

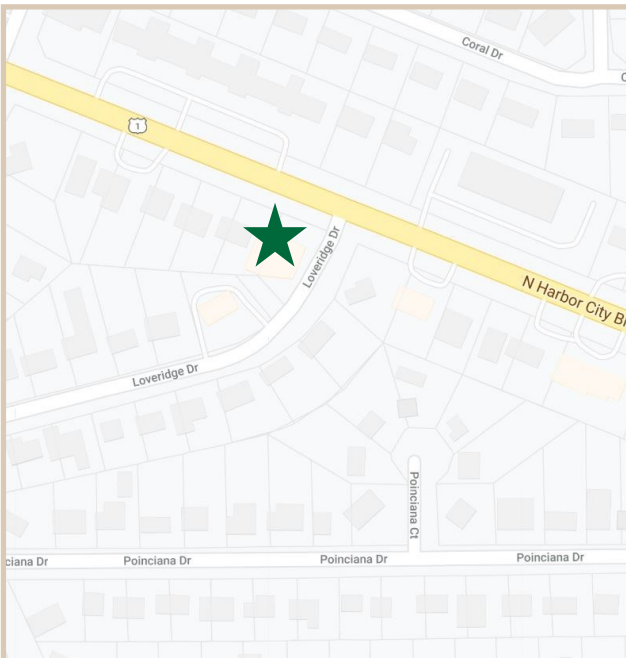
# FOR LEASE

Harbor City Commerce Center

500 North Harbor City Blvd, Melbourne FL, 32935

## PROPERTY FACTS

Building Area:	4,850 Sq. Ft.
No. of Units:	5 Retail/ Office Units
Unit Range:	700-1,500 Sq. Ft.
Year Built:	1963
Construction:	CBS
Zoning:	C-IA Permitted Uses Retail and Office
Air Conditioning	100% Central Air
Building Height:	Single Story
Utilities	City Water/ Sewer
Property Type	Professional Office/ Retail Building



## PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Target Market Variability	Centrally located between Eau Gallie Blvd and 192 Bridges. This location is also 2.2 miles away from Melbourne International Airport.
Capital Expenditures	Office and retail suites in excellent condition. The outside of the building has been renovated.
Parking & Access	There is ample parking in front of each store with additional parking on the side.
Aesthetics	Newly renovated units located right off of US-1. Great exposure with the traffic that goes through this area.



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### CONTACT INFO:

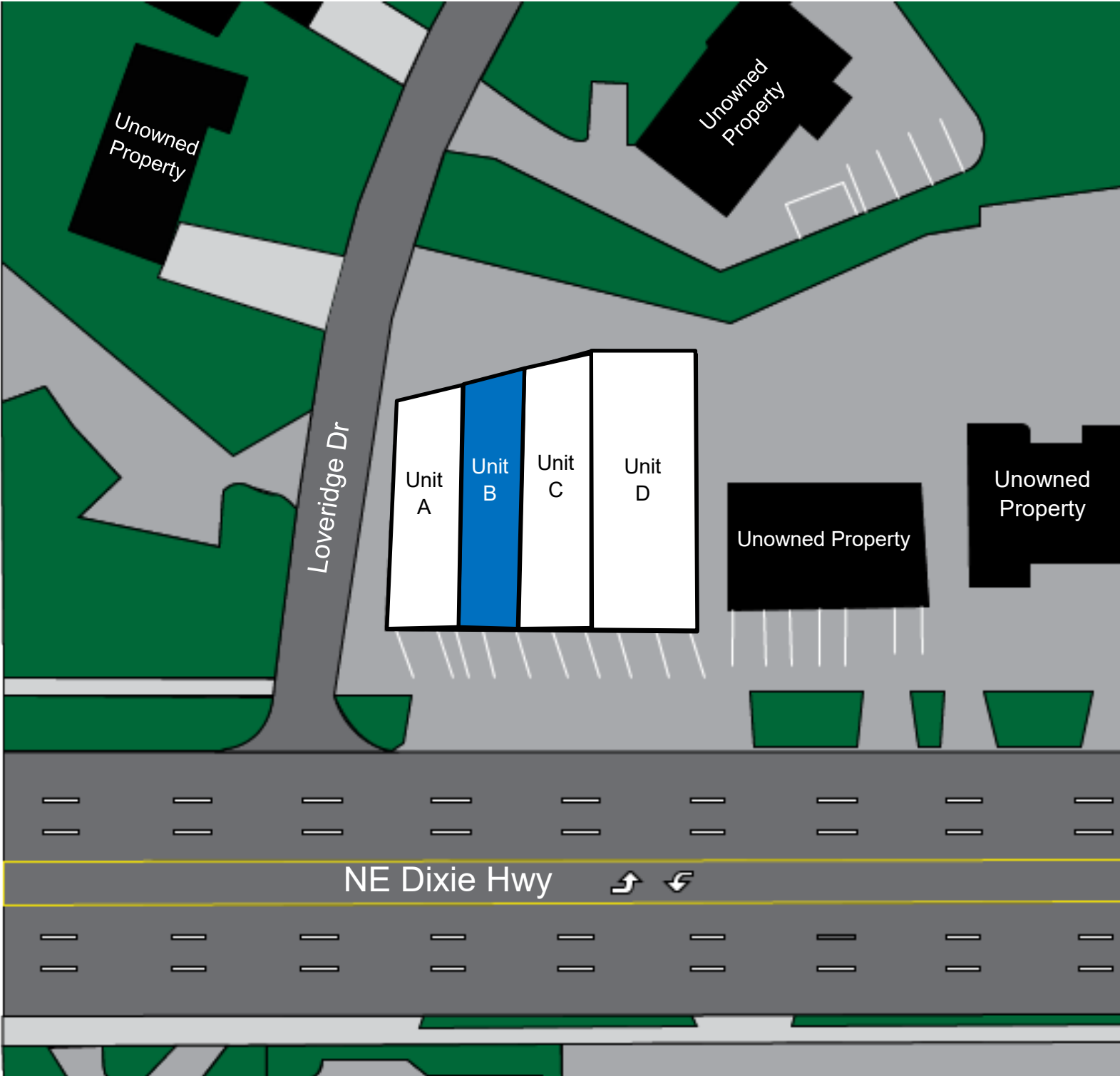
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	<a href="mailto:leasing@vscrc.com">leasing@vscrc.com</a>

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# SITE PLAN

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# Units Available

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UNIT	SIZE		RATE	MONTHLY RATE	UTILITIES INCLUDED				Notes	
					WATER	ELECTRIC	TRASH	CABLE		
B	1,250	SF	\$16.00	SF / YR	\$1,666.67	Yes	No	Yes	No	Great Frontage on US-1



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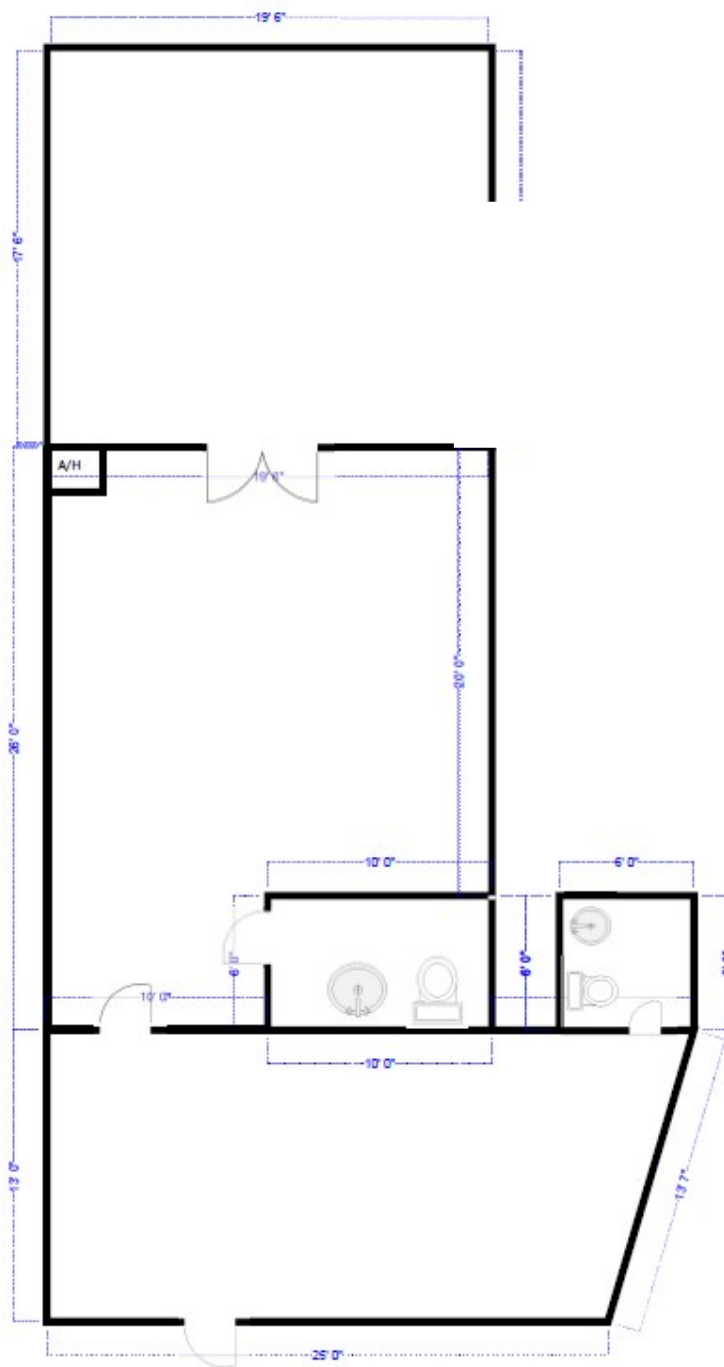
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## Unit B

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**1,250 SF**



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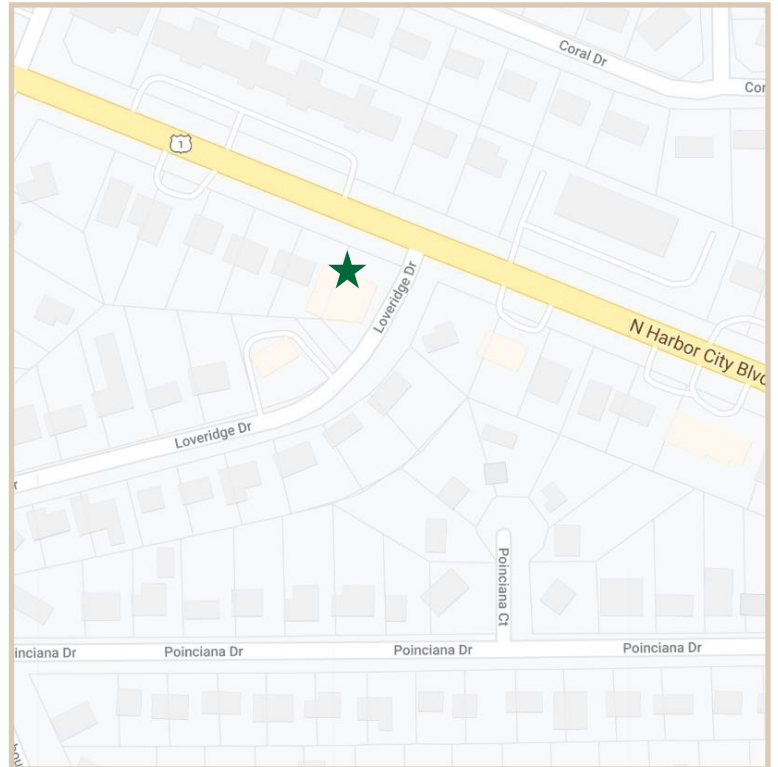
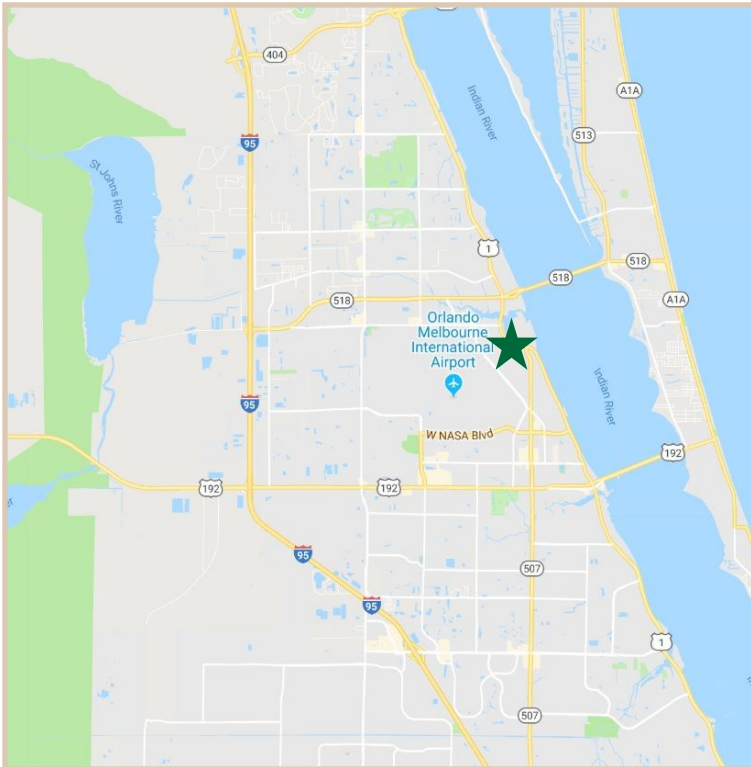
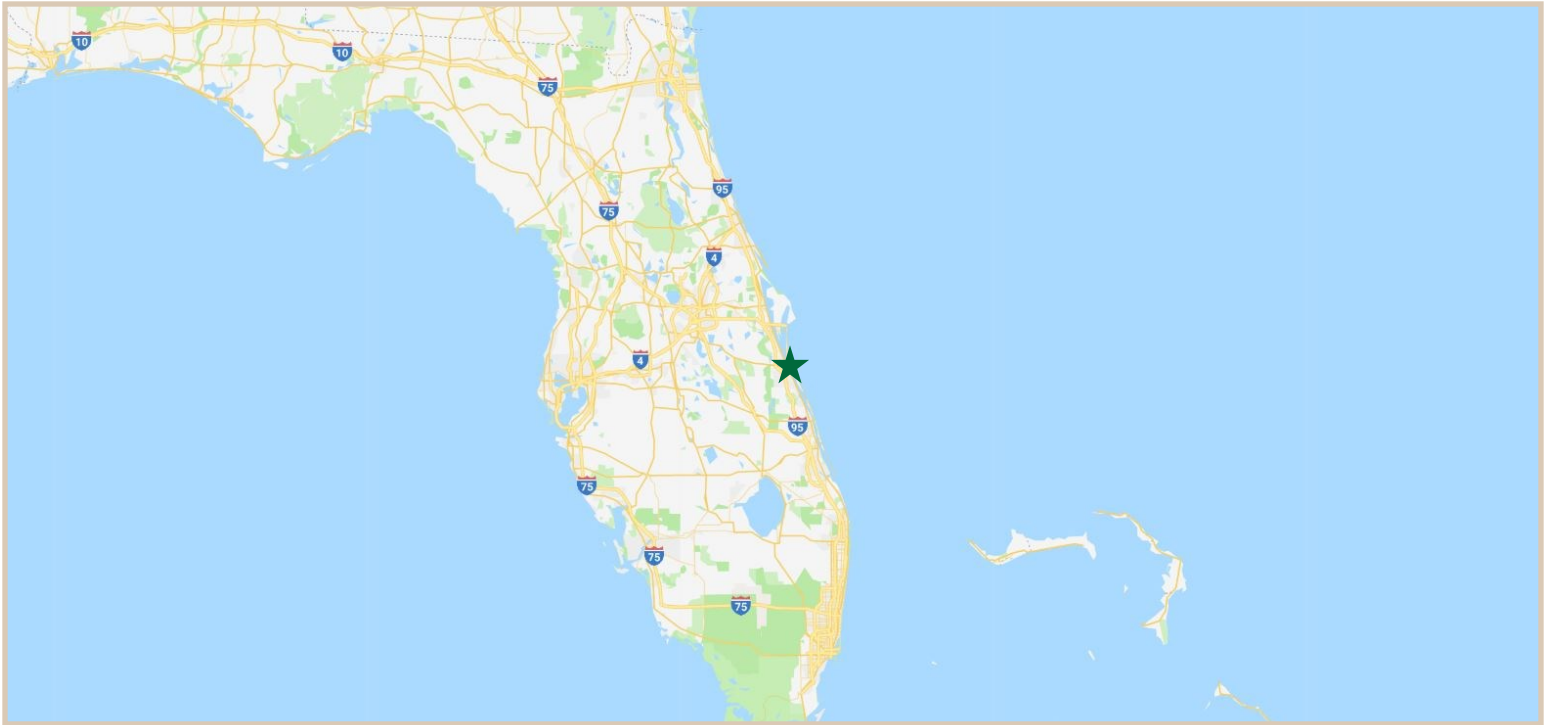
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# LOCATION MAPS

Harbor City Commerce Center

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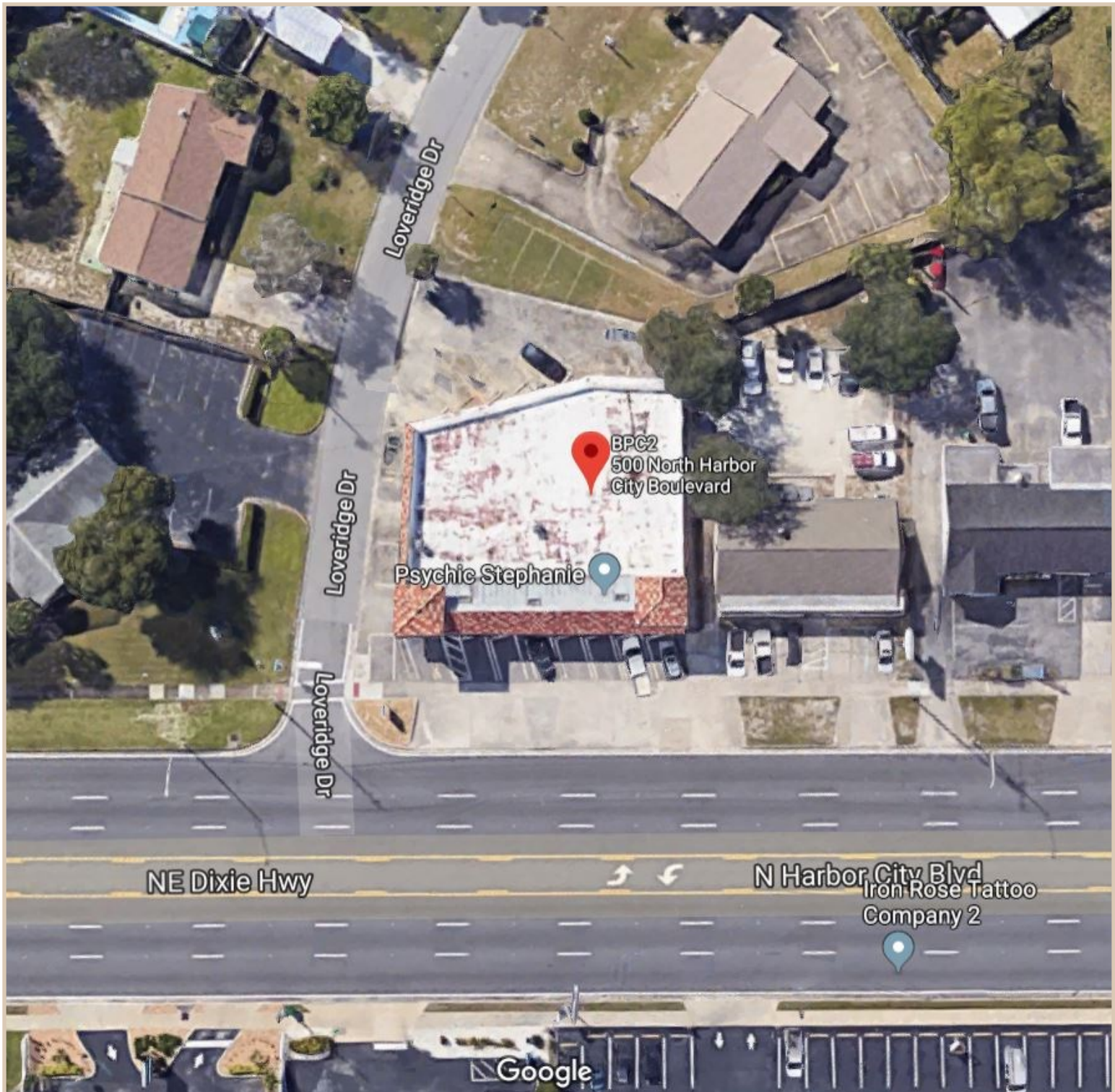


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# ADDITIONAL PHOTOS

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