

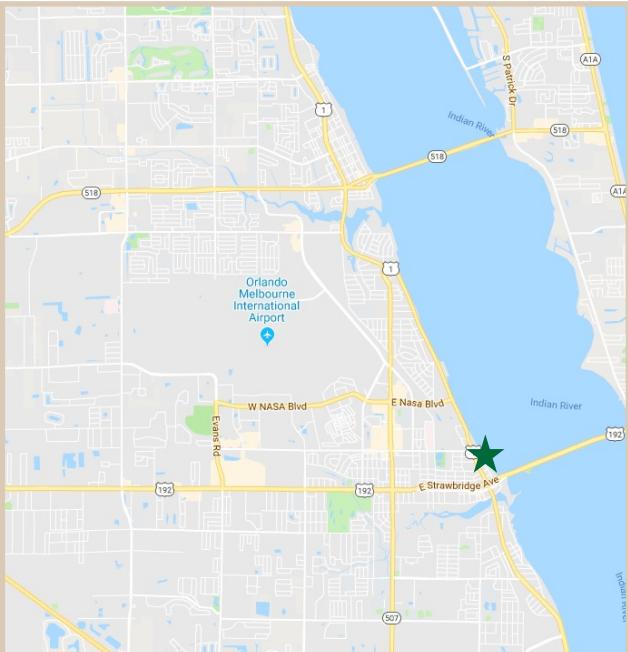
FOR SALE

Riverview Office Building

1819 Riverview Drive, Melbourne FL

PROPERTY FACTS

Building Area:	9,357 Sq. Ft.
Floors:	2 with elevator access
No. of Units:	5 Units
Unit Range:	1,287 - 2,435 Sq. Ft.
Year Built:	1979
Construction:	Concrete Block Stucco
Roof:	Metal Roof
Utilities:	City Water/Sewer
Power:	FPL Electric
Zoning:	C-1 Permitted uses include: Retail office, medical, financial institutions, and personal service.
Lease Type:	Full-Service



PROPERTY HIGHLIGHTS

Price	\$2,900,000.00
Target Market Variability	Centrally located to serve South Brevard's clientele. Whether they are across the river or closer to I-95 they have access to this property from 192 and US-1.
Layouts	All unit renovations were completed as of late 2016. Changes to the units allowed better utilization of square footage and a refreshed professional appearance.
Capital Expenditures	We've installed a brand new metal roof, refreshed the siding, installed a new monument sign, resurfaced and restriped the parking lot and repainted the building.
Parking & Access	There's plenty of parking out front and directly north of the property. There's easy access to US-1 without traffic.
Aesthetics	Excellent river views as well as view of Melbourne Causeway; well landscaped; well maintained facility.



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Vero Beach, FL 32962
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CONTACT INFO:

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Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SUBMARKET HIGHLIGHTS

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AREA HIGHLIGHTS

Submarket Conditions

The Submarket continues to grow in large part due to its strong economic base consisting of defense, technology, the space industry and aviation. Major Tenants in the submarket include Boeing, Lockheed Martin, Harris, Northrop Grumman, Embraer, Space X and Blue Origins. This area is thriving to residential and commercial development.

Downtown Melbourne Growth Boom

Despite the pandemic the Downtown Melbourne Area Thrived. There was an estimated \$70 Million in high Profile commercial and housing construction that helped reshape the historic district. For Example Hotel Melby (\$42 Million Tapestry Collection by Hilton boutique hotel) is projected to inject \$8.8 Million into the surrounding area per year.



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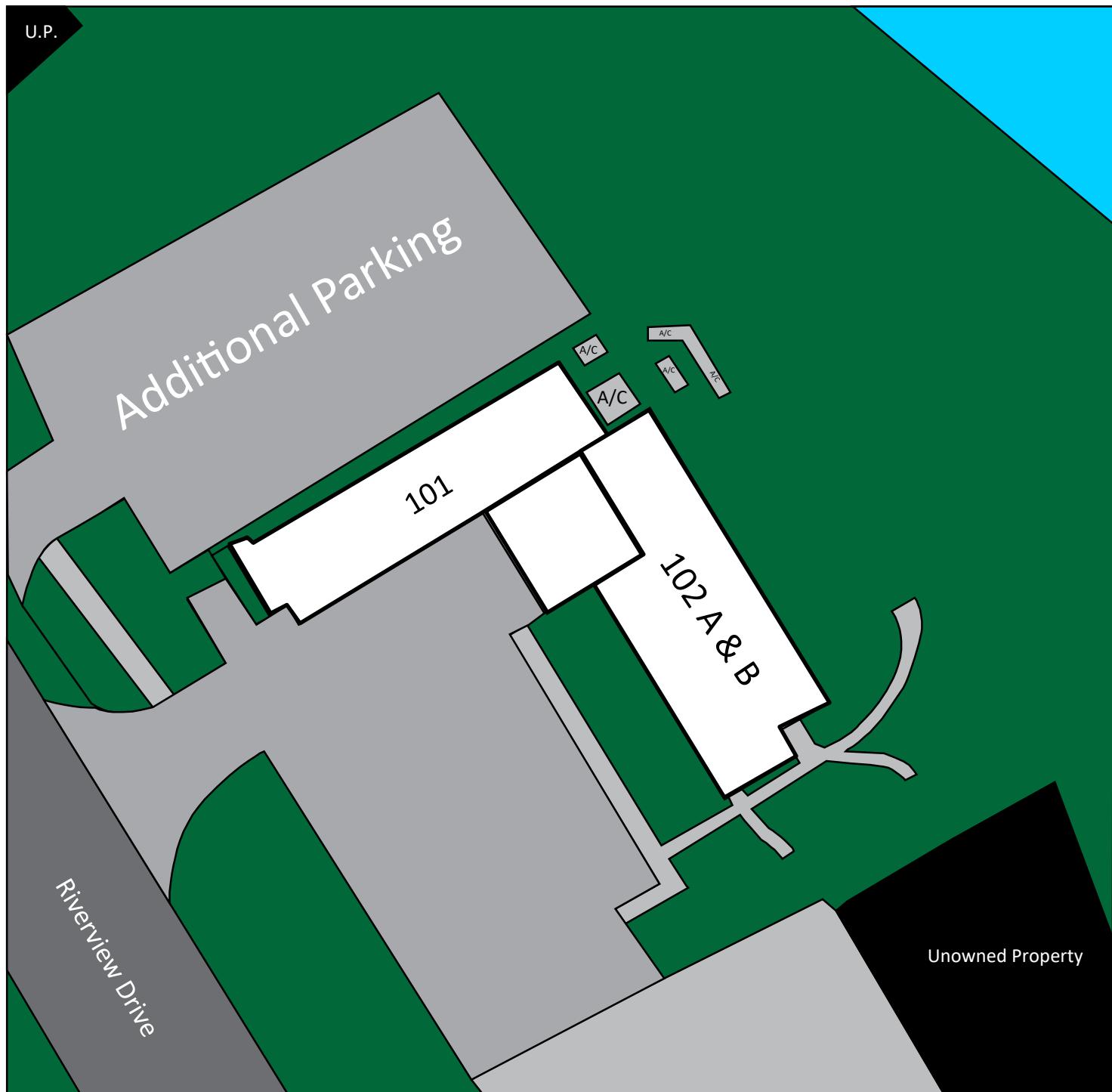
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SITE PLAN

1st Floor

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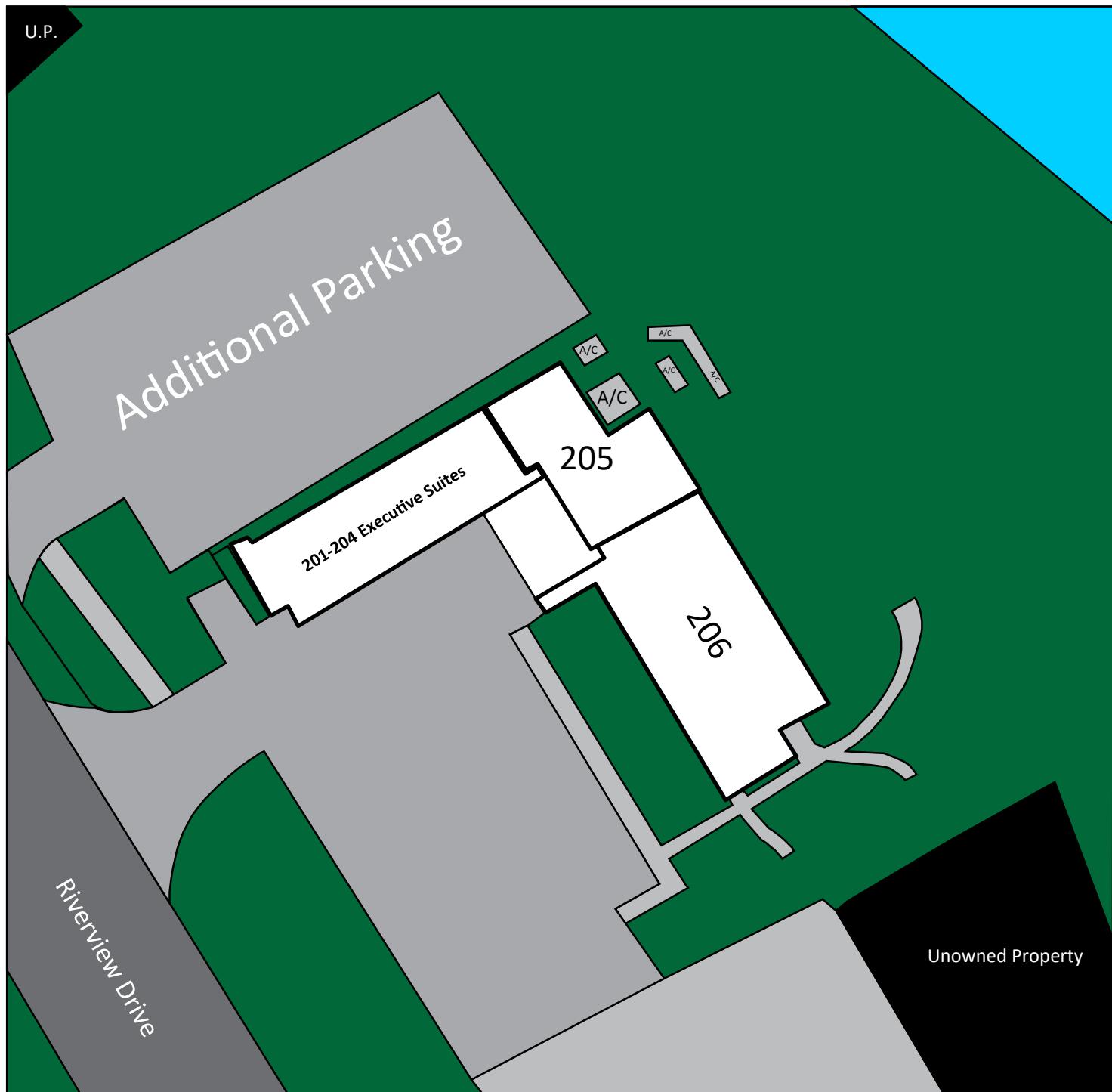
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SITE PLAN

2nd Floor

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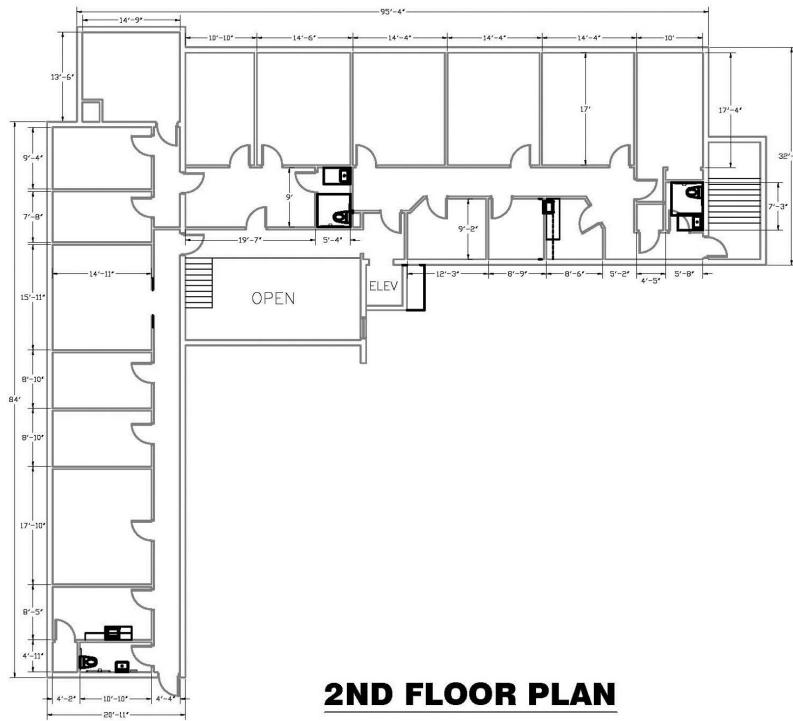
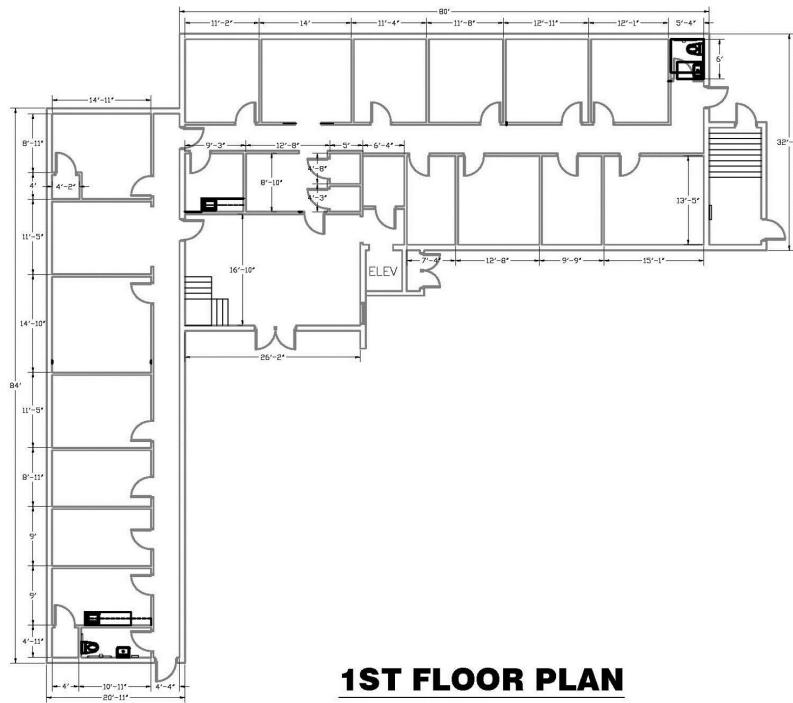
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STACK PLAN

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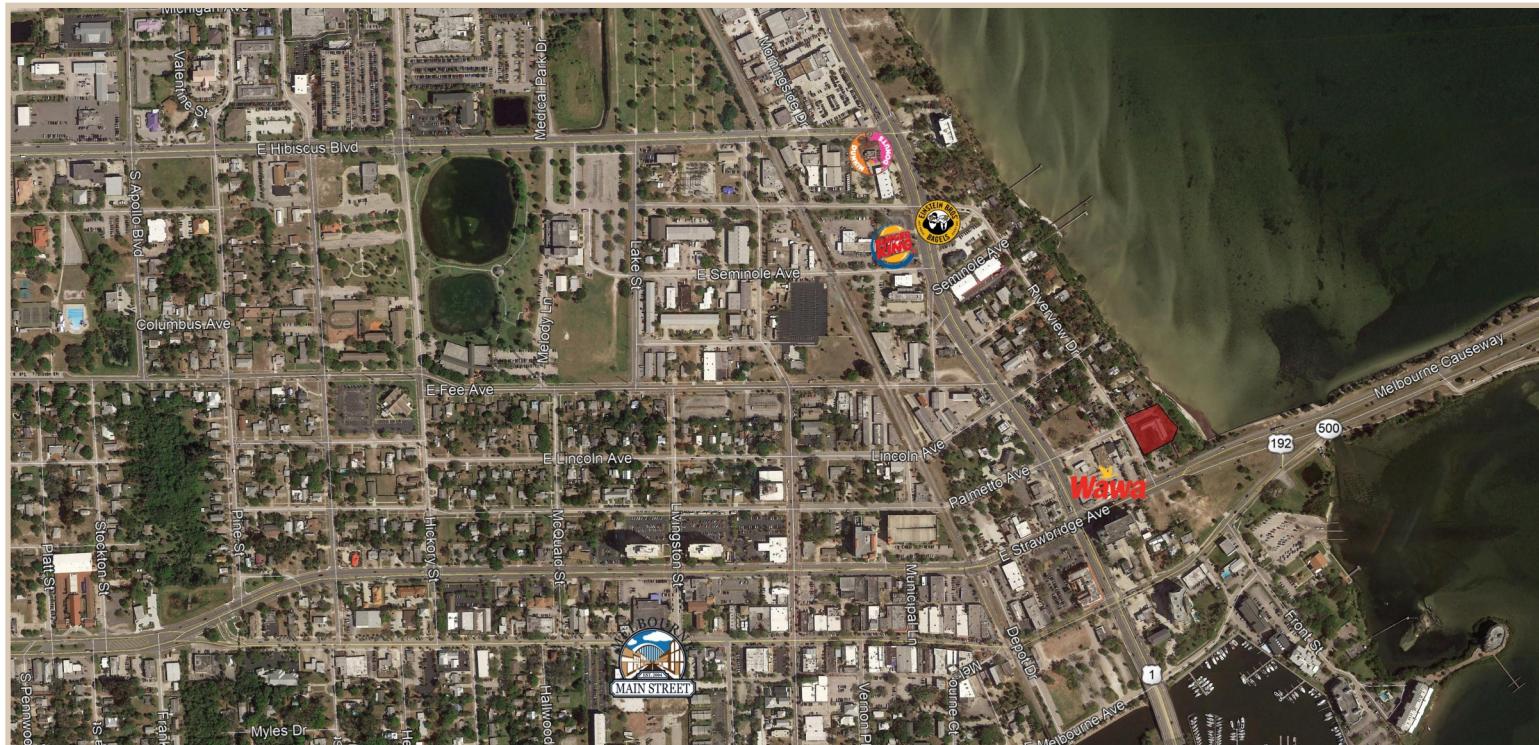
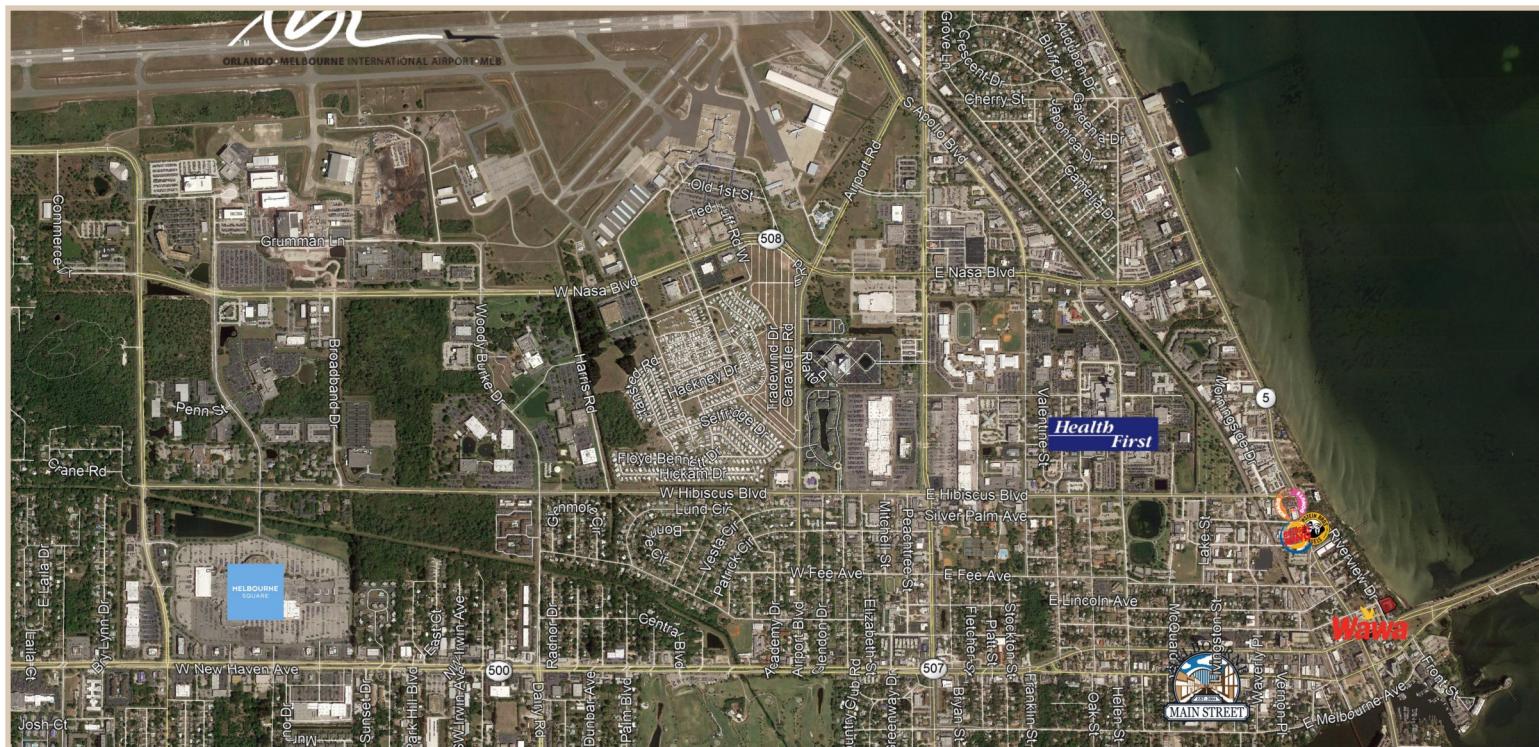
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LOCAL TENANT MAPS

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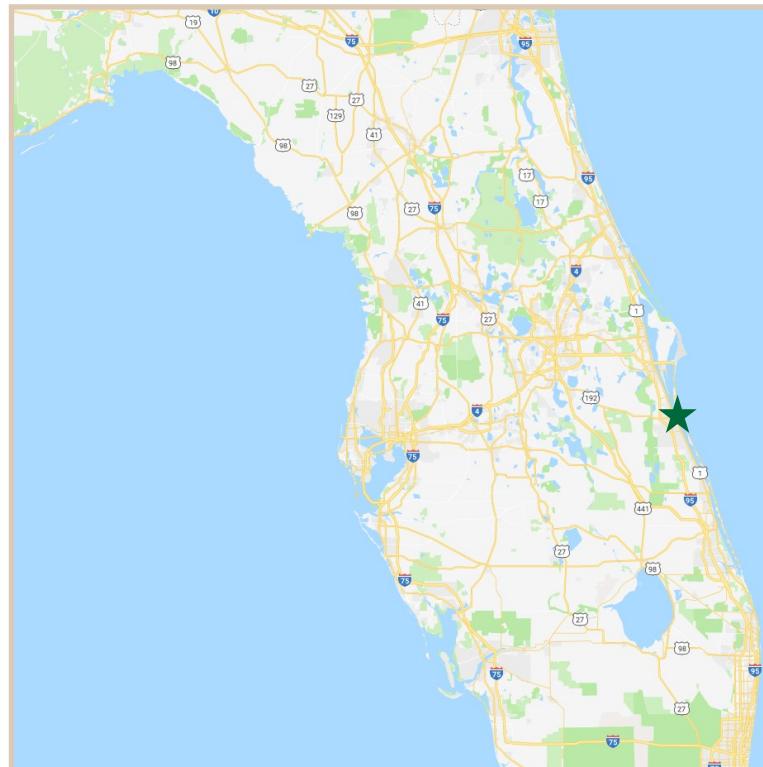
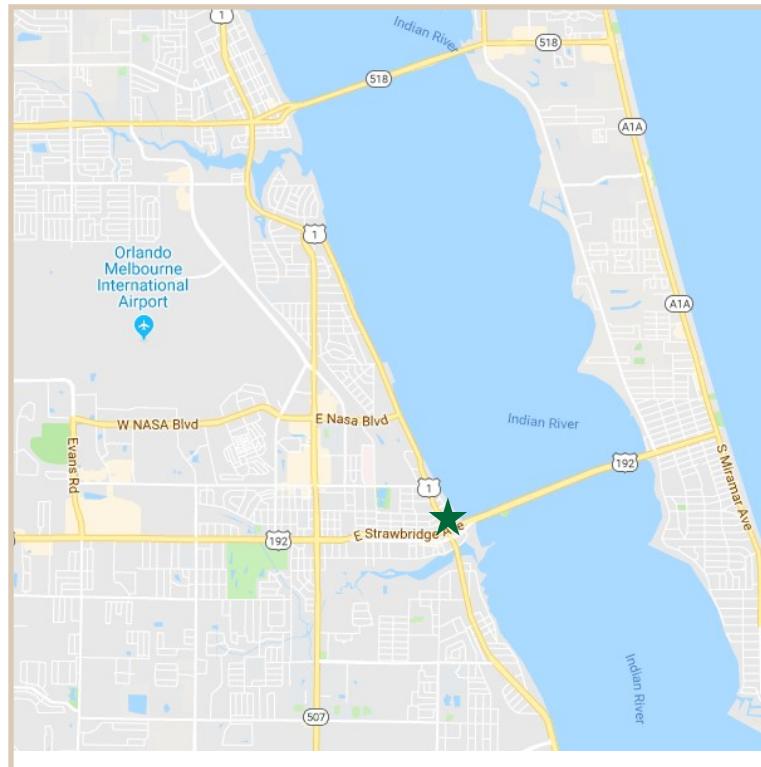
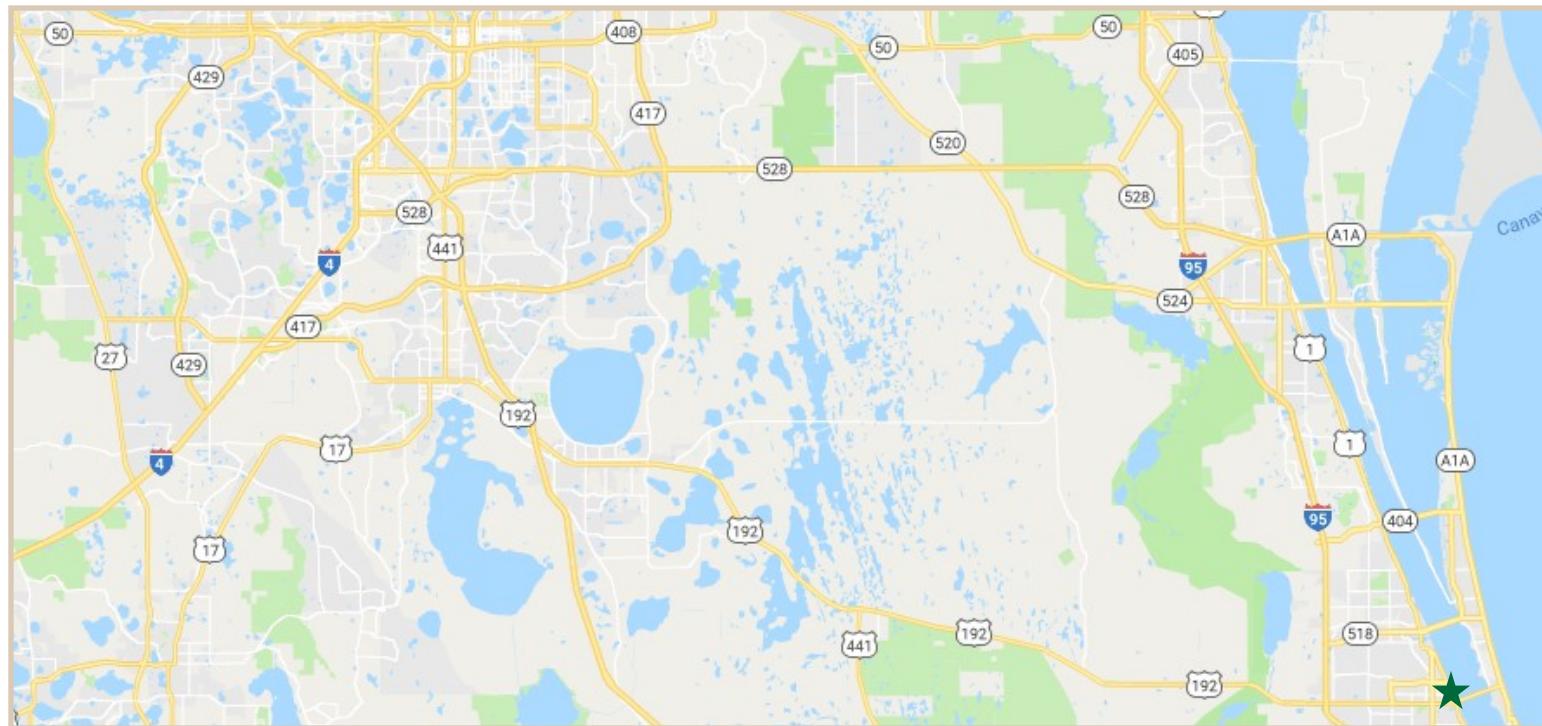
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LOCATION MAPS

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ADDITIONAL PHOTOS

Riverview Office Building

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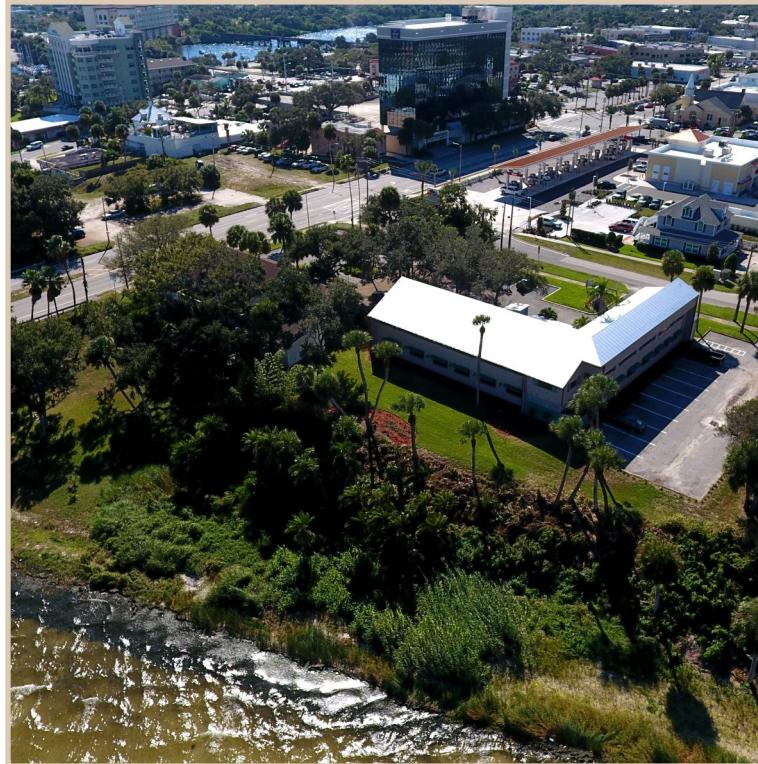
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