

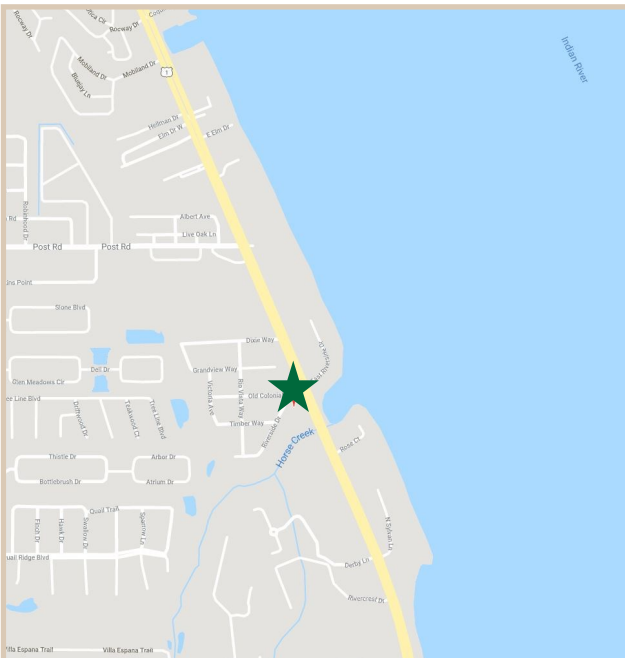
FOR LEASE

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935

PROPERTY FACTS

Building Area:	7,260 Sq. Ft.
Parcel Size:	.71 Acres
Number of Units:	12 Units
Unit Range:	530-724 SF
Year Built:	1983
Construction:	CBS
Air Conditioning:	100% Central Air
Building Height:	2 Story
Zoning:	C-1 Neighborhood Commercial
Property Type:	Professional Office Building



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Visibility & Views:	Excellent visibility from the highway with 193 feet of frontage. Second floor has view of Indian River and Horse Creek.
Location	Property located on U.S. Highway One between Eau Gallie and Pineda Causeways.
Aesthetics	New metal roof, and extensive interior and exterior renovations including new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

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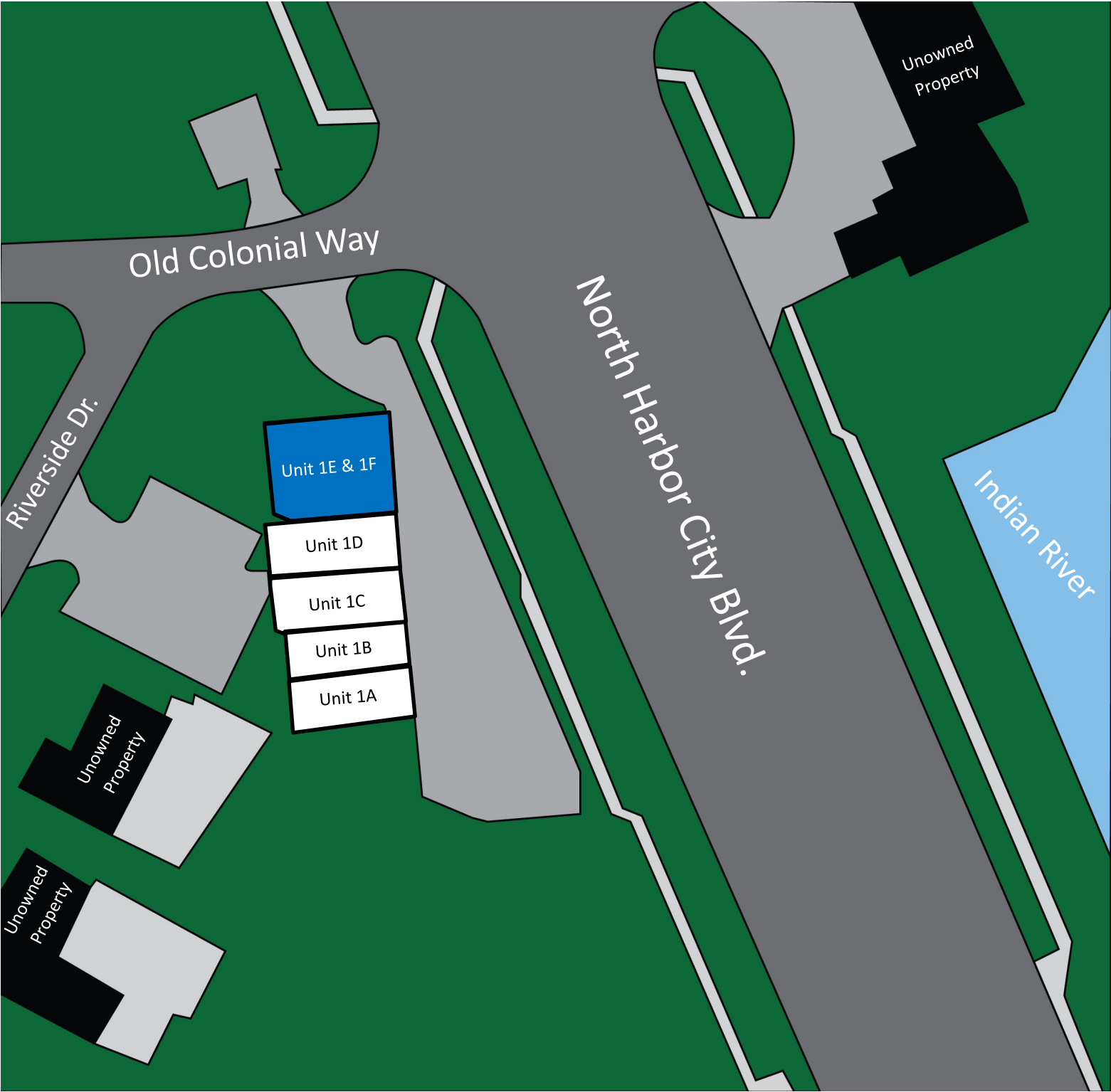
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

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SITE PLAN

Site Plan:
First Floor

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First Floor

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1963

CREATIVE

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INVESTMENT

INC

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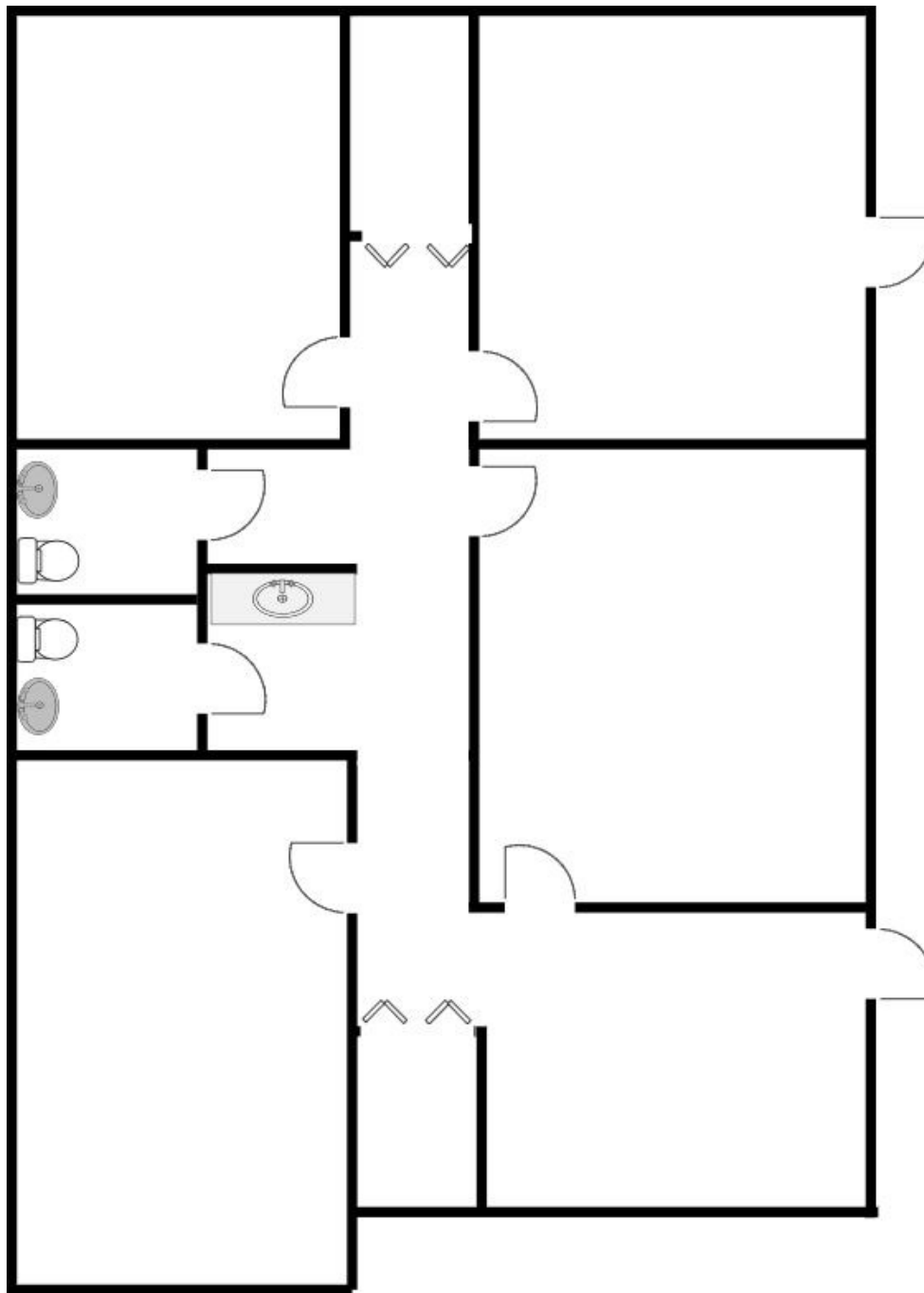
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FLOOR PLAN

Unit 1E & 1F

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1,254 SF



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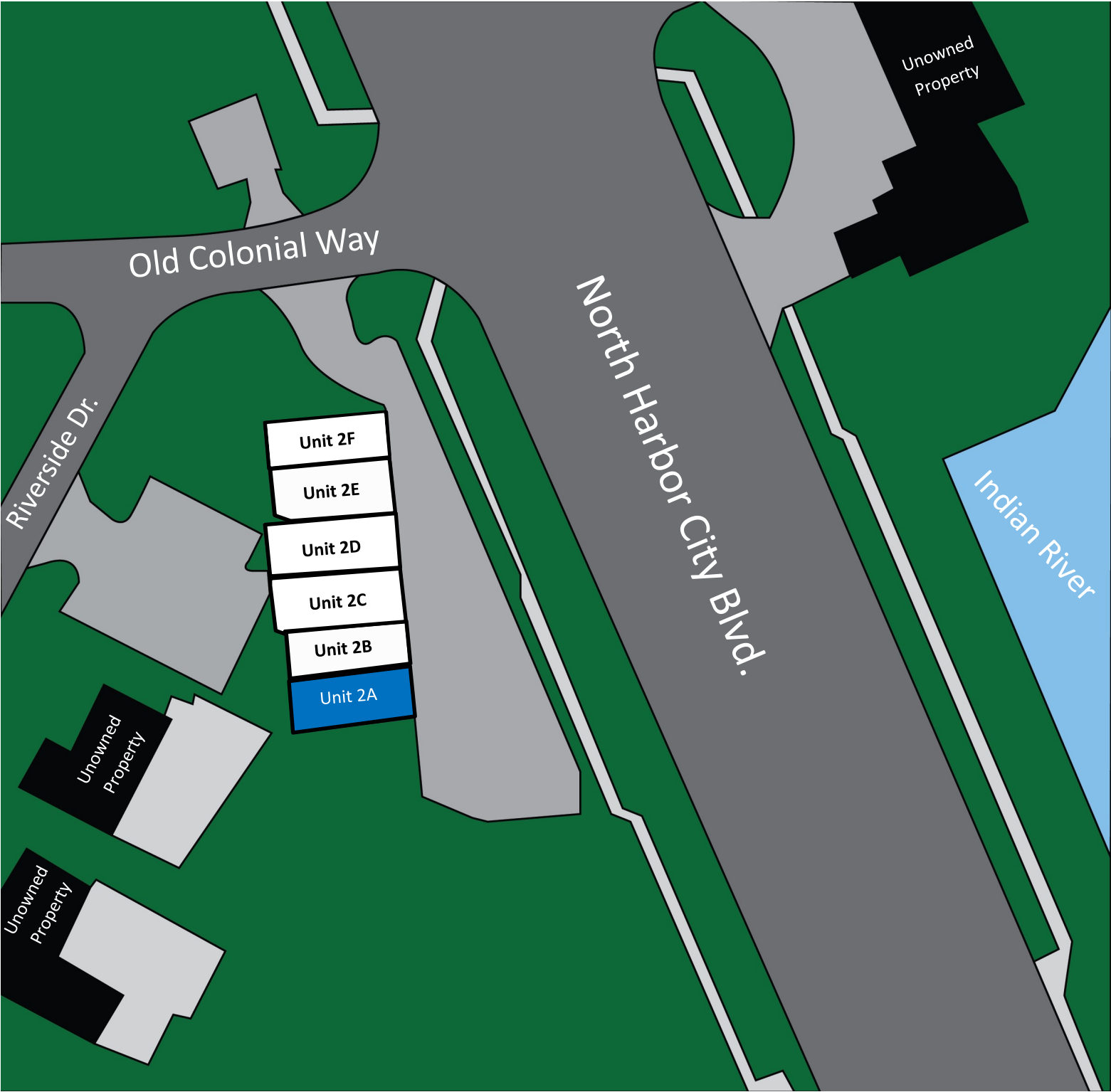
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SITE PLAN

Site Plan:
Second Floor

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Units For Lease

Second Floor

Harbor City Professional Building

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
2A	600	SF \$18.00	SF / YR \$900.00	YES	NO	YES	NO	New Vinyl Planking, Baseboard, & Paint



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**COMMERCIAL PROPERTY MANAGEMENT,
SALES & LEASING SPECIALISTS SINCE 1963**
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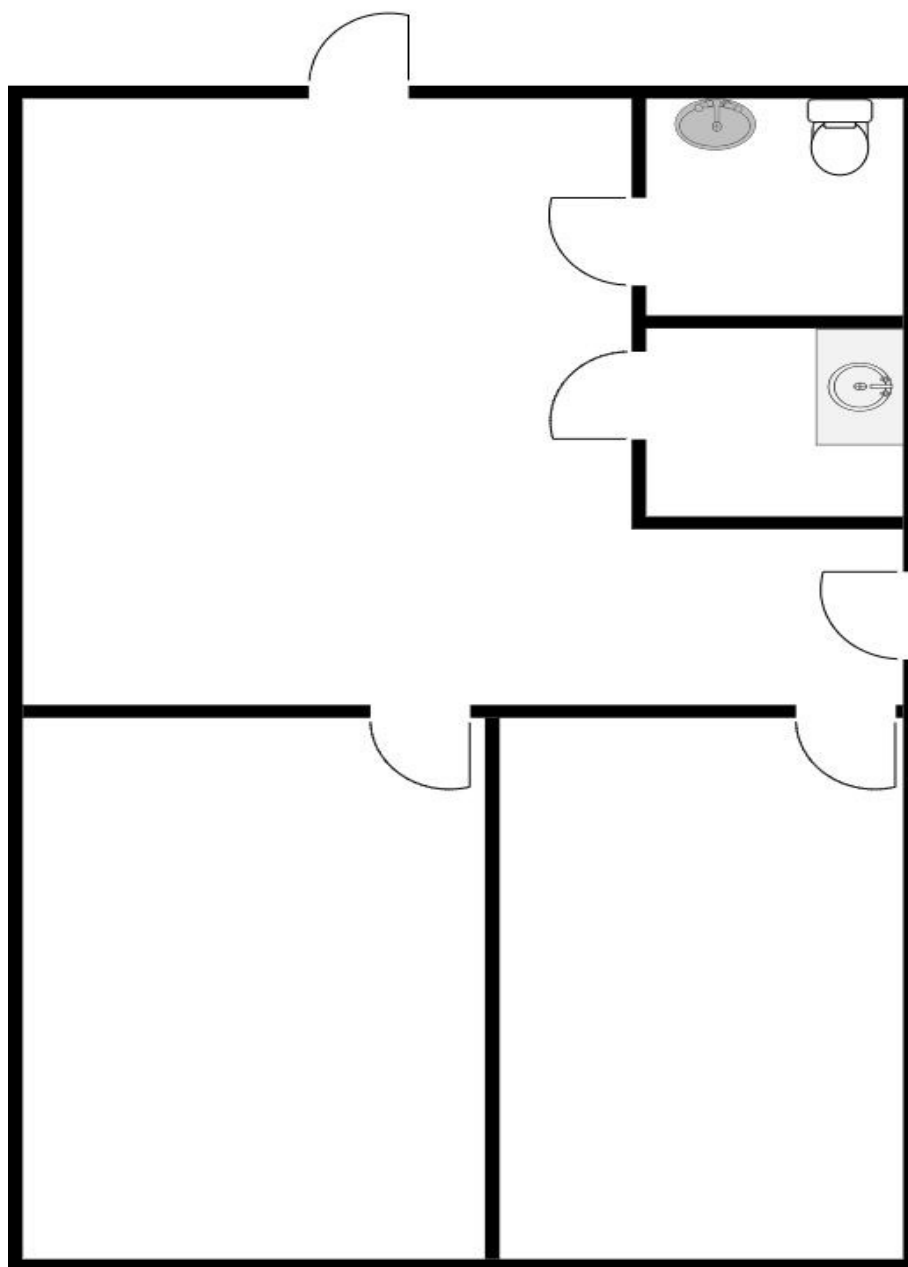
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FLOOR PLAN

Unit 2A

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600 SF



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Overall Floorplan

3700 North Harbor City Blvd. Melbourne FL., 32935



Please indicate where things removed or added, be carpeted.

Design First, Inc.



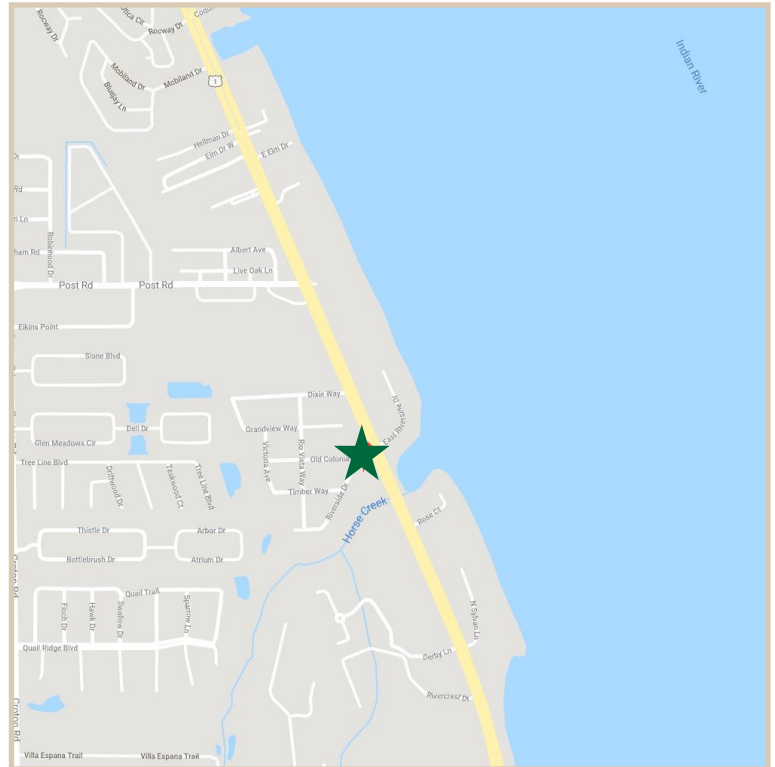
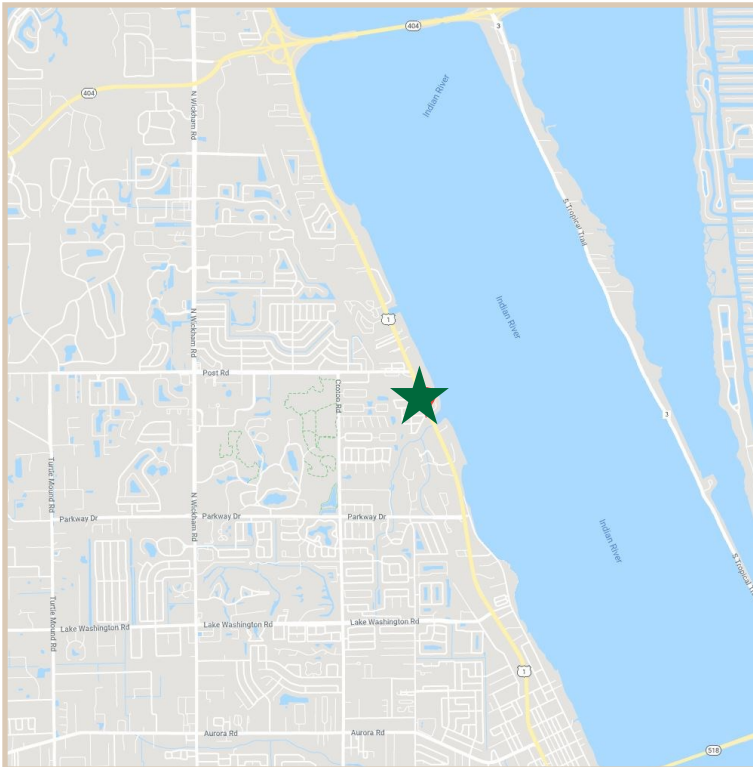
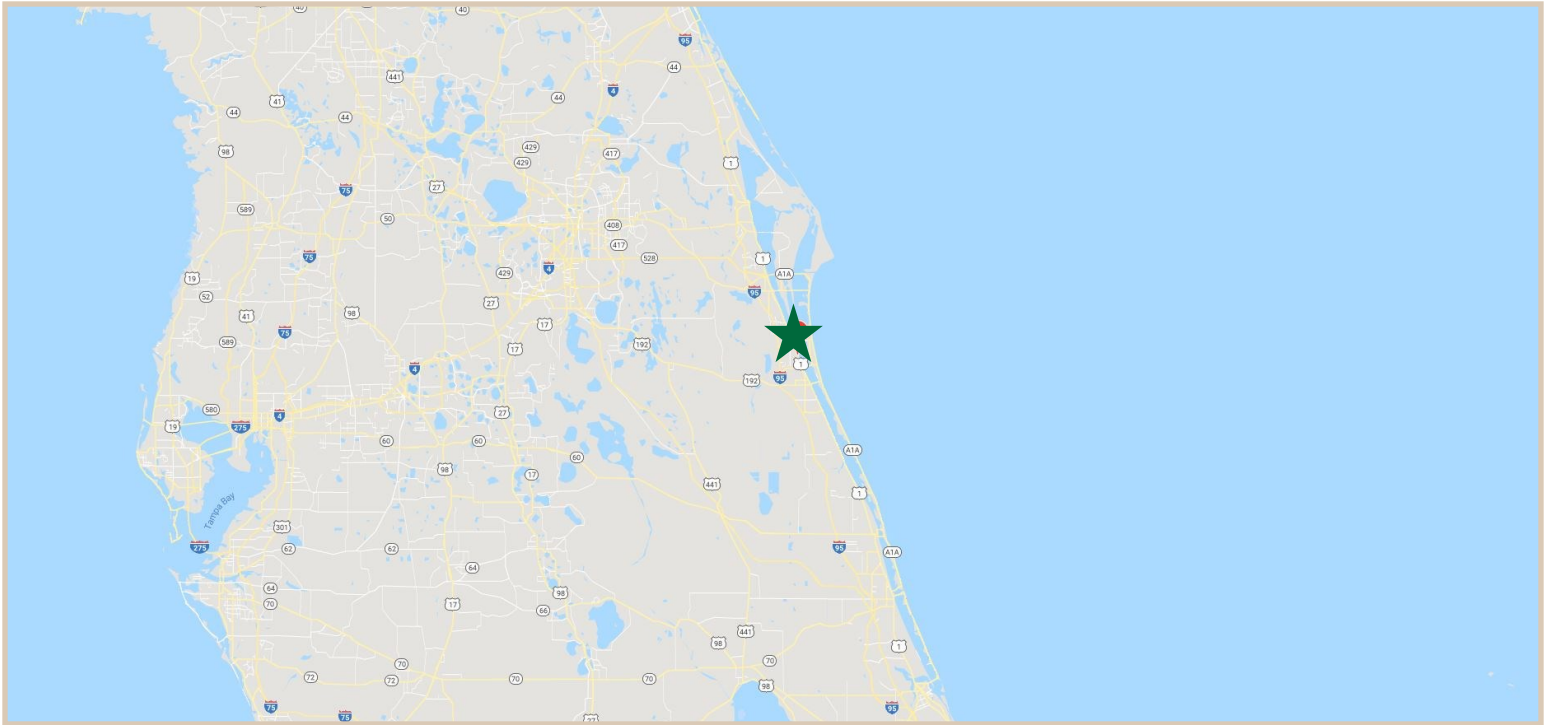
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LOCATION MAPS

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ADDITIONAL PHOTOS

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