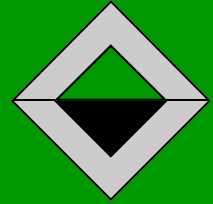


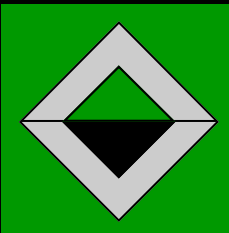
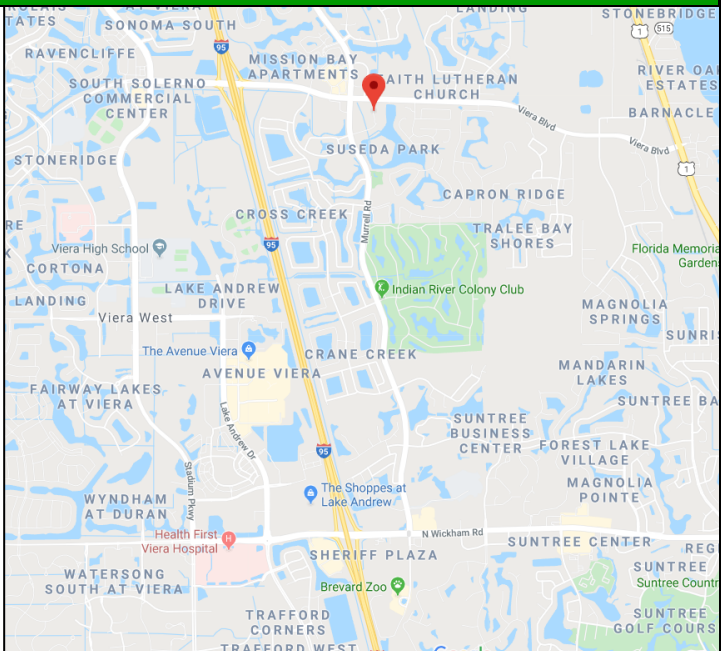
MEDICAL OR OFFICE SPACE FOR LEASE

1765 BERGLUND LANE

Viera, FL 32940



- ▲ New in January of 2020 - Attractive, Modern Office Building
- ▲ 1/4 Mile from Viera Blvd. Interchange
- ▲ Located in the Heart of East Viera Close to Viera Hospital in a Professional Office Park at the Intersection of Viera Blvd & Murrell Road
- ▲ 2,500 SF Space - Dark Shell with Dirt Floor (Perfect for Medical Buildout)
- ▲ All Utility Connections are Stubbed to the Unit
- ▲ Tenant Responsible for Water Impact Fee
- ▲ Front & Side Entrances
- ▲ Beautiful Lake Views
- ▲ Ample Parking for Medical Use
- ▲ \$28/SF/YR Plus \$5.75/SF/YR NNN



Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

Licensed Real Estate Broker



Commercial

- ▲ Management
- ▲ Leasing
- ▲ Sales

Leasing Contact:

Charine Lewis

JM Real Estate, Inc.

Office: 321.242.2882 ext.208

Cell: 321.508.9030

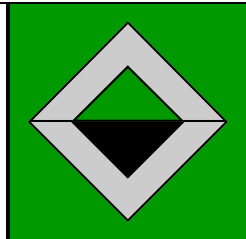
Email: Charine@JMRealEstate.com

WWW.JMREALESTATE.COM

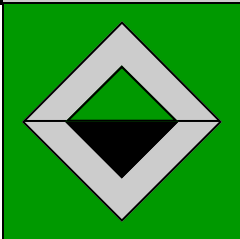
MEDICAL OR OFFICE SPACE FOR LEASE

1765 BERGLUND LANE

Viera, FL 32940



Radius	1 Mile	3 Mile	5 Mile
2019 Population	8,428	42,387	75,917
2019 Average Household Income	\$93,713	\$97,380	\$98,501
Median Age	51.5	49.0	49.0



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