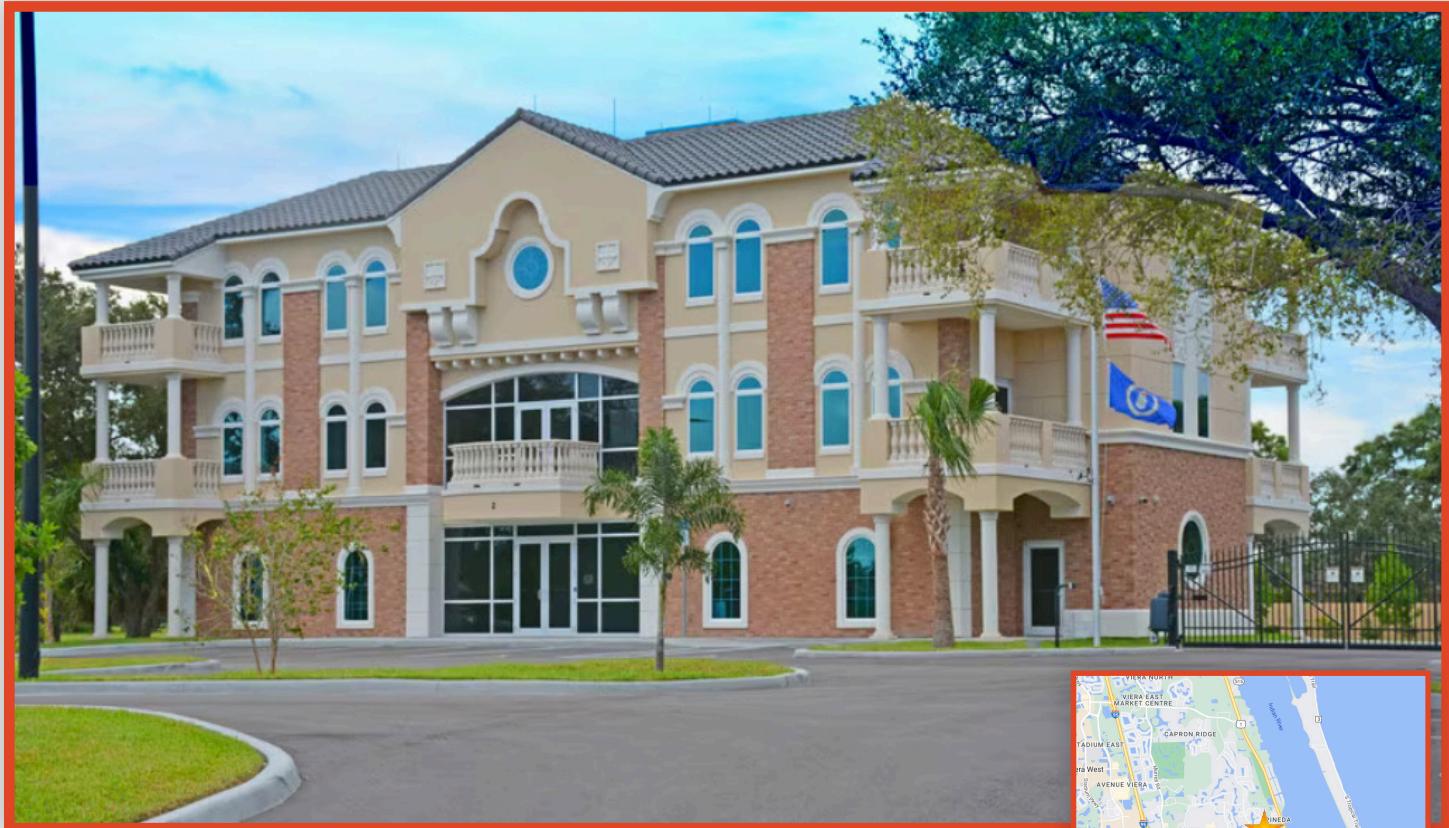


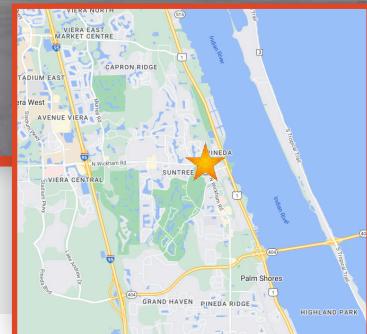


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**FOR LEASE  
\$33.00 PSF, NNN**



**2 SUNTREE PLACE, MELBOURNE, FL 32940  
MEDICAL/OFFICE SPACE - NEW CONSTRUCTION**



### PROPERTY HIGHLIGHTS

Suite 101: 3,825 SF Contiguous Space  
Shell space ready for your custom build-out. TI Dollars Available

- Professional Office Space in a beautiful new construction office building
- Perfect for Medical and Professional offices
- Medical co-working space available on 2nd floor
- In the heart of Suntree adjacent to Suntree Country Club with an exclusive park-like setting
- Close proximity to US-1, Beachside, I-95, Melbourne International Airport, and just a short drive to Orlando

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,279	32,227	76,472
Median Age	55.7	51.8	49.8
Avg. HH Income	\$96,864	\$111,784	\$106,760

#### For More Information:

**Charine Lewis**  
321-508-9030  
[Charine@v3capital.com](mailto:Charine@v3capital.com)

**Chad Cabrera**  
321-960-3249  
[Chad@v3capital.com](mailto:Chad@v3capital.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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#### EXAMPLE OF 2ND FLOOR CO-WORKING SPACE



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