

# WICKHAM COMMONS: TWO SPACES AVAILABLE FOR LEASE

2,208 SF AND 2,266 SF | MELBOURNE, FL



7380 MURRELL ROAD & 8247 DEVEREUX DRIVE | MELBOURNE, FL 32940

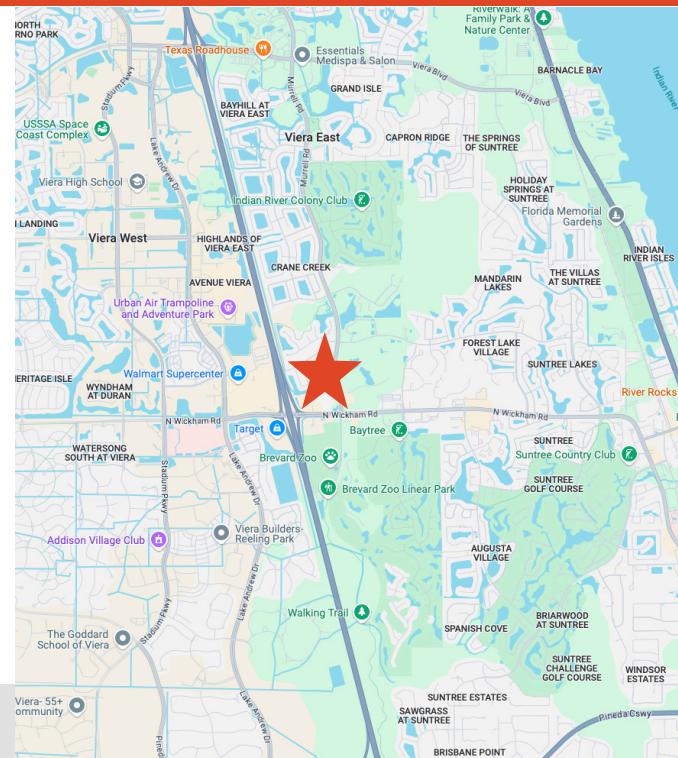
**AVAILABLE:** 7380 MURRELL RD. - 2,208 SF  
8247 DEVEREUX DR. - 2,266 SF

**LEASE RATE:** \$24/SF + CAM

## PROPERTY HIGHLIGHTS

- Prestigious office complex in Viera
- Park-like setting with many oaks, palms, and a lake view
- Located just off I-95 & N. Wickham Rd.
- Ample parking
- Monument & facade signage

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr., 103B

Melbourne, FL 32940

407-848-1663

**V3CommercialAdvisors.com**

## MINUTES FROM: BREVARD COUNTY COURTHOUSE, GOVERNMENT CENTER, SCHOOL BOARD BUILDING, & THE AVENUE VIERA

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,490	44,586	78,378
Households	2,426	18,860	32,688
Avg. HH Income	\$98,542	\$89,466	\$90,201



Building 1

7380 Murrell Road  
2 Stories/34,363 SF



Building 2

7370 Cabot Court  
1 Story/8,677 SF



Building 3

8247 Devereux Drive  
1 Story/8,631 SF



Building 4

8249 Devereaux Drive  
1 Story/8,632 SF



Building 5

8245 Devereux Drive  
1 Story/5,818 SF



Building 6

8247 Devereux Drive  
1 Story/16,630 SF

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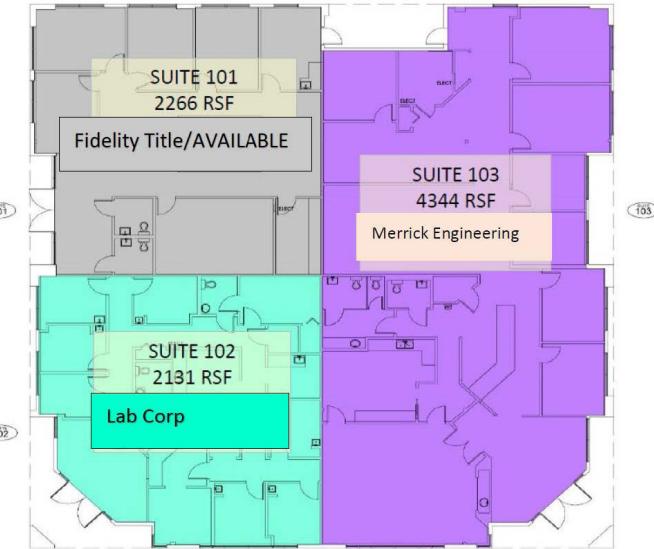
[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## 8247 DEVEREUX

### Building 5 - Suite 101

- 2,266 Square Feet
- Traditional Office Build-out
- Multiple Private Offices
- Work Area, Conference Room
- Break Area/Kitchen

8247



## 7380 MURRELL

### Building 1 - Suite 102

- 2,208 Square Feet
- Built out as a Credit Union
- Multiple Drive-Thru Lanes
- Offices & Teller Windows



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