

# 1917 S Harbor City Blvd

Melbourne, FL 32901 | Brevard County Submarket

**A TURNKEY COMMERCIAL OPPORTUNITY**

FULLY  
RENOVATED  
2023



# Move-in ready luxury for the modern professional firm

## Turnkey Condition:

Extensive 2023 renovations mean zero deferred maintenance. Features high-end finishes including polished concrete floors and exposed industrial ceilings.

## Prime Visibility:

Strategic positioning on S Harbor City Blvd guarantees high daily exposure.

## Ideal Owner/User Asset:

At 1,624 SF with a single-tenancy configuration, this is the perfect headquarters for a professional firm seeking a standalone identity.



# Designed for modern productivity and client impressions

The interior reflects a modern industrial aesthetic designed to impress clients and inspire talent.

- Open-concept potential with distinct zones
- Polished concrete flooring for durability and style
- Contemporary lighting fixtures throughout
- Professional entry experience



Exposed Industrial Ceilings

## Premium collaboration spaces ready for immediate occupancy

Dedicated meeting areas feature acoustic treatments and exposed black industrial ceilings, blending privacy with an airy, loft-style atmosphere.

**Ready for immediate occupancy with modern AV capabilities.**

# Fundamental property specifications and details



RBA (Rentable Building Area)

**1,624 SF**

Stories

**1**

Year Renovated

**2023**

Zoning

**CP (Commercial Parkway)**

Tenancy

**Single**

Parcel ID

**28-37-02-FC-00018.0-  
-0003.00**

## Unmatched accessibility and parking for staff and clients

# 8.00 / 1,000 SF

### Parking Ratio

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Total Spaces: 13 Surface Spaces

Access: Direct surface lot access for easy client and staff arrival

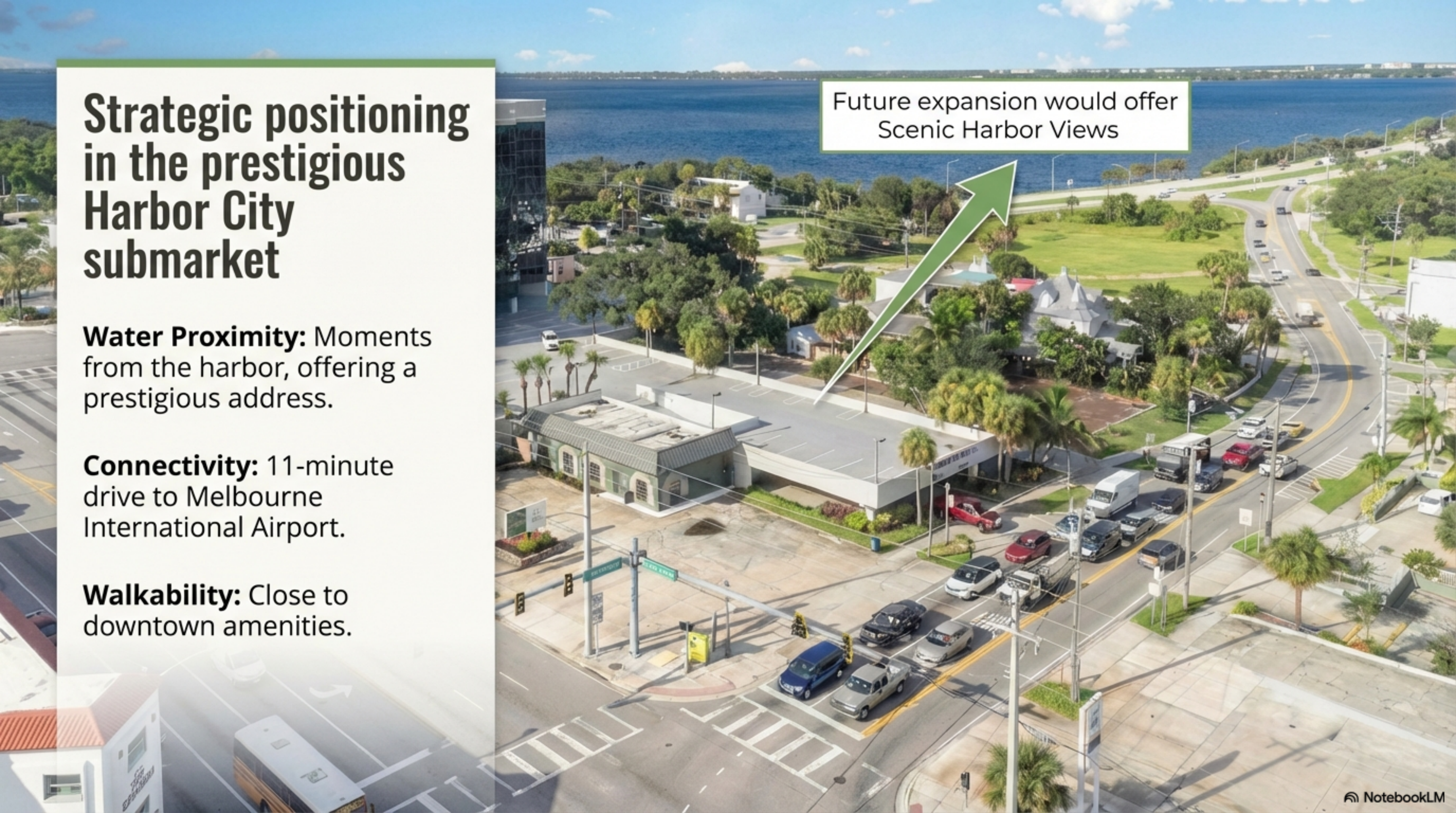
# Strategic positioning in the prestigious Harbor City submarket

**Water Proximity:** Moments from the harbor, offering a prestigious address.

**Connectivity:** 11-minute drive to Melbourne International Airport.

**Walkability:** Close to downtown amenities.

Future expansion would offer  
Scenic Harbor Views



# High daily exposure at a nexus of major thoroughfares

US1

Riverview Dr: 22,950 VPD

River Dr: 37,729 VPD

E New Haven Ave

E New Haven Ave: 29,218 VPD

Located at a nexus of major thoroughfares, the property benefits from tens of thousands of daily impressions.

# Offering details for this turnkey asset

**\$649,875**

**\$400.17 / SF**

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Sale Type  
**Owner User**

Status  
**Active**



# Secure this exclusive turnkey opportunity today

## Schedule Your Tour

Contact Adam Warner Realtor to secure this turnkey opportunity.

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