

NASA PALMS PROFESSIONAL CENTER

1100 BROADBAND DR., (PAD D), MELBOURNE, FL 32901



Sale Price: PAD ONLY \$425,000

Available SF: 6,000 PAD

Lease Rate: \$29.00/SF*

CAM \$6.75/SF

Zoning: C-2 City of Melbourne

Parking: 5/1000 - Common

FOR SALE:

6,000 SF Condo PAD (\$70.83 / SF)

Ready to Build (with modification to site plan**);

Must construct according to Developer's Shell Design to conform to other buildings on site.

Developer may assist with Buyer's design/build process.

FOR LEASE:

A Fully Customized Turn-Key Triple Net Lease May be Negotiated for a Long-Term Lease to a Financially Sound Tenant.

*Final Lease Rate Will be Determined by Actual Plans and Additional Terms.

LOCATION:

This Well-Known, Highly-Traveled Corridor is Across From Northrup Grumman, and close to Harris, GE, Extant, and Melbourne International Airport in Melbourne's High-Tech District. It is also Between Two of Melbourne's Major Hospitals: Health First and Steward, as well as backing up to Health First's Gateway Facility. Convenient to I-95, US-1 and the beaches.

Brenda Boren Corliss, Licensed Real Estate Broker

152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902

Phone (321) 751-6850 | Fax (321) 751-6851 | Cell (321) 501-0217

Brenda@NewtonLand.com | www.NewtonRealEstateFL.com

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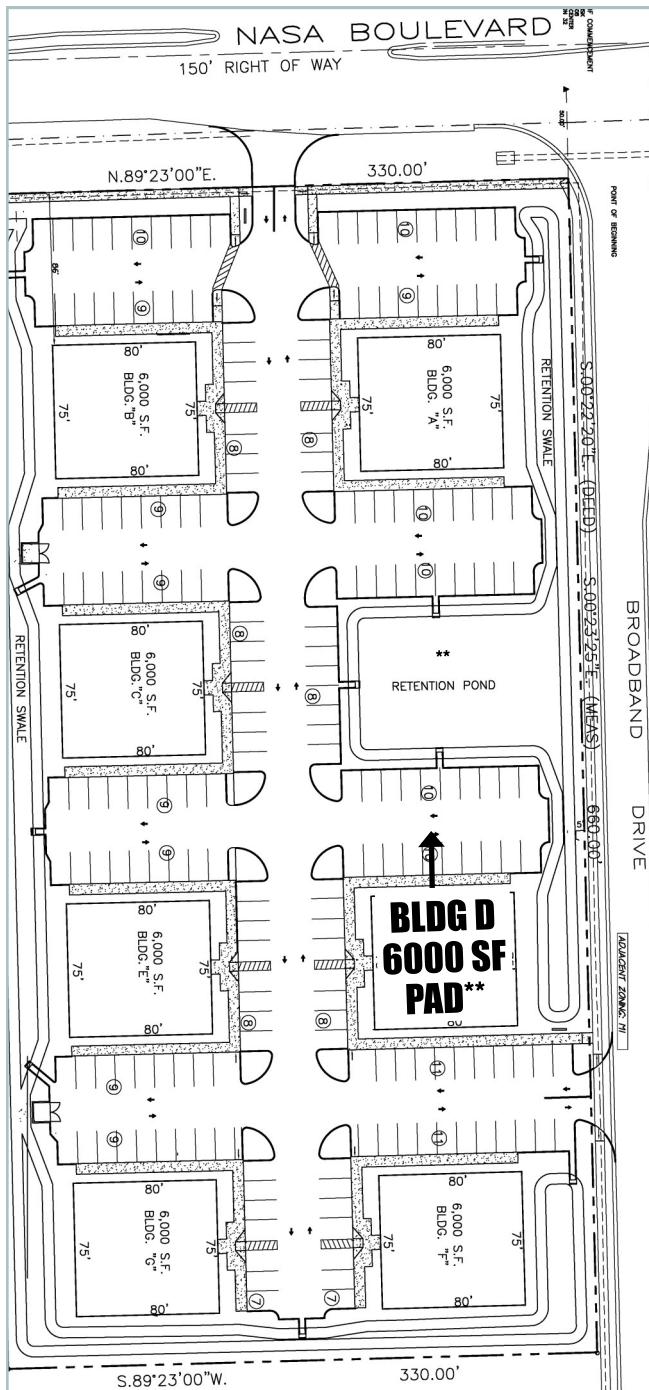


Building Shell Example - 75' x 80'

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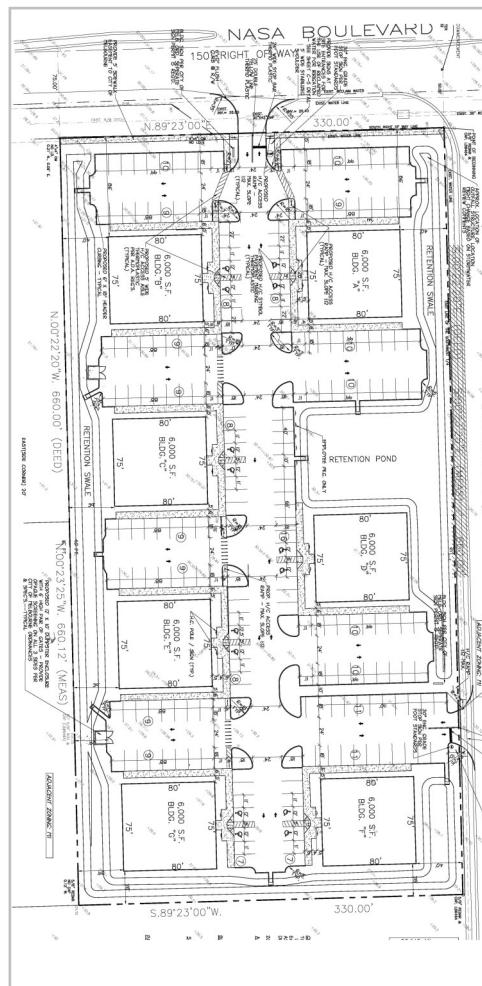
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Site Plan



****Note that the location of PAD 'D' will be moved slightly north to accommodate additional parking in the rear of the park.**



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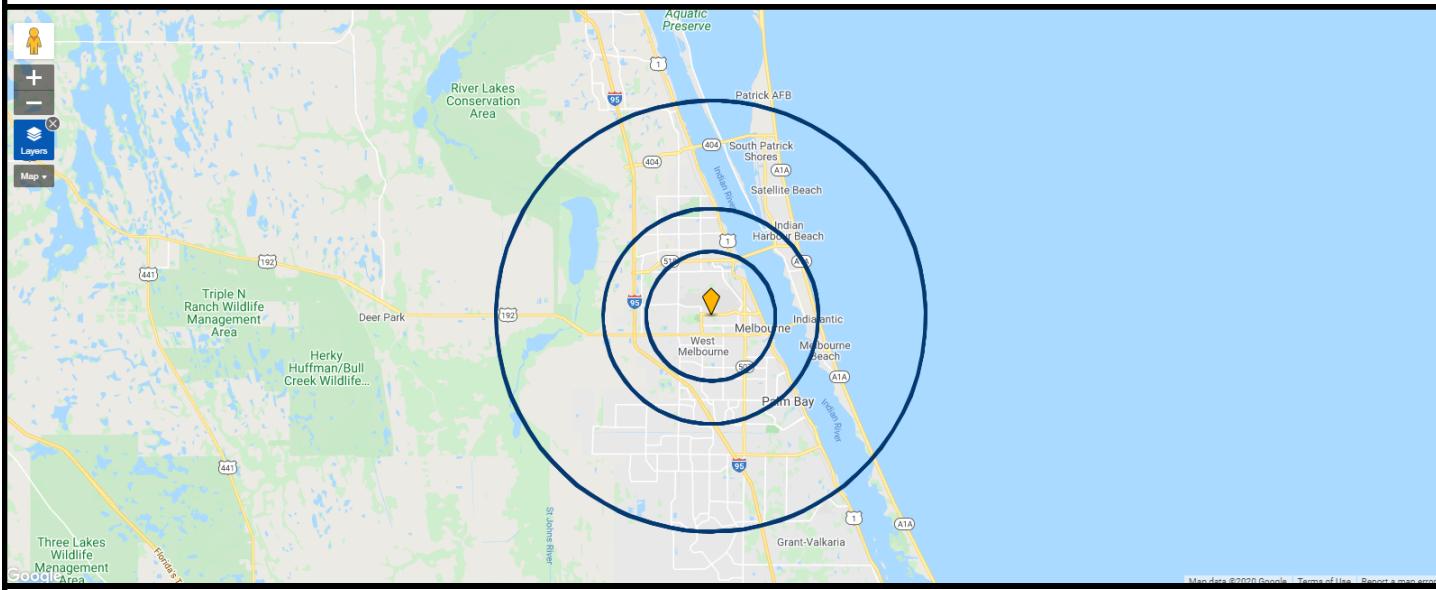
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2024 POPULATION	58,923	148,938	313,927
2029 PROJECTION	64,352	163,156	344,513
2024 AVG. HOUSEHOLD INCOME	\$73,948	\$78,164	\$86,085
DAYTIME EMPLOYMENT - TOTAL	55,902	86,959	123,386

HEALTHCARE SPENDING 2020*	3 MILES	5 MILES	10 MILES
	\$37,294,276	\$99,141,871	\$214,082,717

*Data derived from © Costar Realty Information, Inc. (2025). Accessed March 17, 2025.

TRAFFIC COUNT* (2024) - 18,120 CARS/DAY

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