

Property Summary

Oak Point Offices

PROPERTY WEBSITE

5070 North Highway A1A, Vero Beach, FL 32963



PROPERTY HIGHLIGHTS

- Available for immediate access. Class A Professional Office Suite located in the coveted 32963 zip code.
- Situated along Highway A1A in Vero Beach, this professional office building enjoys excellent visibility, offering your business a prominent presence in a sought-after coastal community.
- The property features a versatile layout catering to various office configurations and setups. This flexibility ensures that your workspace can be customized to meet your business operations' specific needs and dynamics.
- Enjoy the unique advantage of direct beach access, allowing your team to balance work with moments of relaxation in this coastal paradise.

SPACES	LEASE RATE	SPACE SIZE
Suite 204	\$22.00 SF/yr	1,680 SF

Kollin Kite, CCIM Managing Broker
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Keith D. Kite Managing Partner
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LOCATION DESCRIPTION

The professional office building at 5070 Highway A1A is a distinctive, well-known building in an exceptional location—the prominent professional and medical office building fronts Highway A1A, ensuring unparalleled visibility. The building is less than a mile North of the Barbara Bridge and is adjacent to 7-Eleven and CVS Pharmacy. The building's strategic placement on Highway A1A not only guarantees seamless accessibility but also places it near Vero Beach's myriad amenities. Businesses operating from this address are close to the city's best, including upscale dining options, boutique shopping avenues, and recreational hubs. In essence, 5070 Highway A1A is more than an office building. It is an opportunity to be at the heart of Vero Beach's vibrant business community, command attention with exceptional visibility, and offer employees and clients an environment that's both professional and invigorating.

Vero Beach boasts several notable features, including Piper Aircraft, Cleveland Clinic Indian River Hospital, Treasure Coast Community, and MLB's Jackie Robinson Training Complex. Indian River County has witnessed a diversification of its economic landscape. The emergence of healthcare and information technology firms, financial institutions, and various service sector jobs has added depth to the local industries.

The county offers year-round commercial and economic diversity that extends to advanced industries, ranging from aviation/aerospace to aquaculture. Additionally, the region provides ample recreation opportunities and a pleasant climate, making it an attractive destination for business and leisure. Indian River County is a dynamic and desirable location for various industries and lifestyles.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	18
Available SF:	1,680 SF
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,663	4,805	10,657
Total Population	2,043	5,537	13,541
Average HH Income	\$111,490	\$108,731	\$85,522

 **Kite Properties**

Property Details & Highlights

Oak Point Offices

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Building Name	Oak Point Offices
Property Type	Office
Property Subtype	Office Building
APN	32401900041000000023.0
Building Size	20,000 SF
Building Class	A
Number of Floors	1
Average Floor Size	1,680 SF
Parking Spaces	100
Construction Status	Existing

The Kite Team is excited to offer an exceptional leasing opportunity at Oak Point Offices. Suite 204, located at 5070 Highway A1A, is a fantastic office space that combines functionality, style, and an excellent location. The layout of the office is suitable for a variety of business needs, providing flexibility for different office setups and configurations. You'll be joining other prominent professional businesses like Ocean Drive Plastic Surgery and Rehmann. This professional office suite is available for immediate occupancy.

The Oak Point Office Center is a symbol of success and an entrance to a lively coastal community. Don't miss the chance to establish your office in this unique and well-appointed professional building. Contact The Kite Team now to learn more about this opportunity.

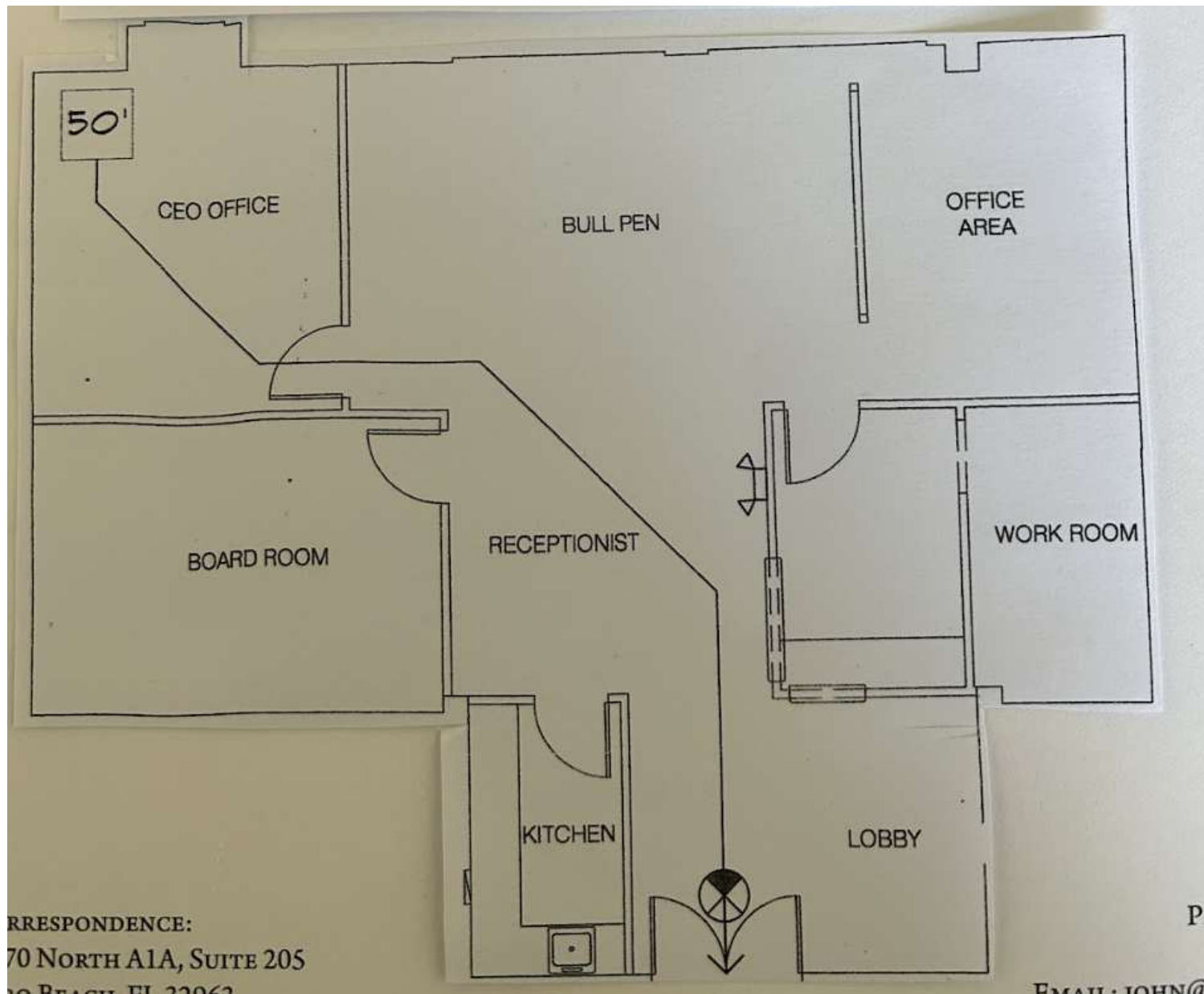


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Additional Photos

Oak Point Offices

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Meet the Team

Oak Point Offices

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