

8060 Spyglass Hill Road

VIERA, FLORIDA 32940



ONE COMMERCIAL
REAL ESTATE

SUB-DIVIDABLE OFFICE BUILDING FOR SUBLEASE



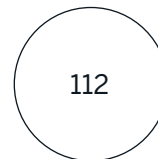
For those
ready for
what's next



LEASE RATE (\$)



AVAILABLE (SF)



PARKING



EXPIRES



UPDATED

OFFICE LOCATION

1331 S. Harbor City Blvd
Melbourne, Florida 32901

Located in the highest growth and demographic area of Brevard County, this office building is perfectly on the radar of the Space Coast. It has convenient access to I-95, medical services, and concentrated shopping and restaurants. The grounds are framed around a campus-style environment with 112 parking spaces, multiple ingress and egress, updated roof and HVAC, and security entrances. 3,000 - 19,335 SF of exceptionally-maintained office space is available for sublease. The building features: open areas for workstations, multiple executive offices, conference rooms, a luxurious break room, climate controlled electrical rooms, new carpeting and flooring, and reception and waiting areas.



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We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL
REAL ESTATE



CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.

Are you ready for what's next?

ONECOMMERCIALRE.COM