

Property Summary

8060 Spyglass Hill Rd
For Lease



PROPERTY DESCRIPTION

Lightle Beckner Robison, Inc. is pleased to offer for lease this 19,131 sf of office space in Viera, FL. The building is situated on a spacious campus setting, close to Viera Surgical Center and many other medical practices. This property includes: Reception Area, 3 Conference Rooms, 22 Private Offices, Large Open Office Area, Employee Lounge. The space can be divided into 2 suites. Minimum available space is 7,342 sf, up to 19,131 sf.

LOCATION DESCRIPTION

Located off of Murrell Rd in Viera. Close to I-95.

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (7.21/NNN)
Available SF:	7,342 - 19,131 SF
Lot Size:	4.91 Acres
Building Size:	19,131 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,064	35,047	99,190
Total Population	7,167	84,744	231,763
Average HH Income	\$123,652	\$134,925	\$111,071

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

BLAKE WILSON

Sales and Leasing Associate
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Lease Spaces

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LEASE INFORMATION

Lease Type:	7.21/NNN	Lease Term:	Negotiable
Total Space:	7,342 - 19,131 SF	Lease Rate:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8060	Available	7,342 - 19,131 SF	7.21/NNN	\$19.50 SF/yr	-

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Additional Photos



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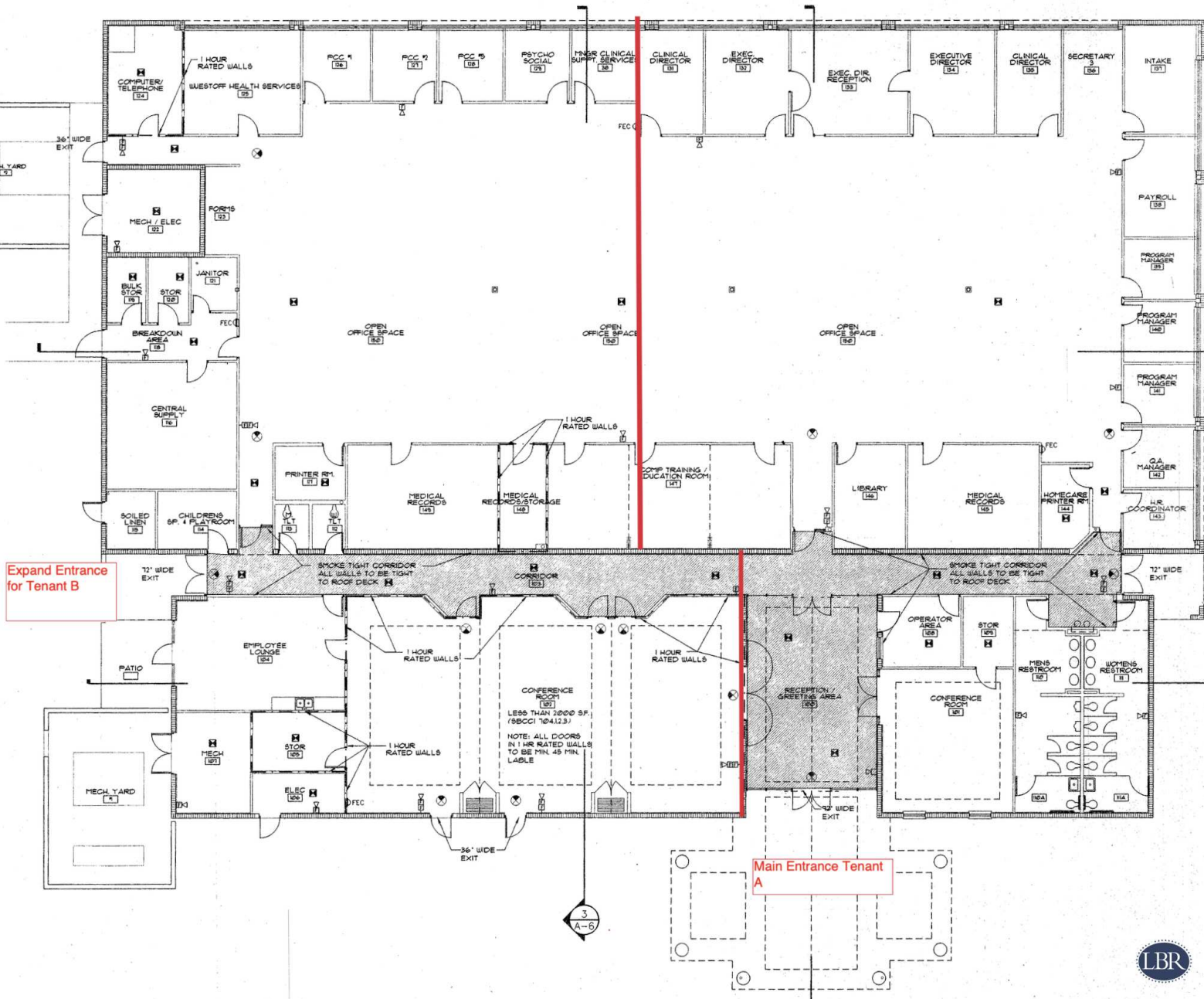
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Floor Plans

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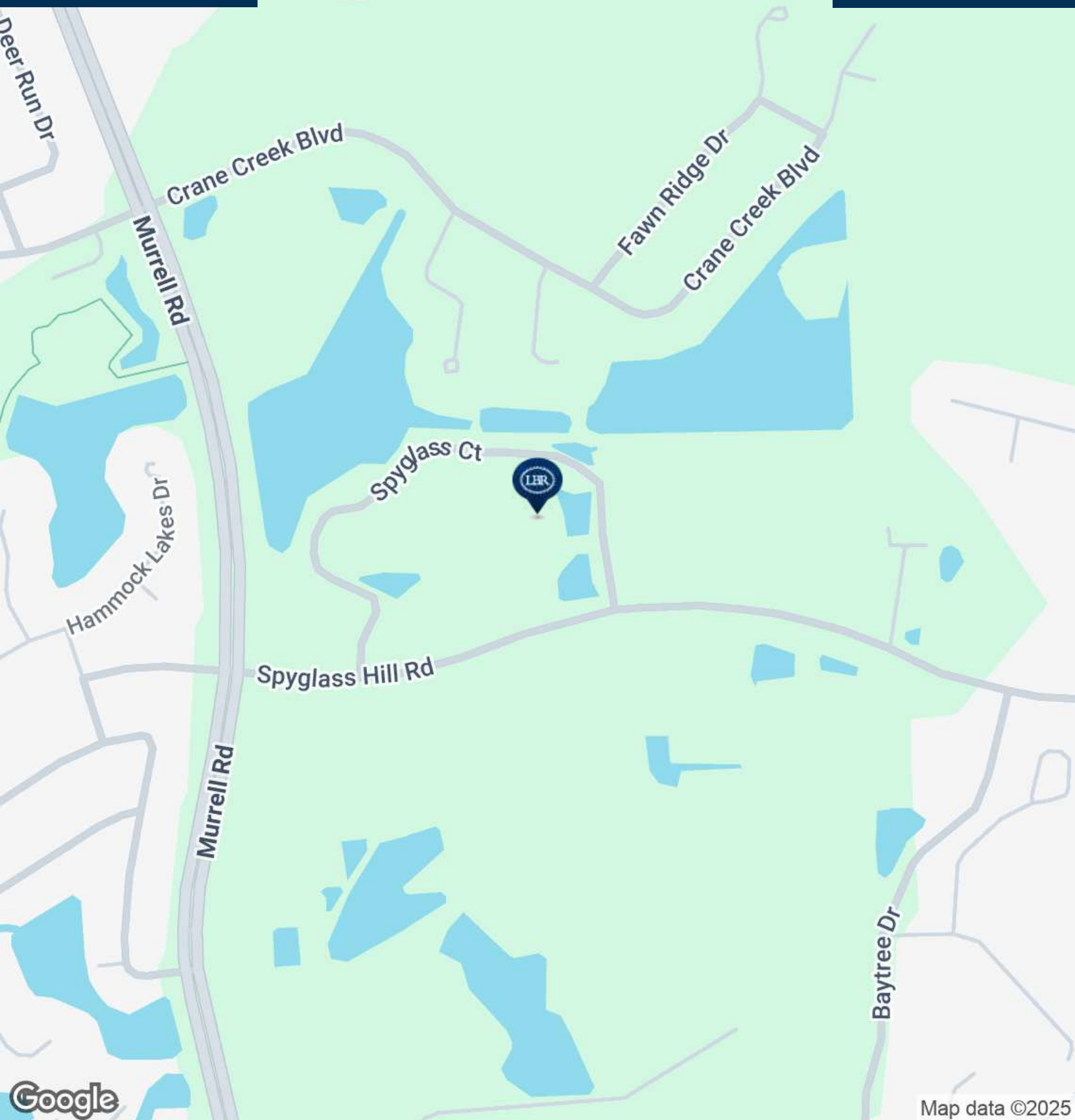
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Location Map

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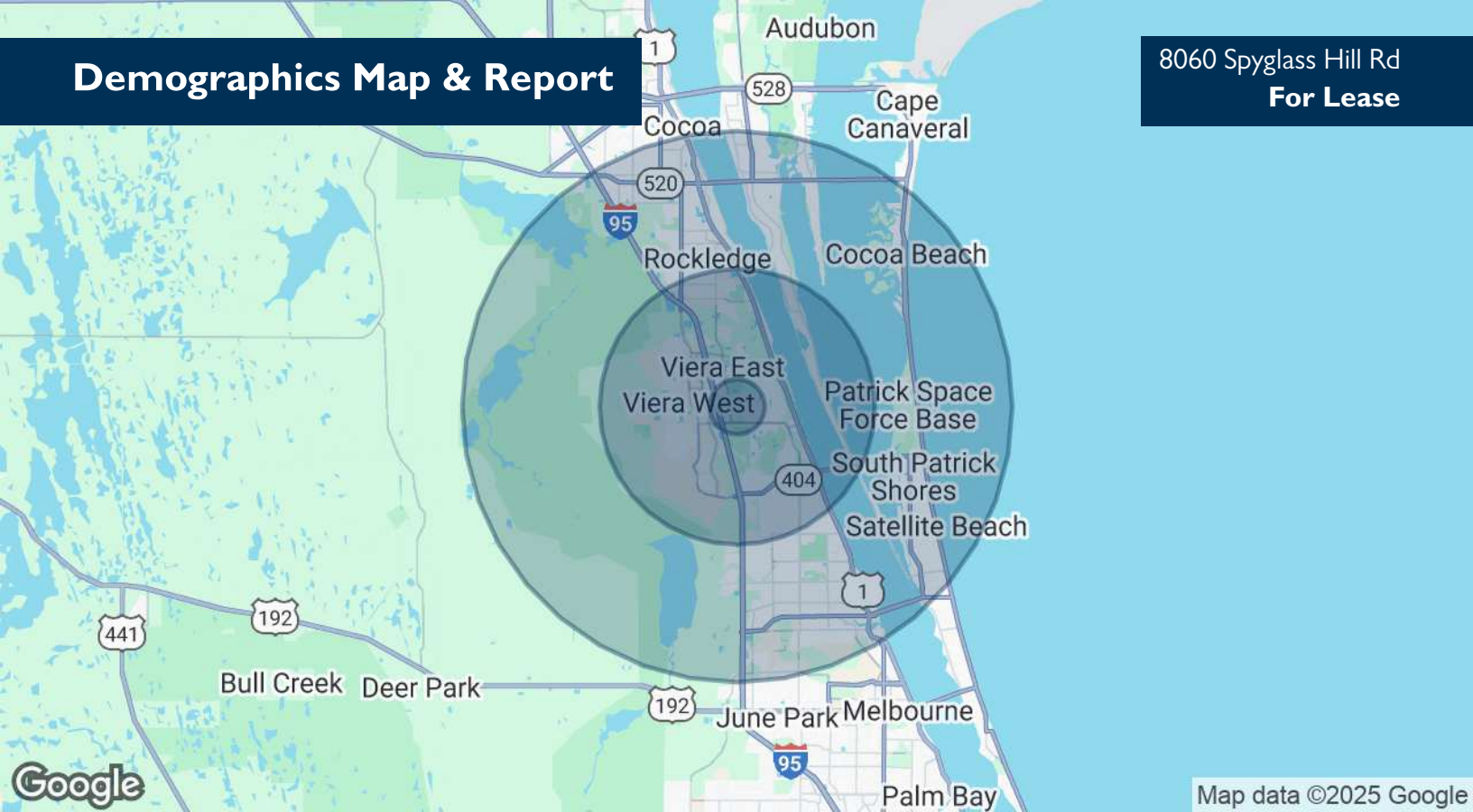
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,167	84,744	231,763
Average Age	48	48	47
Average Age (Male)	47	47	46
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,064	35,047	99,190
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$123,652	\$134,925	\$111,071
Average House Value	\$439,382	\$505,205	\$433,844

Demographics data derived from AlphaMap

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