

**Class A Office Directly Across From The Melbourne International Airport**  
**1000 Revolution Technologies Way, Melbourne, FL 32901**

**Centrally Located / Meticulously Maintained / Straight Shot to I-95**



**OFFERING SUMMARY**

<b>Available SF:</b>	8,268 SF
<b>Lease Rate:</b>	\$29.95 SF/yr (NNN)
<b>Acreage:</b>	1.25 Acres
<b>Year Built:</b>	2013
<b>Facility SF:</b>	17,000 SF
<b>Zoning:</b>	City of Melbourne Light Industrial (M1)

**PROPERTY OVERVIEW**

Common Lobby, 7 Hard Wall Offices, Conference, Break Room, Server Room  
 40 Cubes/Workstations (Remaining FF&E Negotiable)  
 Magnetic Key Fob Access. 2' x 2' Acoustic Ceiling Tiles Throughout  
 100% Fire Sprinklered  
 2013 Concrete Block Construction. Impact Windows/Doors  
 Total of 81 Concrete Paved/Striped/Lighted Parking Spaces  
 Traffic Count est. 18,600 VPD on Nasa Boulevard  
 Room for Expansion (Call for Details)  
 Est. \$4.88 PSF OPEX

**LOCATION OVERVIEW**

Located within the Melbourne International Airport community which is home to numerous Hi-Tech / R&D / Engineering firms including L3Harris, Northrop Grumman and Thales to name a few. Strategically positioned on Nasa Boulevard which is a direct connector between Interstate 95 and US1. Downtown Melbourne and the Melbourne Square Mall are nearby, both of which provide shopping and dining options. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

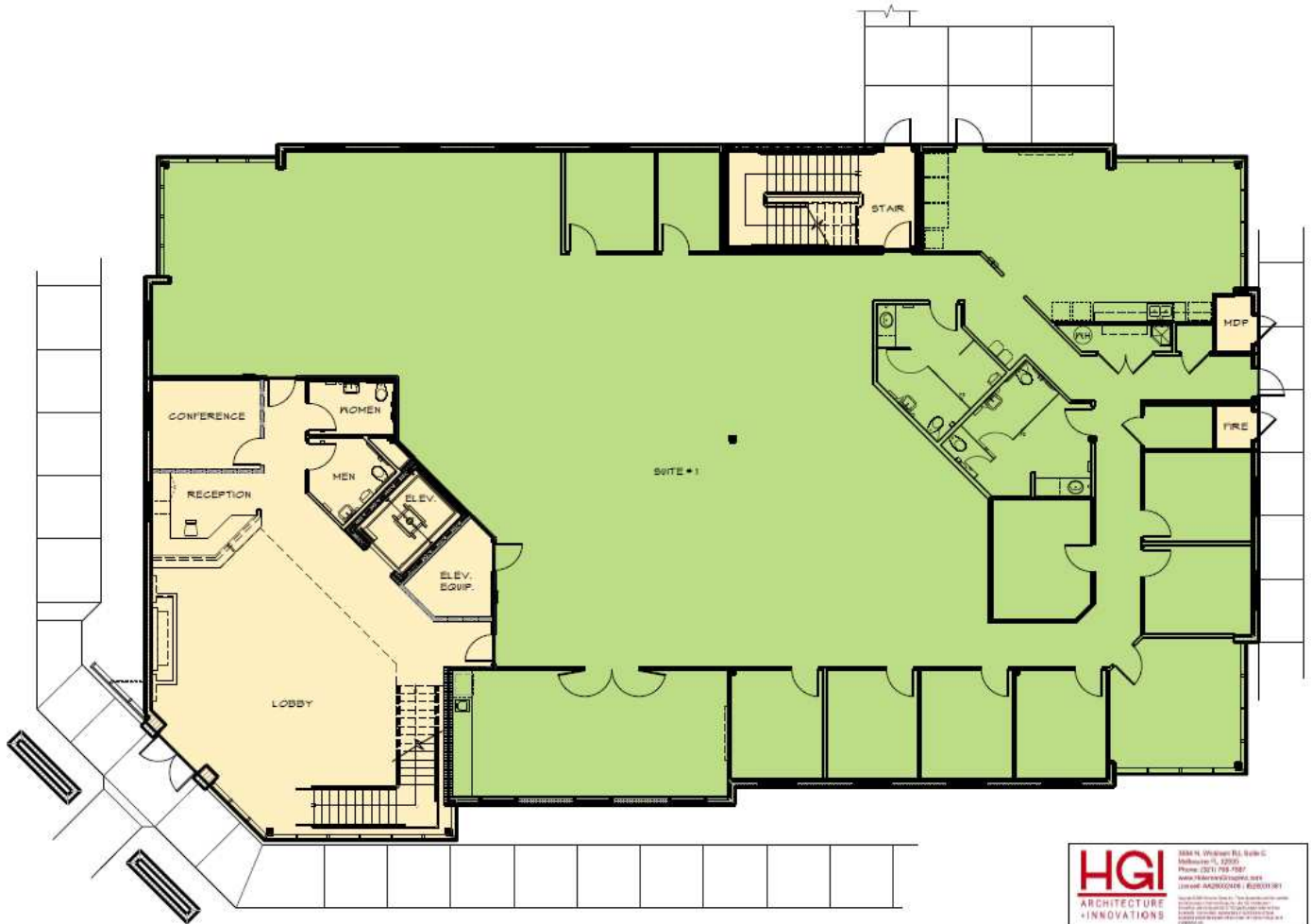
Licensed Real Estate Broker  
 Cell: 321.258.7556  
 mike@ullianrealty.com

Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com



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Floor Plan (For Illustration Purposes Only)



**FIRST FLOOR**  
**1000 REVOLUTION TECHNOLOGY WAY, MELBOURNE, FL 32901**



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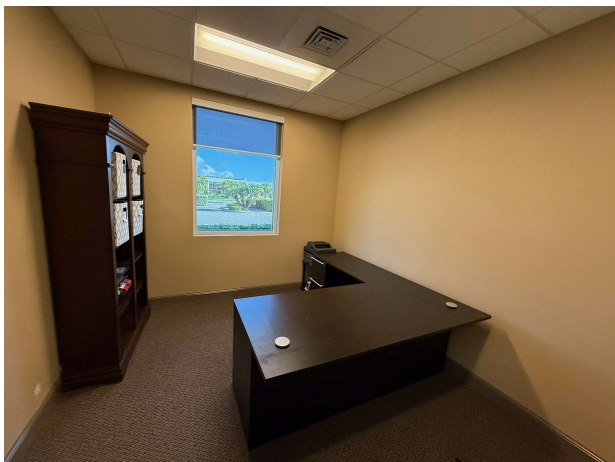
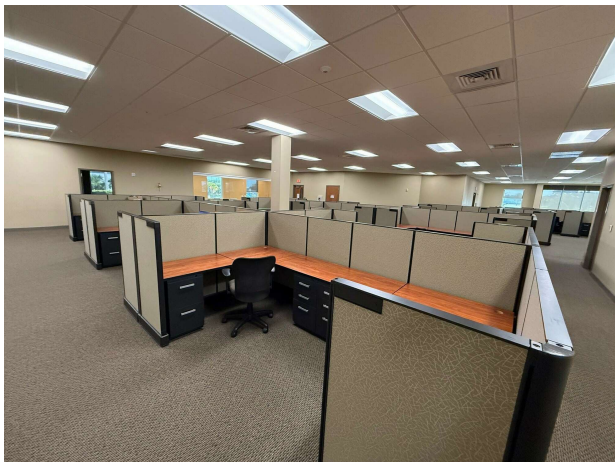


The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Interior Photos



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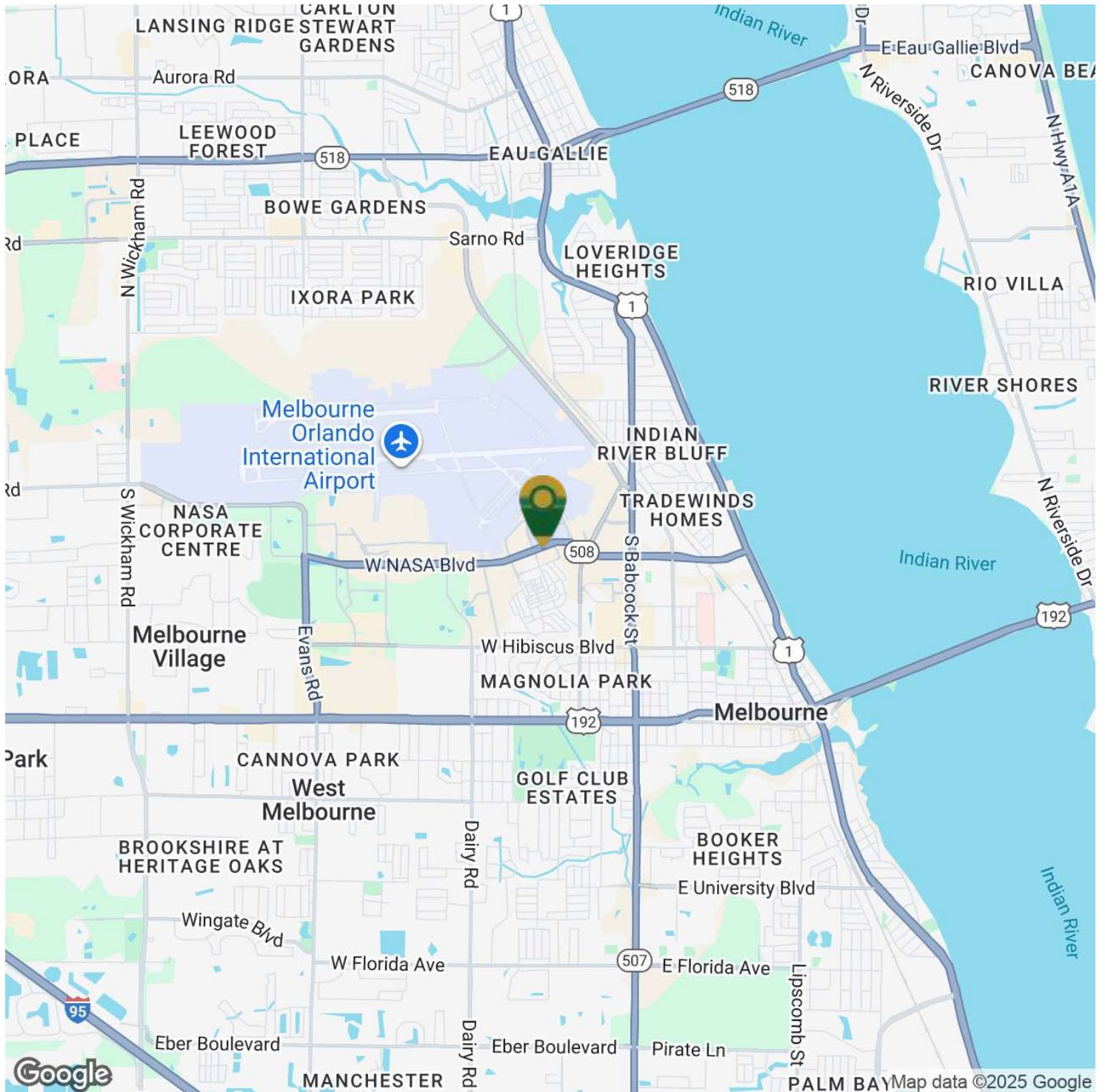
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Location Map



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**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian