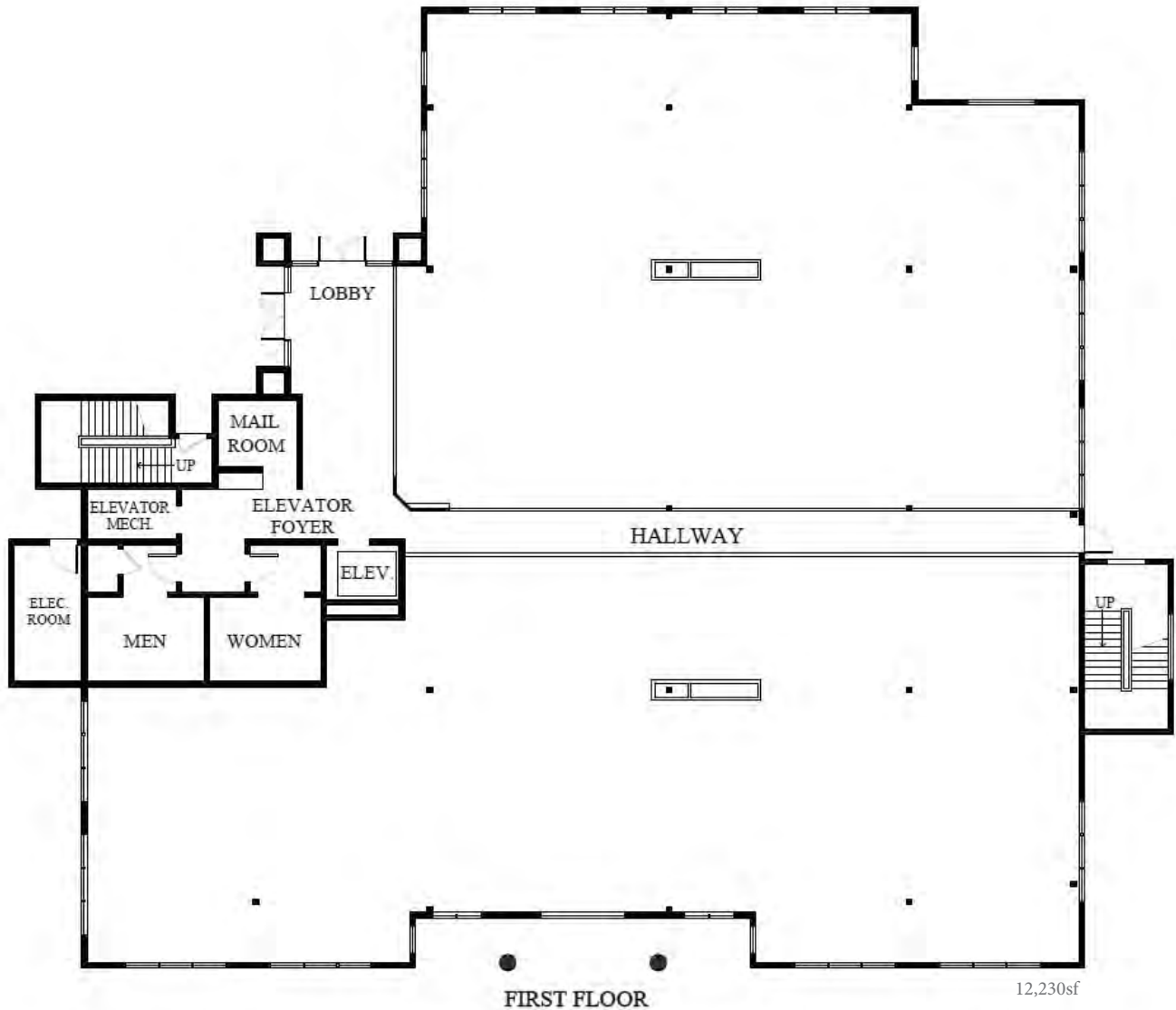


# Siteplan



Notice: This rendering is for marketing purposes only. All measurements, features and specifications are approximate. The accuracy of this information is subject to errors, omissions and changes. An architect should be contacted for actual measurements, features and specifications.

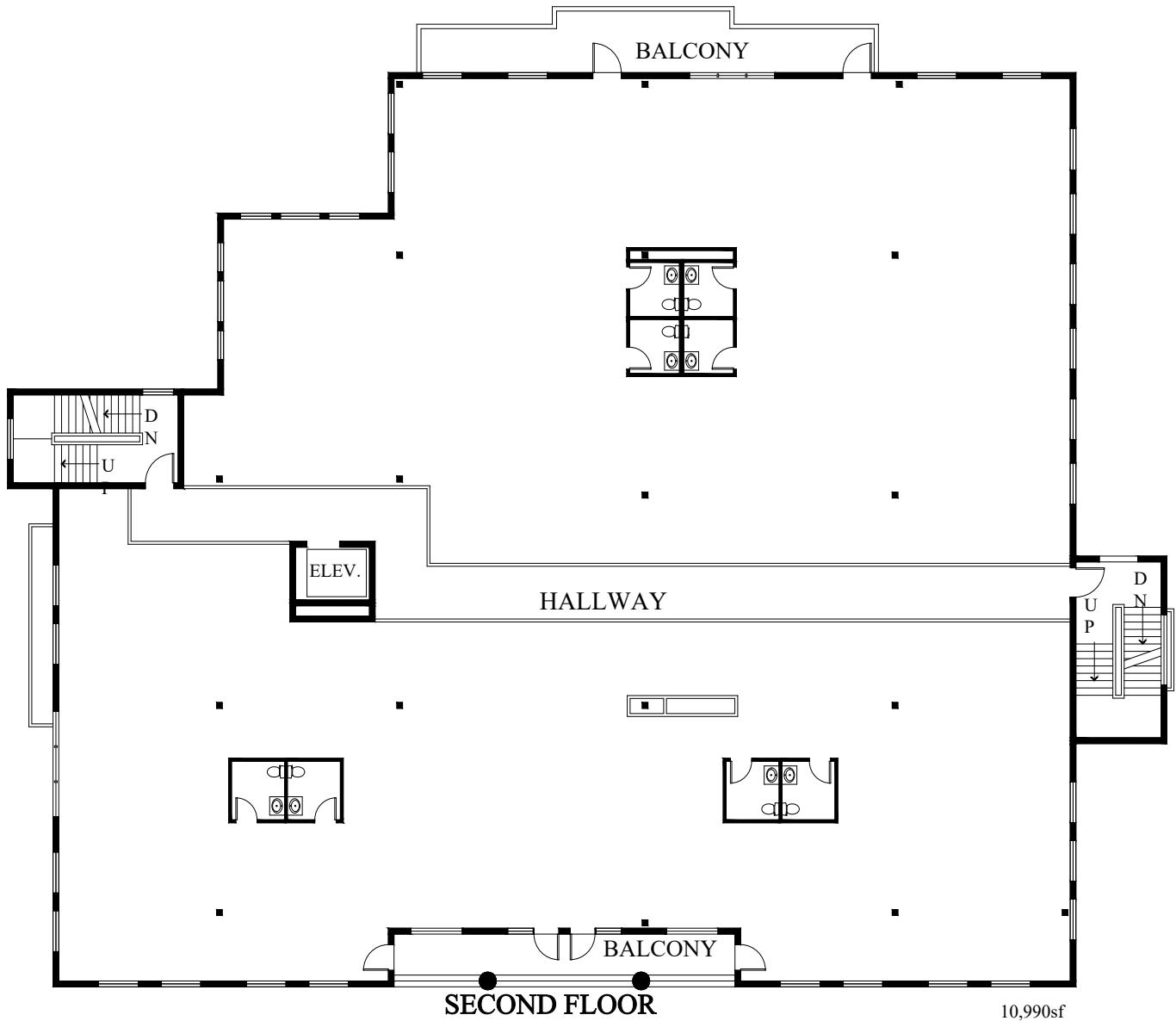
# 1st Floor Diagram



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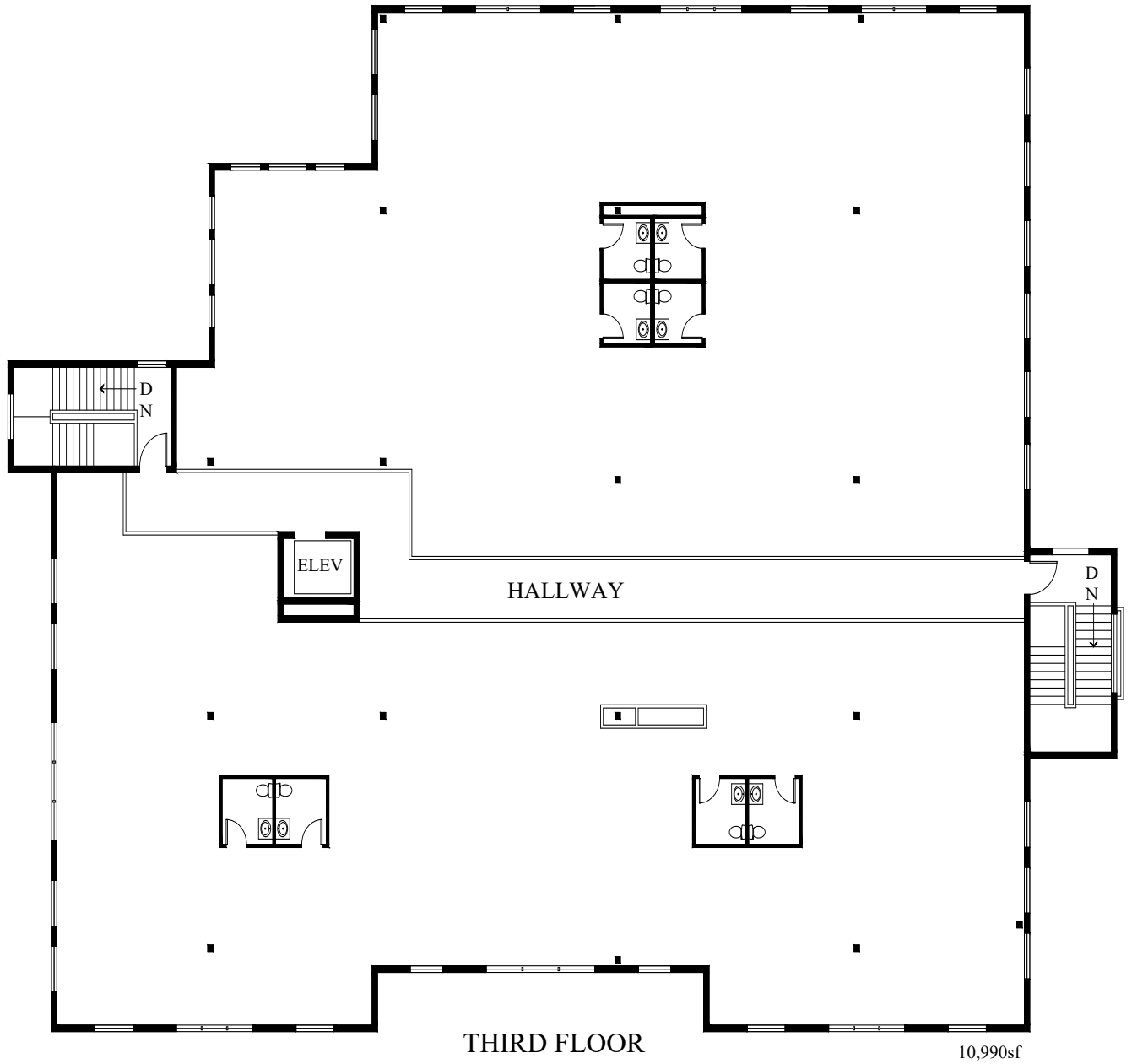


## 2nd Floor Diagram



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## 3rd Floor Diagram



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## Transocean Office Center

### INDIAN RIVER COUNTY, FLORIDA

Indian River County, located in the Southeastern portion of Florida, is renowned for its natural beauty, moderate climate and vibrant community. Within the broader area known as the “Treasure Coast” of Florida the County has a 2025 estimated population of approximately 172,000 and has experienced steady growth at about 2% annually over the past decade.

Situated halfway between Miami and Jacksonville makes the area easily accessible from major cities like Orlando and Palm Beach and within a few hours drive of a majority of the State’s population.

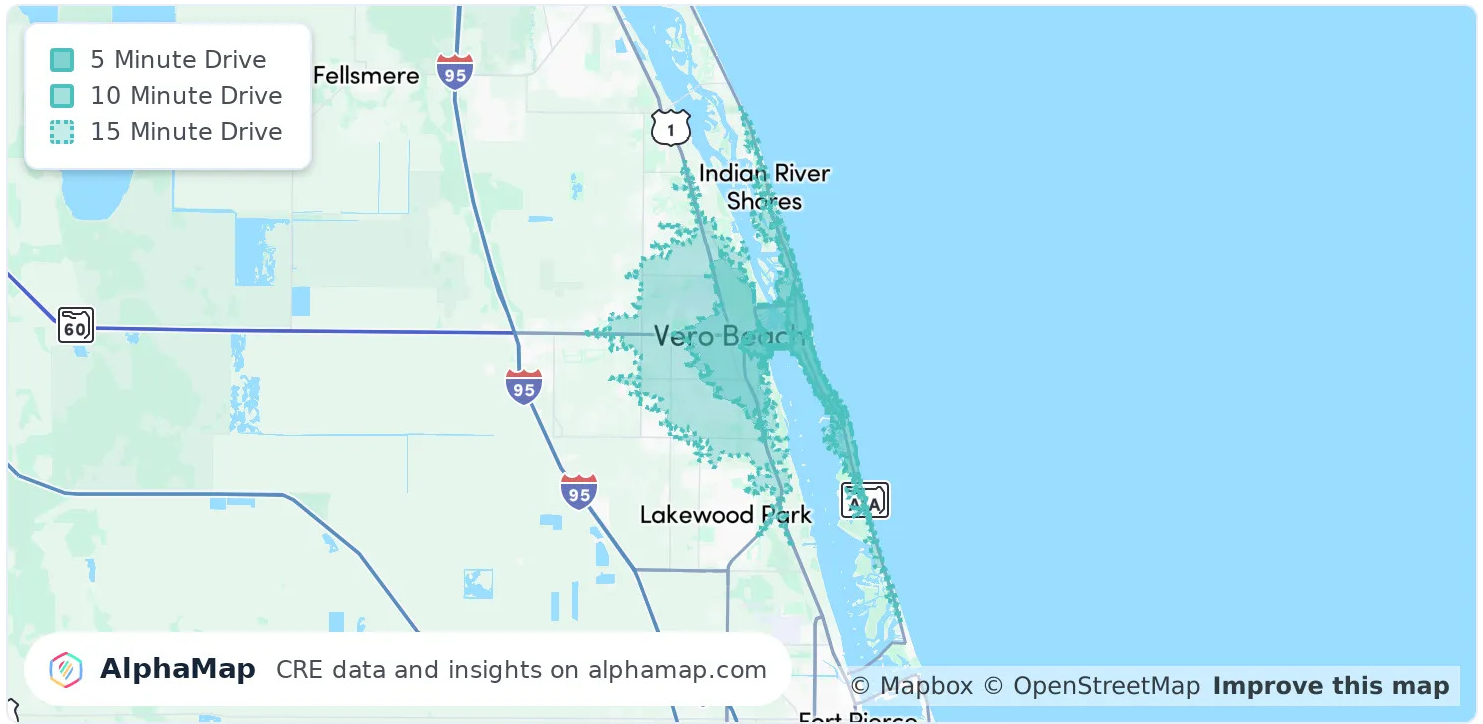
While agriculture and tourism have laid the groundwork, Indian River County has steadily embraced modern industries like healthcare, light manufacturing, and professional services. Major employers like Piper Aircraft and Cleveland Clinic are symbols of progress that demonstrate their evolution and coexistence with historic economic drivers of Citrus & Tourism thereby adding a sense of balance in the area’s economic base.

Vero Beach, the County seat, represents the artistic and cultural heartbeat of the County enhancing its overall appeal. Through its galleries, theaters and landmarks Vero Beach is a microcosm of Indian River County’s blend of sophistication and charm making it a must-visit destination.

### ZIP CODE 32963

The exclusive barrier island of Vero Beach (ZIP Code 32963) is a unique niche in the county's story. Comparing its "Hamptons South" vibe to the mainland’s broader market adds to its intrigue. With a Beachside population of approximately 15,000 and home to many retired corporate executives the island is characterized by limited commercial development and strict zoning regulations adding to the allure of the area.

## Area Demographics



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,049	29,586	70,860
Average Age	55	52	49
Average Age (Male)	54	51	48
Average Age (Female)	56	53	50

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,047	14,611	32,061
Persons per HH	2	2	2.2
Average HH Income	\$129,224	\$95,739	\$85,813
Average House Value	\$720,385	\$461,359	\$370,890
Per Capita Income	\$64,612	\$47,869	\$39,005

Map and demographics data derived from AlphaMap



# Transocean Office Center

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SLC Commercial in compliance with all applicable fair housing and equal opportunity laws.

