

# Property Summary

Oak Point II

3755 7th Terrace, Vero Beach, FL 32960

PROPERTY WEBSITE



## PROPERTY HIGHLIGHTS

- Medical and professional office suites available for immediate occupancy
- The building is anchored by Advanced Dermatology and home to professional and medical users
- Strategically located in the heart of the medical district adjacent to Cleveland Clinic Indian River Hospital
- Offering tenant improvements, ample (covered) parking, excellent visibility, and easy access

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Number of Units:	8
Available SF:	1,316 - 8,195 SF

## LOCATION DESCRIPTION

The premier medical and professional office building is located at the East end of 37th Street in the heart of Vero Beach's medical district, adjacent to Cleveland Clinic Indian River Hospital in Vero Beach, FL. The three-story building offers excellent visibility, ample parking, and is easily accessible. The location also provides easy access to major transportation arteries, making it an ideal choice for office and medical tenants seeking to enhance their professional presence in this dynamic market.

Vero Beach is home to general aviation manufacturer Piper Aircraft, the largest private employer in Indian River County, Cleveland Clinic Indian River Hospital, a 332-Bed Hospital with more than 181 Doctors serving the Treasure Coast Community, and MLB's Jackie Robinson Training Complex, a popular sports tourism destination. Historically, agriculture and tourism are Indian River County's largest industries. An increasing number of healthcare and information technology firms, financial firms, and service sector jobs now complement these industries.

SPACES	LEASE RATE	SPACE SIZE
3755 7th Terrace Suite 200 (8,195/SF)	\$21.00 SF/yr	8,195 SF
3755 7th Terrace Suite 200 A	\$21.00 SF/yr	2,731 SF
3755 7th Terrace Suite 200 B	\$21.00 SF/yr	1,330 SF
3755 7th Terrace Suite 200 C	\$21.00 SF/yr	1,316 SF
3755 7th Terrace Suite 200 D	\$21.00 SF/yr	2,078 SF
3755 7th Terrace Suite 301	\$21.00 SF/yr	1,500 SF
3755 7th Terrace Suite 304	\$21.00 SF/yr	1,708 SF
3755 7th Terrace Suite 301-304	\$21.00 SF/yr	3,208 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,229	12,320	26,183
Total Population	2,523	26,833	59,642
Average HH Income	\$95,336	\$71,597	\$69,517

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# Property Details & Highlights

## Oak Point II

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Building Name	Oak Point II
Property Type	Office
Property Subtype	Medical
APN	32-392500002000000006.0
Building Size	19,700 SF
Lot Size	2.11 Acres
Building Class	A
Number of Floors	3
Number of Buildings	1

Discover prime leasing opportunities at 3755 7th Terrace Suite 302, Vero Beach, FL. This premier property features immediate occupancy for medical and professional office suites. Anchored by Advanced Dermatology, the building is a hub for both professional and medical users. Strategically positioned in the heart of the medical district and adjacent to Cleveland Clinic Indian River Hospital, this location offers exceptional visibility and ease of access. With tenant improvements available, ample covered parking, and a focus on modern functionality, this property presents an ideal opportunity for businesses seeking a prominent and convenient space in Vero Beach.



- Medical and professional office suites available for immediate occupancy
- The building is anchored by Advanced Dermatology and home to professional and medical users
- Strategically located in the heart of the medical district adjacent to Cleveland Clinic Indian River Hospital
- Offering tenant improvements, ample (covered) parking, excellent visibility, and easy access

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## 3755 7th Terrace, Suite 200, Vero Beach, FL 32960



WHILE regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BiGUIDE

# Retailer Map

Oak Point II

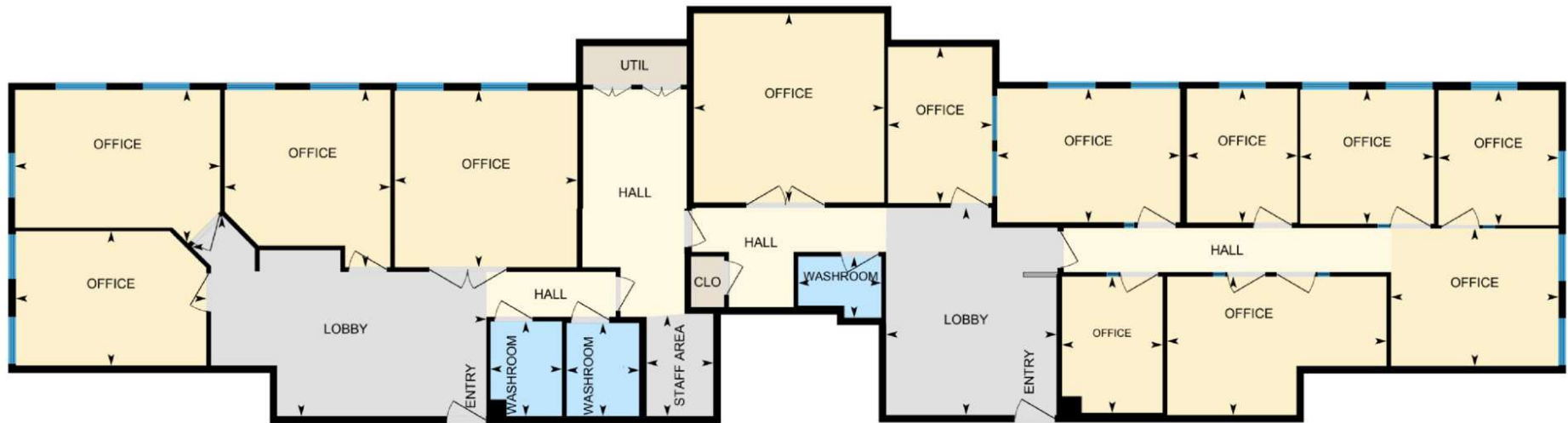
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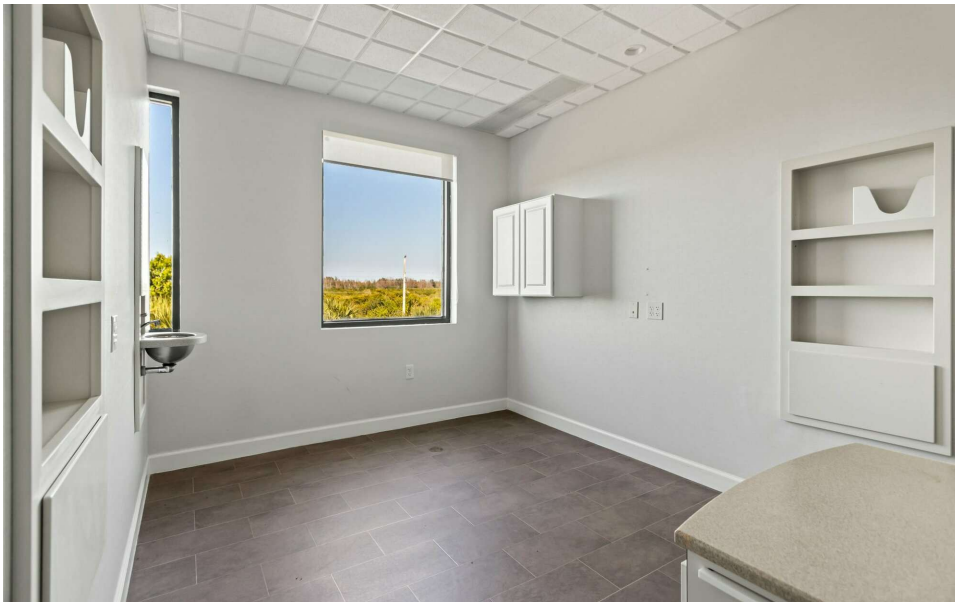


## 3755 7th Terrace Suite 301-304

# Additional Photos

Oak Point II

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# Meet the Team

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