

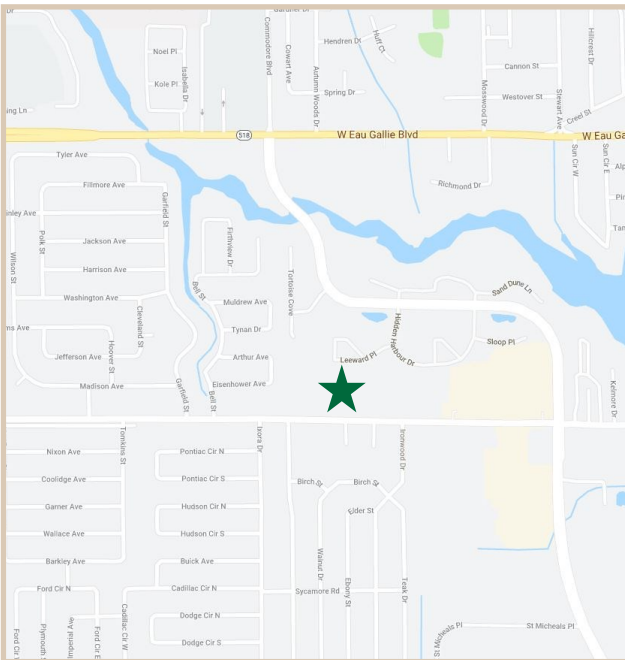
FOR SALE

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

PROPERTY FACTS

| | |
|------------------|--|
| Building Area: | 65,995 Sq. Ft. |
| Parcel Size: | 5.33 Acres |
| Number of Units: | 50+ Units |
| Unit Range: | 87 – 3,135 Sq. Ft. |
| Year Built: | 1985 |
| Construction: | CBS |
| Zoning: | CIA – Professional, Offices and Services District. |
| Building Height: | Single Story |



PROPERTY HIGHLIGHTS

| | |
|------------------|---|
| Price | \$9,250,000.00 |
| Parking & Access | There are 325 parking spaces available in the plaza along with three entrances into the plaza off of Sarno Road. |
| Location | Within a couple miles of U.S. One and Melbourne International Airport. Centrally Located on the north side of the Central Business District within 5 miles from I-95. |
| Aesthetics | Extensive interior and exterior renovation. These renovations include new paint, logos, and carpeting. |



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscore.com

CONTACT INFO:

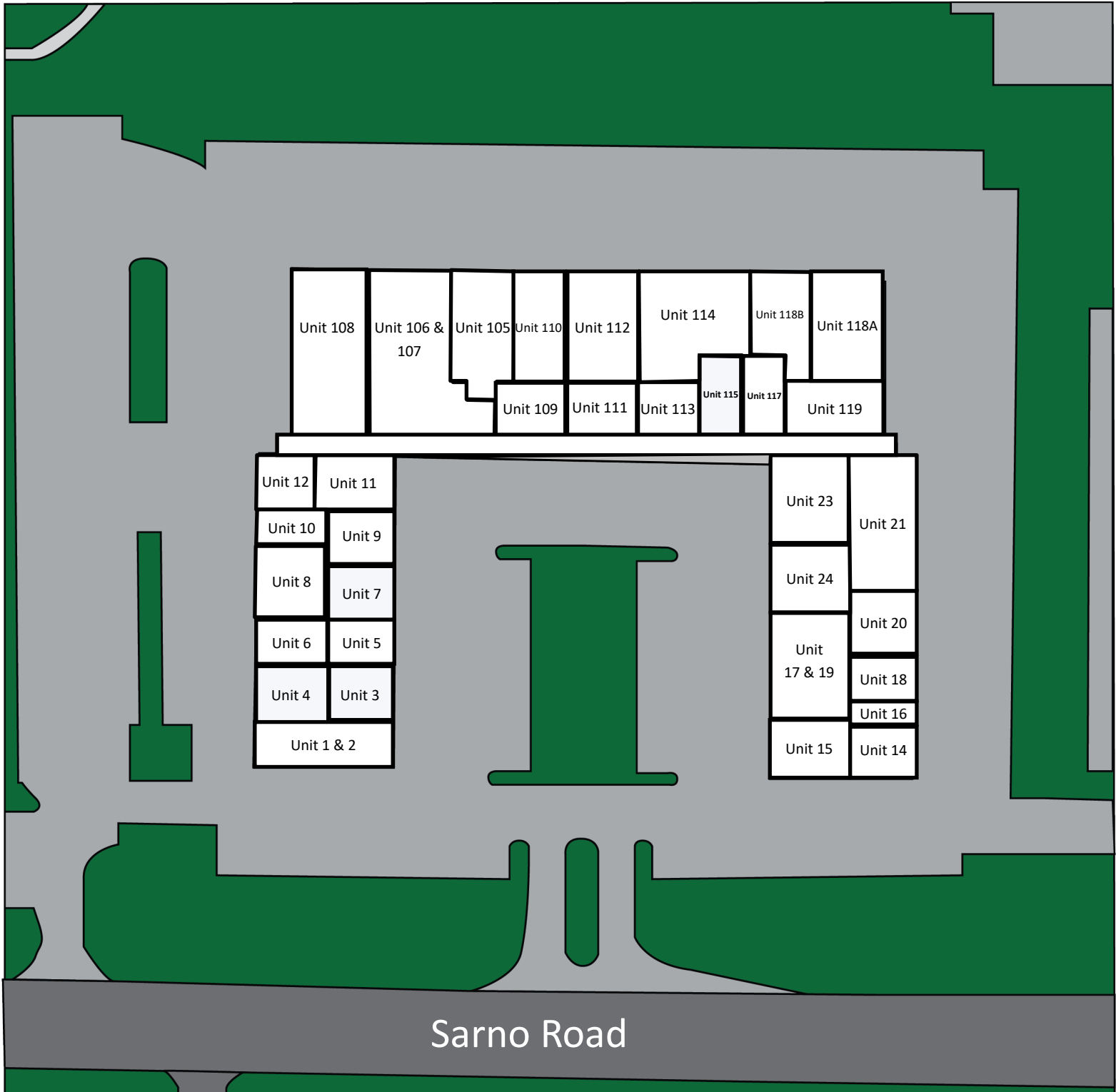
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Site Plan:
First Floor

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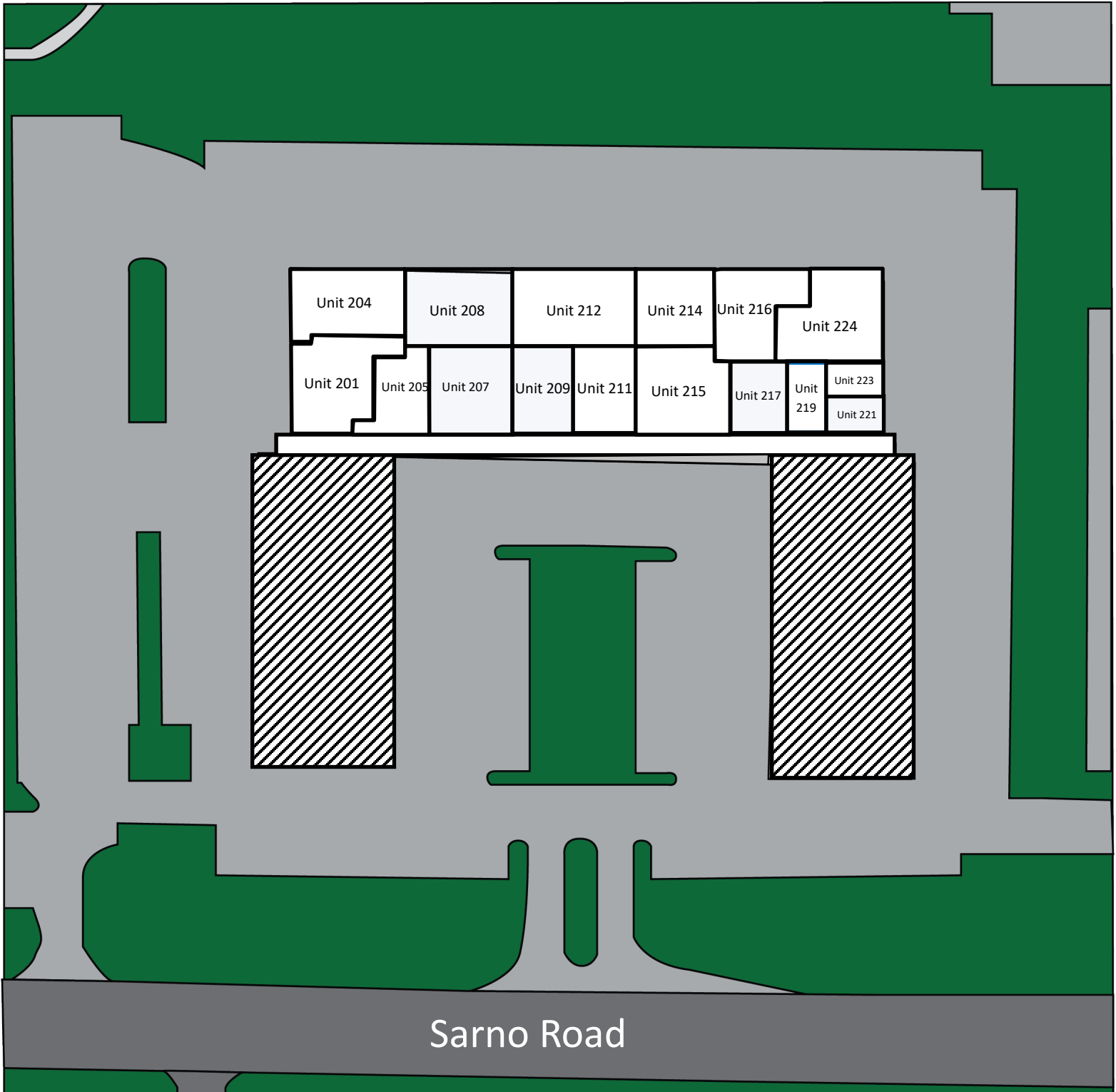
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SITE PLAN

Site Plan:
Second Floor

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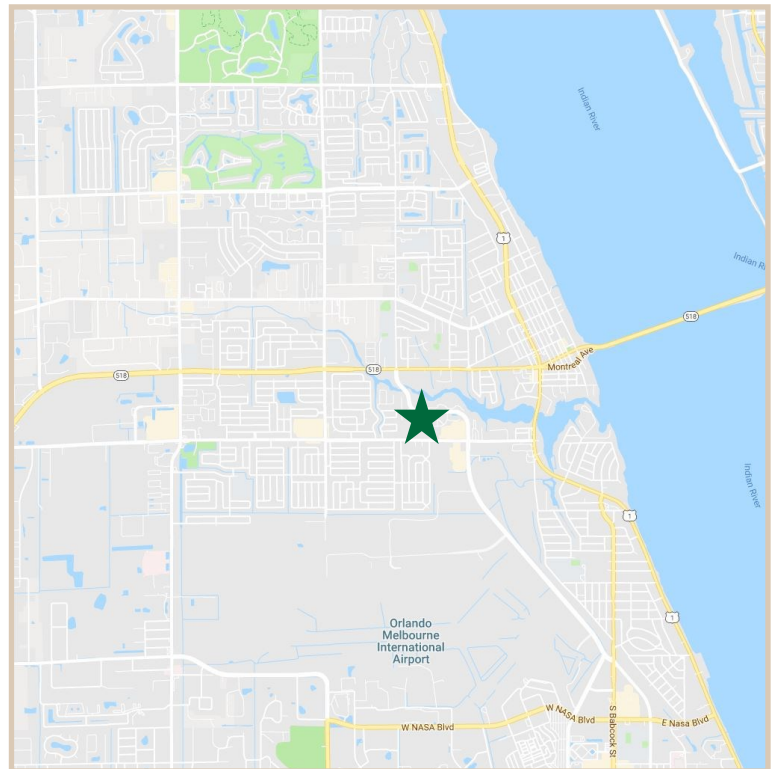
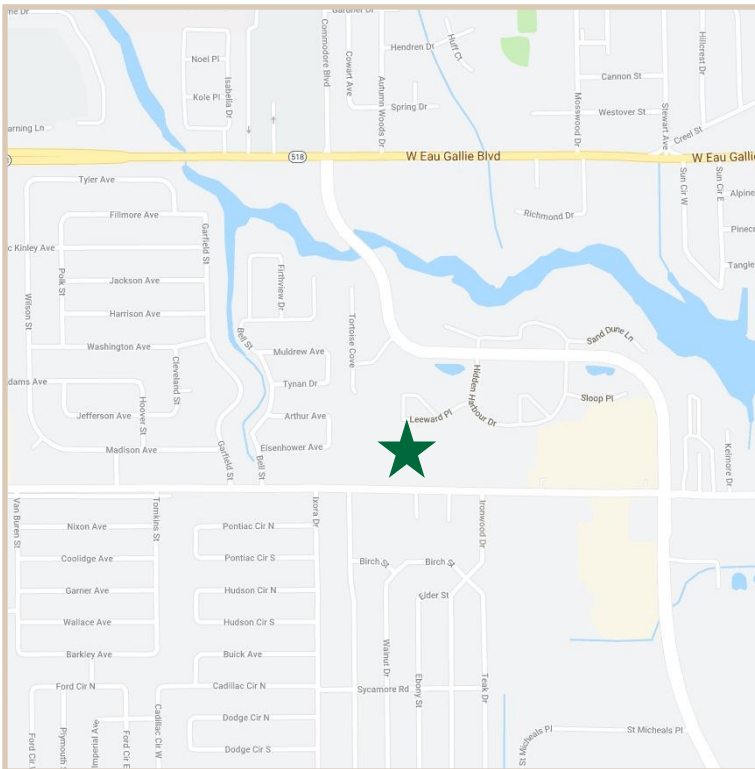
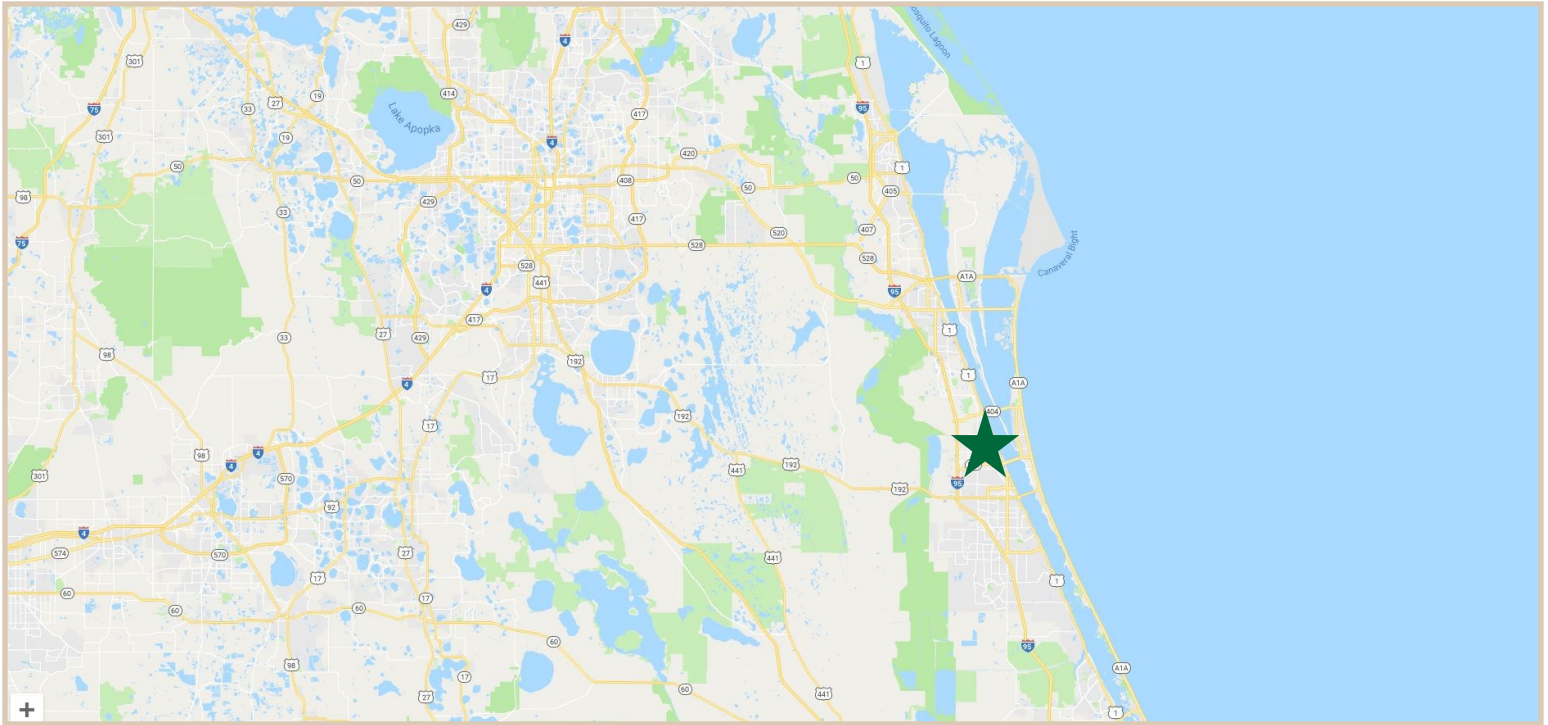
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LOCATION MAPS

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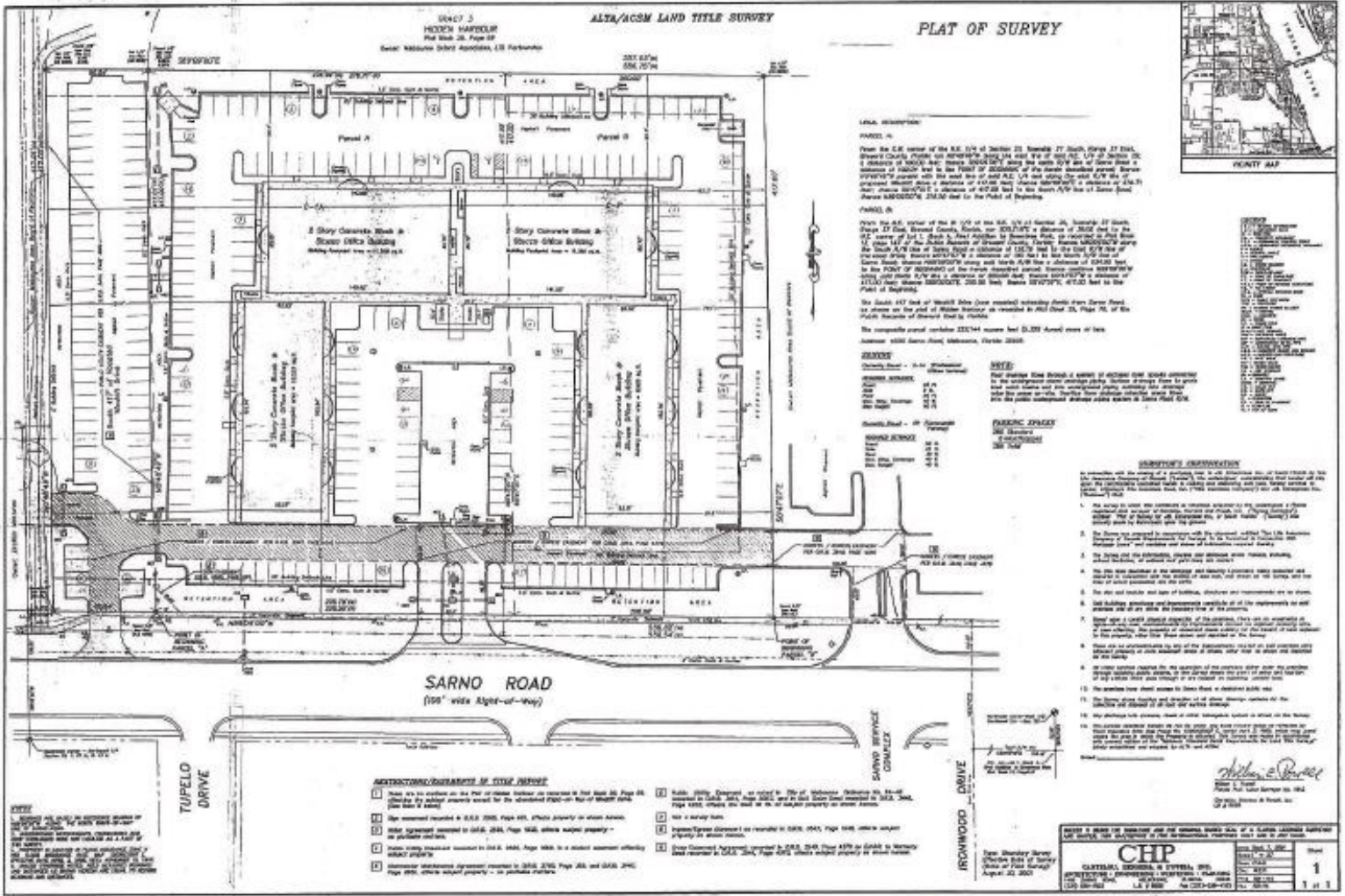
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SURVEY

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ADDITIONAL PHOTOS

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