



PROPERTY DESCRIPTION

Property is a three-story professional office building consisting of 45,000± sf.

The building has two elevators, signage potential and windows on all exterior offices.

Common areas are fully renovated.

Various floor plans available, ample parking, easy access, near shopping and restaurants.

Parking Ratio 5/1000

All spaces are built out and ready for occupancy

LOCATION DESCRIPTION

NE Corner of Evans Rd and US 192

Hub Zone

Conveniently located on a major artery

DISTANCES:

- 2 miles to Babcock St.
- 2.7 miles to Melbourne Int'l Airport
- 3 miles to US 1
- 3.7 miles to I-95

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (\$5.95/sf NNN)
Available SF:	927 - 3,837 SF
Lot Size:	102,802 SF
Building Size:	45,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,225	55,231	116,119
Total Population	5,465	130,816	286,710
Average HH Income	\$59,673	\$54,988	\$64,432

ROB BECKNER, SIOR

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Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
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LEASE INFORMATION

Lease Type:	\$5.95/sf NNN	Lease Term:	Negotiable
Total Space:	927 - 3,837 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

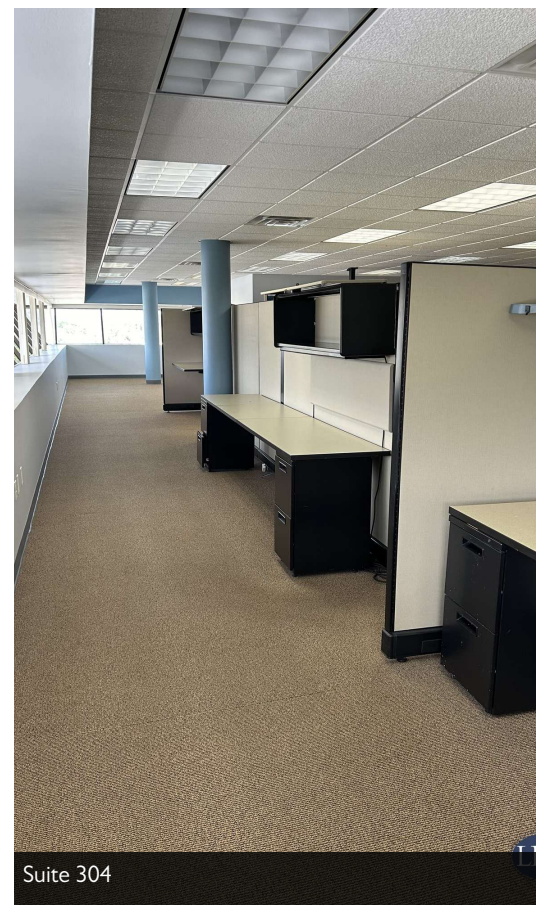
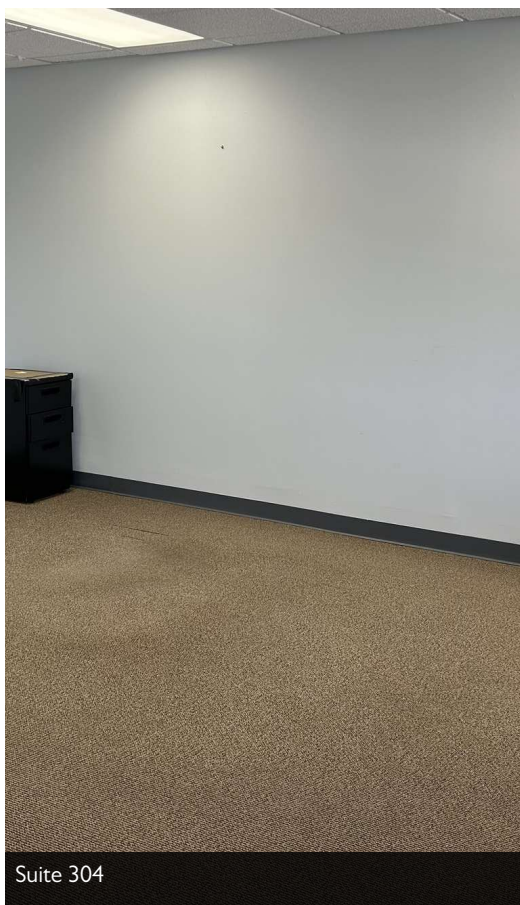
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#303	Available	2,679 SF	\$5.95/sf NNN	\$16.00 SF/yr
#306	Available	1,386 SF	\$5.95/sf NNN	\$16.00 SF/yr
#307	Available	927 SF	\$5.95/sf NNN	\$16.00 SF/yr
#310	Available	2,956 SF	\$5.95/sf NNN	\$16.00 SF/yr
#304	Available	3,837 SF	\$5.95/sf NNN	\$16.00 SF/yr

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Additional Photos



Melbourne Financial Center For Lease

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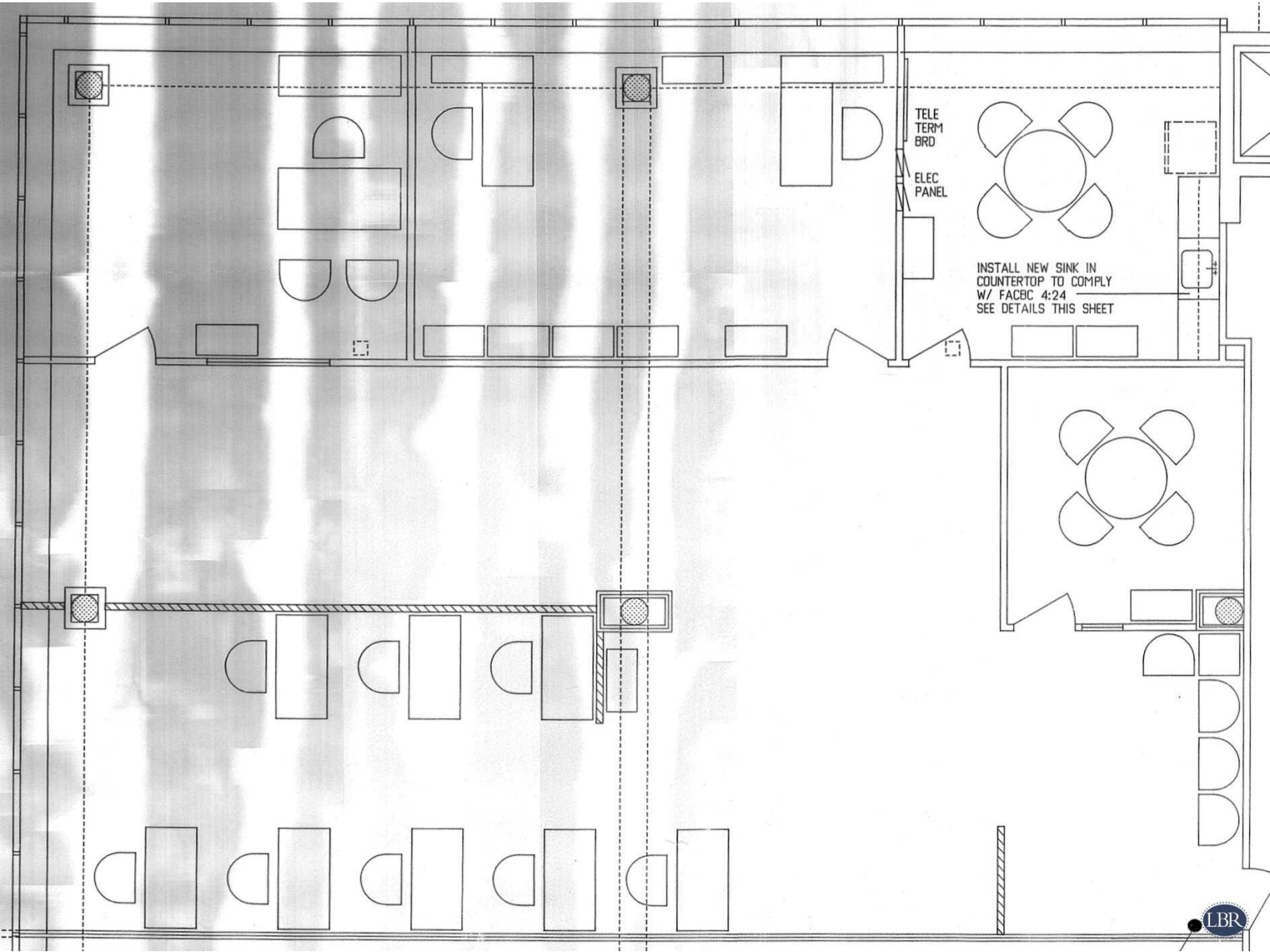
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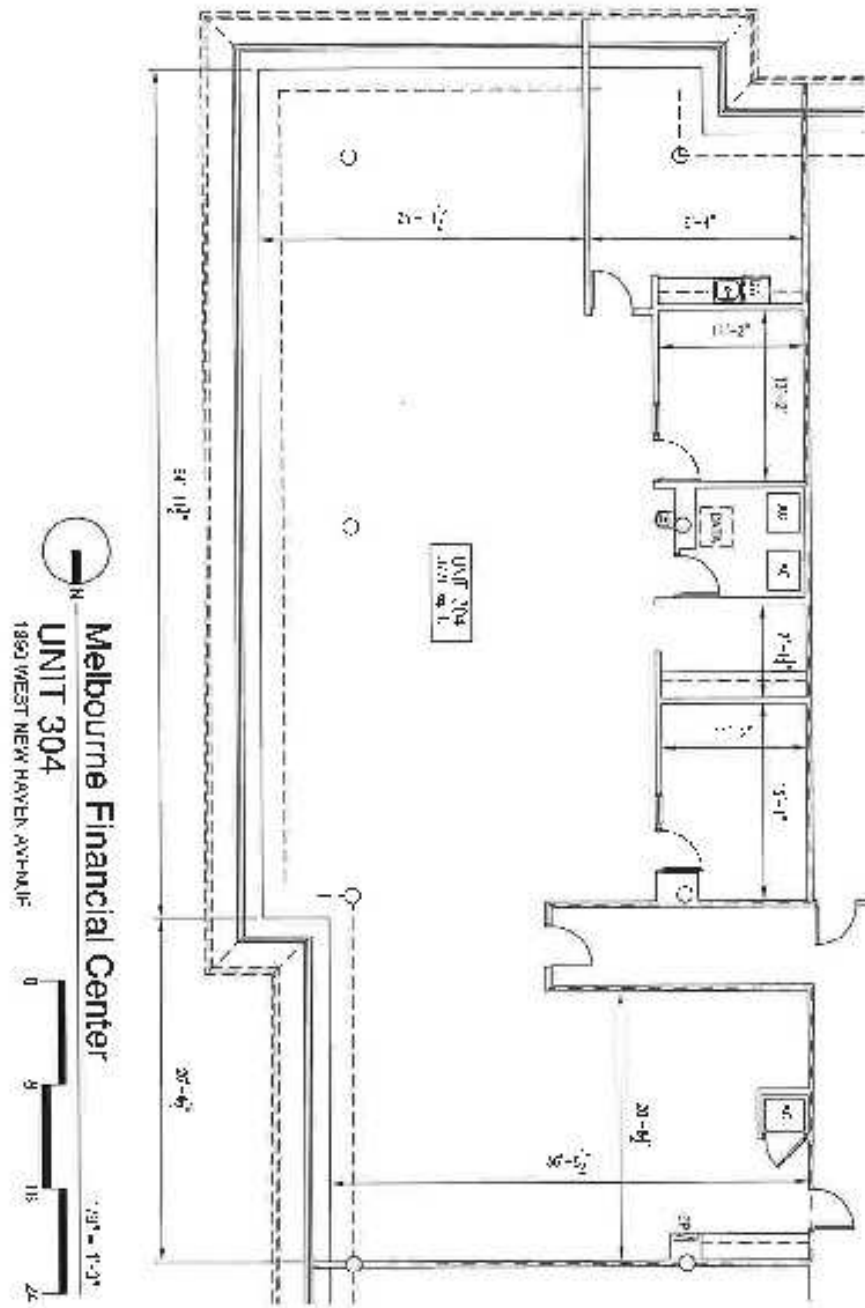
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Suite 304

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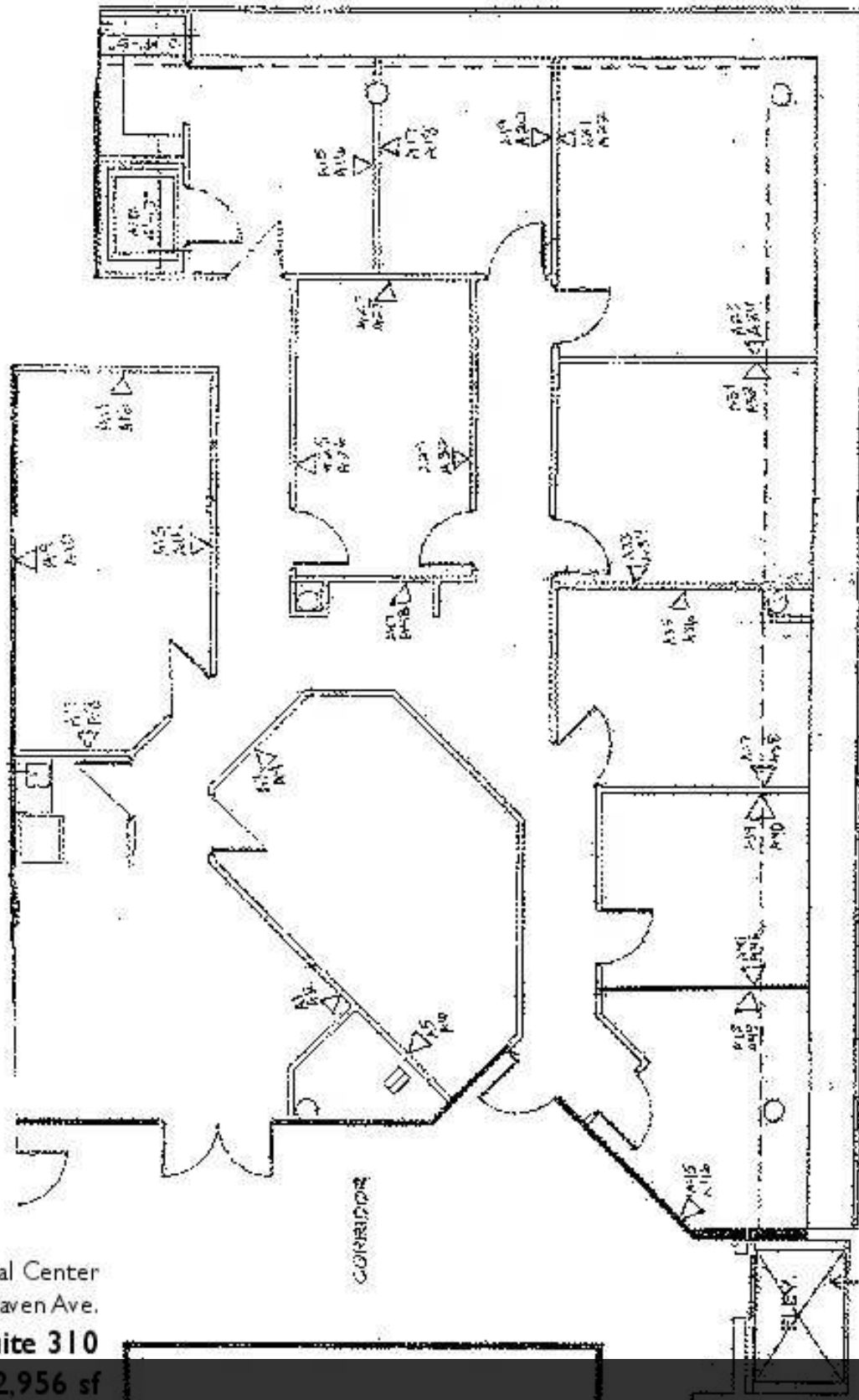
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,465	130,816	286,710
Average Age	44.7	43.5	43.5
Average Age (Male)	43.4	40.7	41.8
Average Age (Female)	46.0	45.7	45.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,225	55,231	116,119
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$59,673	\$54,988	\$64,432
Average House Value	\$196,156	\$171,585	\$228,993

2020 American Community Survey (ACS)

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