

# LEASE

## 2300 5TH AVENUE

2300 5th Avenue Vero Beach, FL 32960



Lease Rate	<b>\$20.00 SF/YR (NNN)</b>
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### OFFERING SUMMARY

Available SF:	2,770 - 7,616 SF
Number of Units:	5
Zoning:	POI
Market:	Vero Beach
Submarket:	Miracle Mile District
Traffic Count:	31,500

### PROPERTY HIGHLIGHTS

- Looking for a professional office suite in Vero Beach, Florida? Look no further than 2300 5th Avenue!
- Our suites are available for immediate occupancy and are located right in the heart of the vibrant Miracle Mile district.
- With unmatched accessibility, a prominent location, and ample parking, your business is sure to thrive here.
- Professional Office Suites strategically located in the park24 office center adjacent to Fresh Market
- Adjoining the vibrant Miracle Mile district, 2300 5th Avenue offers ample amenities for employees and clients.
- Join a growing roster of professional office users in a space meticulously designed with functionality for your enterprise.
- Don't miss your chance to secure an ideal professional office suite in a prime location. Contact The Kite Team today!

### PROPERTY WEBSITE

[Click Here](#)

**Kollin Kite**  
772 633 5640  
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**Keith D. Kite**  
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VIDEO

### PROPERTY DESCRIPTION

The Kite Team is excited to present 2300 5th Avenue, a modern professional office building located in Vero Beach, Florida. The building is currently available for immediate occupancy and offers suites ranging from 2,500/SF to 5,830/SF. With its convenient location and ample parking, 2300 5th Avenue strikes a perfect balance between modern design and operational efficiency, making it an inviting destination for both tenants and clients.

The surrounding area is home to a thriving community, providing a wide range of amenities and ensuring a steady flow of potential clients. The property is already occupied by reputable professional office users, further highlighting its appeal and desirability. The building is designed to be operationally efficient, with easy access and covered parking.

Don't miss out on this opportunity to be a part of innovation and growth. Seize the

### LOCATION DESCRIPTION

2300 5th Avenue is a prime location situated in the heart of Vero Beach, FL, between the Barber Bridge and Alma Lee Loy Bridge on Vero's mainland. The premier professional office building at 2300 5th Avenue is easily accessible and visible from Indian River Boulevard. To reach the property, you can take Royal Palm Blvd and 5th Avenue, and it is part of the park24 professional center.

The 2300 5th Avenue office center is adjacent to the thriving Miracle Mile district and surrounded by esteemed retailers and amenities, making it an ideal location for professionals and clients looking for a unique experience. The building is located next to the Fresh Market, Publix Supermarket, shops, restaurants, retail outlets, and a city park. Currently, it offers many options for lunch and dinner, and it will soon serve as the premier professional office center for individuals or families who prefer Downtown living.

Vero Beach is home to several renowned establishments, such as Piper Aircraft, Cleveland Clinic Indian River Hospital, and MLB's Jackie Robinson Training Complex. The city boasts a motivated and business-friendly community, offering a perfect blend of a bustling commercial landscape and quaint small-town charm. This gem in the heart of Florida is a great place to achieve your aspirations.

SPACES	LEASE RATE (NNN)	SPACE SIZE
2300 5th Ave Suite 101	\$20.00 SF/yr	7,616 SF
2300 5th Ave Suite 102	\$20.00 SF/yr	2,872 SF
2300 5th Ave Suite 131	\$20.00 SF/yr	2,770 SF

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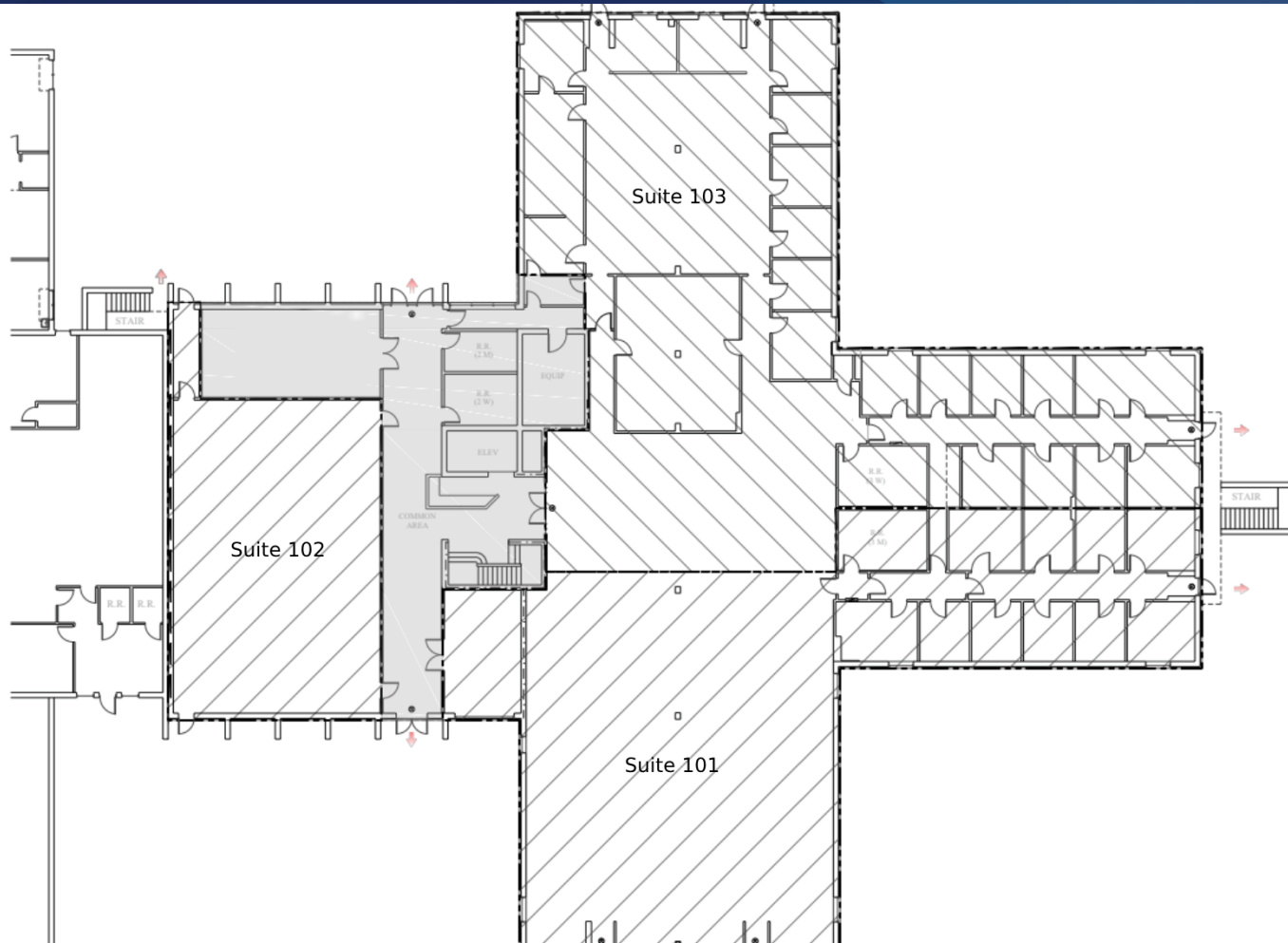
**COLDWELL BANKER  
COMMERCIAL**

**PARADISE**

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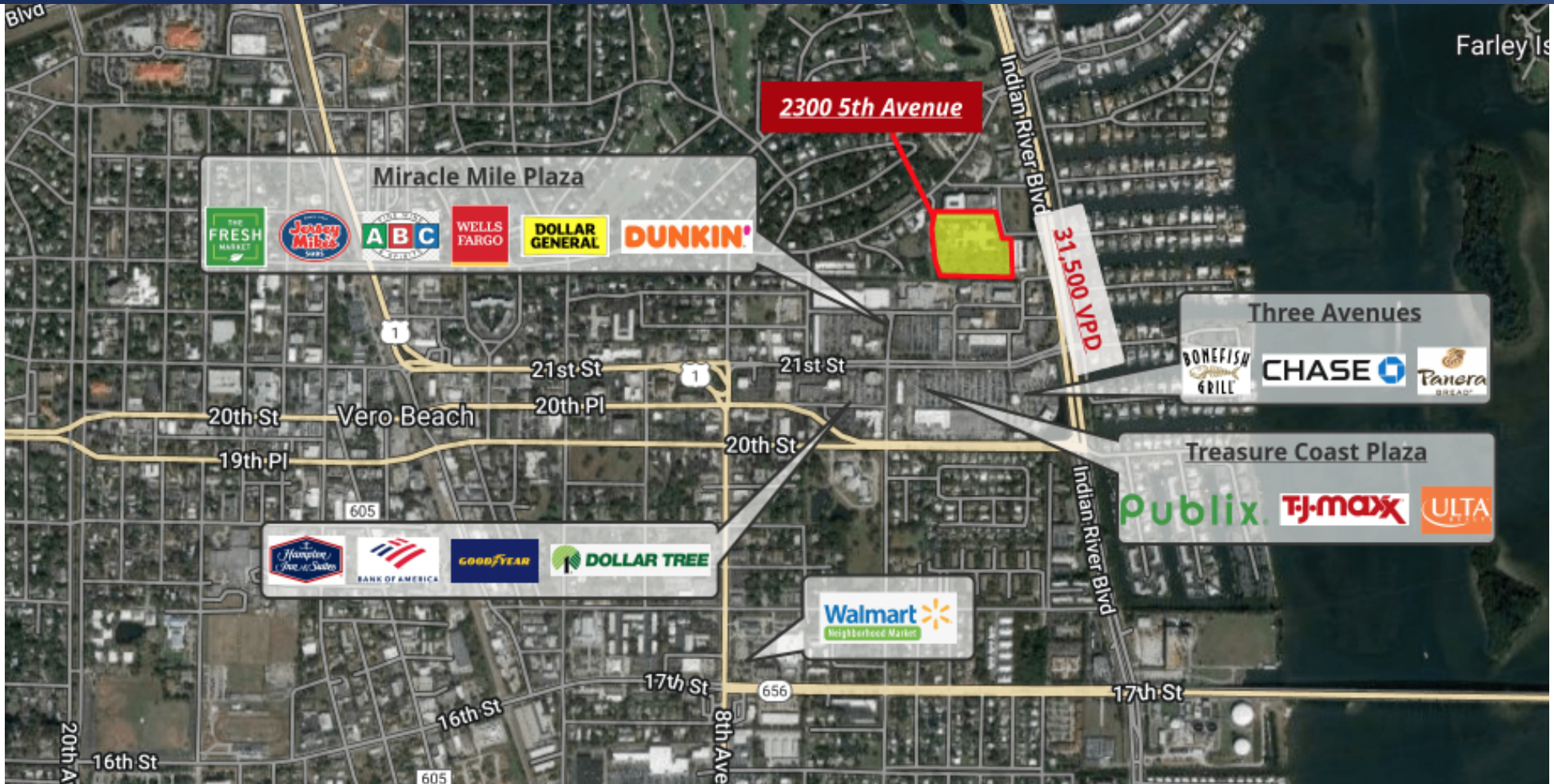
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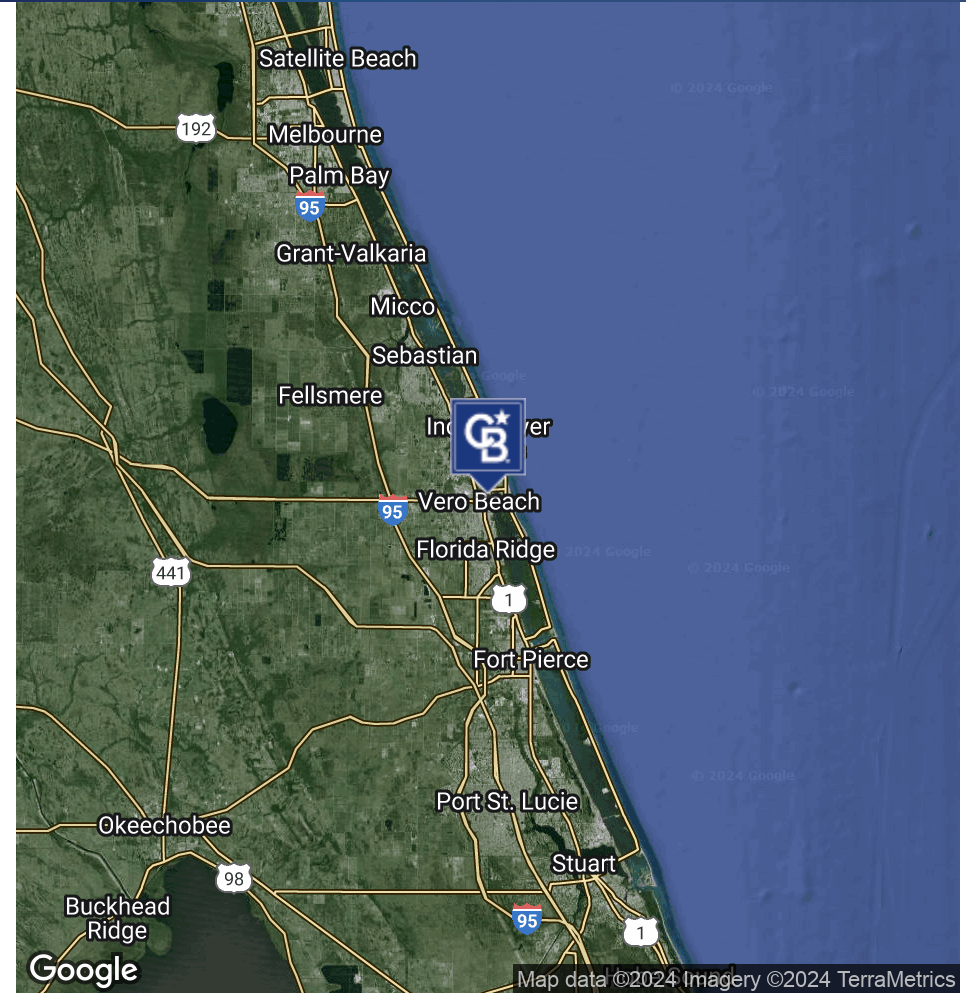
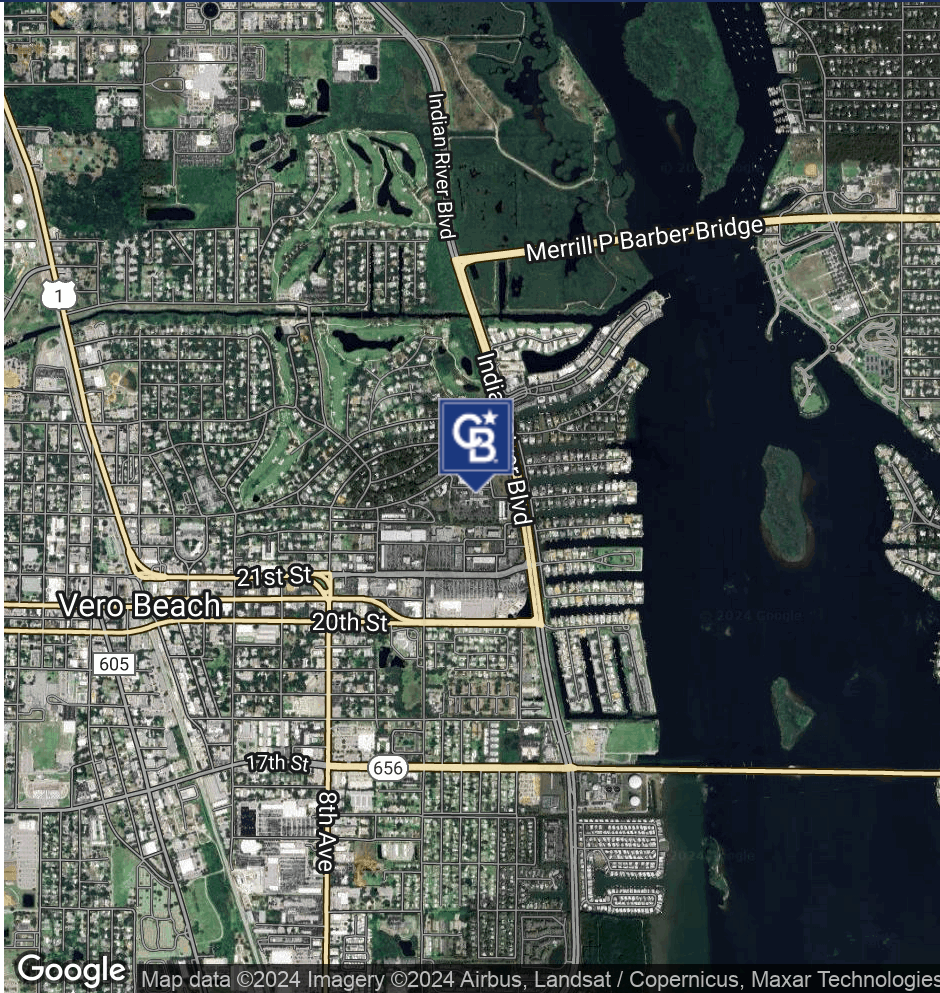




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