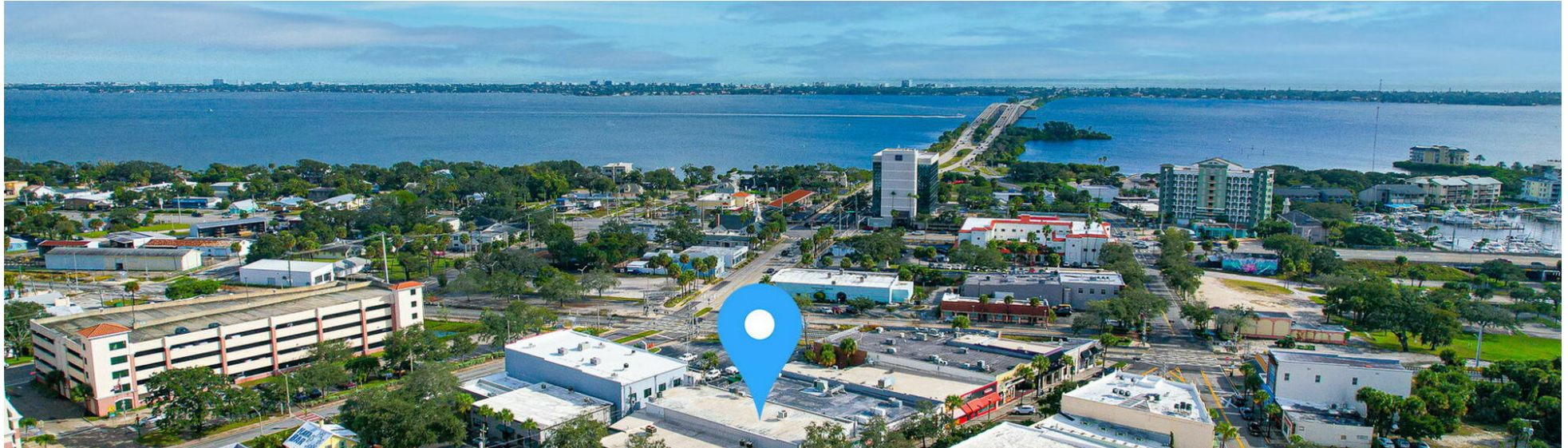


904 OFFICE SPACE IN DOWNTOWN MELBOURNE

904 E NEW HAVEN AVE, MELBOURNE , FL 32901



OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

This second-floor office suite at 904 E New Haven Avenue offers 6,148 square feet of functional space in a prime downtown location. The layout includes twelve private offices and a large open area that can be used for meetings, team workspace, or training. A private kitchen and restroom are also included.

The space is move-in ready and well suited for a variety of professional uses. Access is via stairs. Offered at \$6,000 per month, this suite combines size, location, and flexibility in the heart of Downtown Melbourne.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (MG)
Number of Units:	1
Available SF:	6,148 SF
Lot Size:	0.14 Acres
Building Size:	6,148 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	622	2,601	5,107
Total Population	982	4,794	10,443
Average HH Income	\$43,796	\$40,261	\$43,514

CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

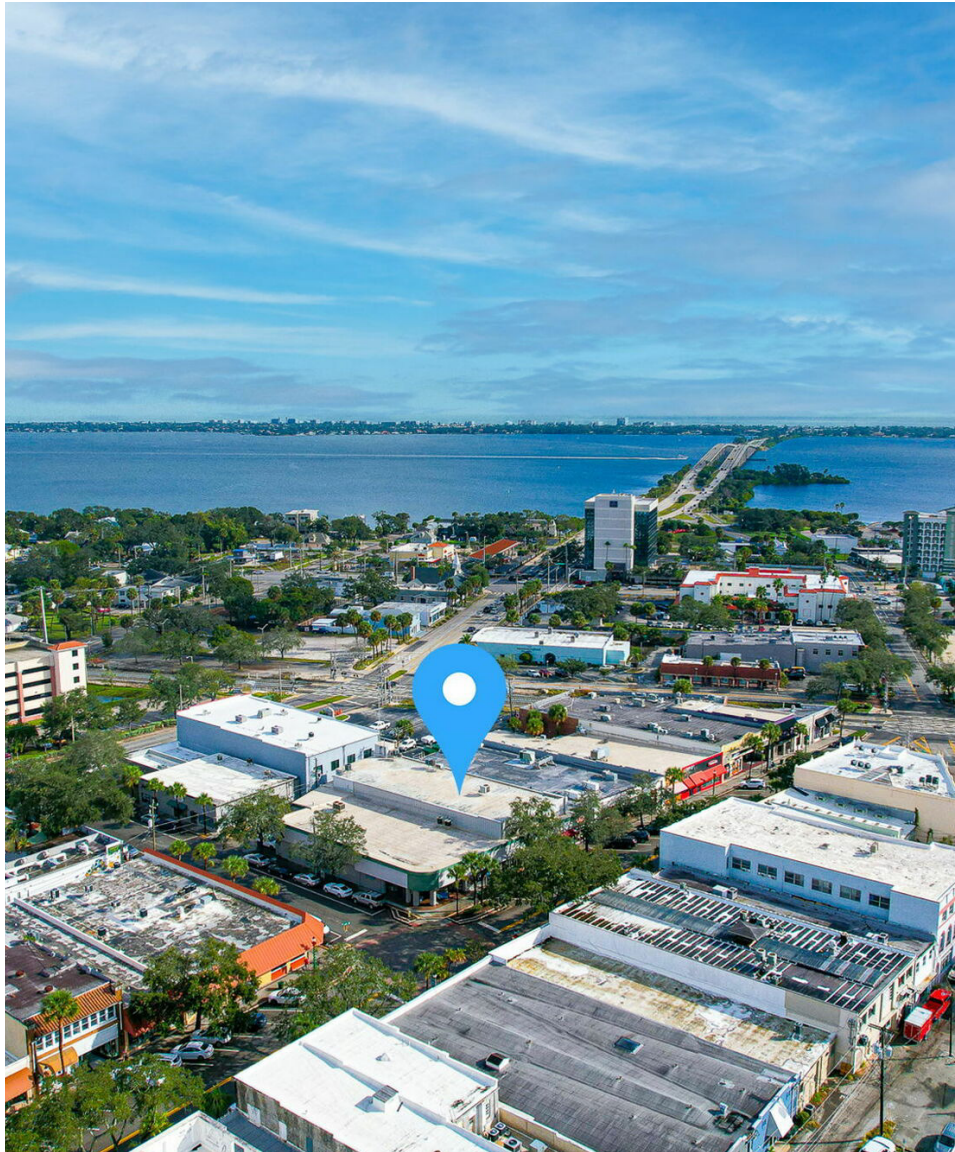
REACH Commercial Real Estate
reachcommercialre.com



904 OFFICE SPACE IN DOWNTOWN MELBOURNE

904 E NEW HAVEN AVE, MELBOURNE , FL 32901

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

This second-floor office suite at 904 E New Haven Avenue offers 6,148 square feet of functional space in a prime downtown location. The layout includes twelve private offices and a large open area that can be used for meetings, team workspace, or training. A private kitchen and restroom are also included.

The space is move-in ready and well suited for a variety of professional uses. Access is via stairs. Offered at \$6,000 per month, this suite combines size, location, and flexibility in the heart of Downtown Melbourne.

LOCATION DESCRIPTION

904 E New Haven Avenue sits in the heart of Downtown Melbourne, surrounded by restaurants, coffee shops, retail, and local businesses. The area is highly walkable, with consistent foot traffic and easy access to US-1 and the Melbourne Causeway.

Downtown Melbourne continues to grow as a business and lifestyle hub, attracting professionals, creatives, and entrepreneurs. The property's location offers strong visibility and all the convenience of a central commercial district without sacrificing charm or accessibility.

CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com



904 OFFICE SPACE IN DOWNTOWN MELBOURNE

904 E NEW HAVEN AVE, MELBOURNE , FL 32901

OFFICE BUILDING FOR LEASE

Lease Rate	\$6,000.00 PER MONTH
------------	----------------------

LOCATION INFORMATION	
Building Name	904 Office Space in Downtown Melbourne
Street Address	904 E New Haven Ave
City, State, Zip	Melbourne , FL 32901
County	US

BUILDING INFORMATION	
Building Size	6,148 SF
Building Class	C
Tenancy	Multiple
Year Built	1945
Year Last Renovated	2025

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	C3
Lot Size	0.14 Acres

PARKING & TRANSPORTATION	
UTILITIES & AMENITIES	

CASSANDRA HARTFORD
Owner
321.300.4773
cassandra@reachcommercialre.com

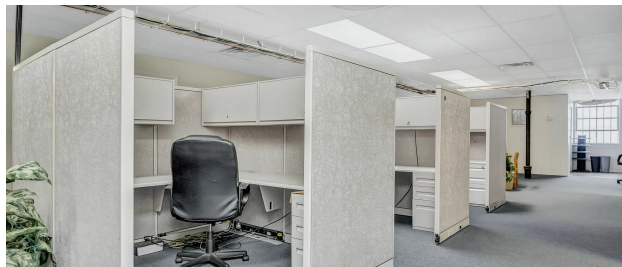
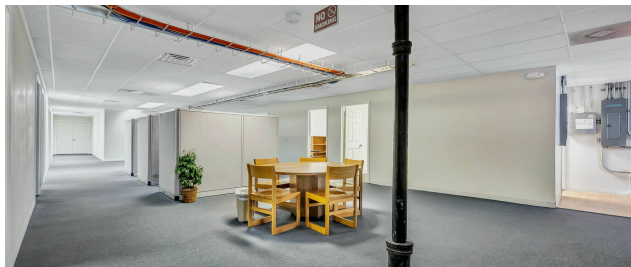
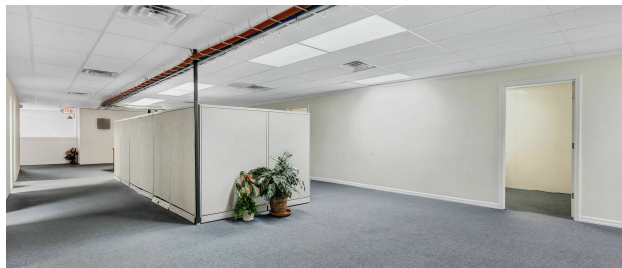
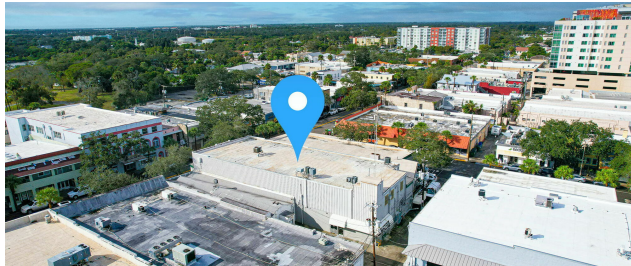
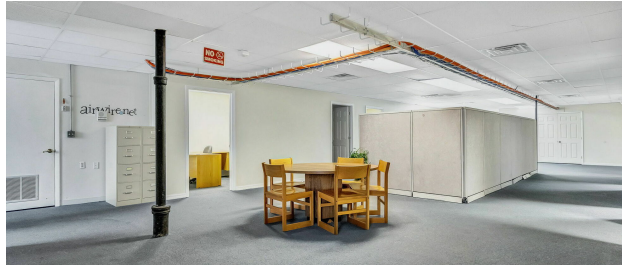
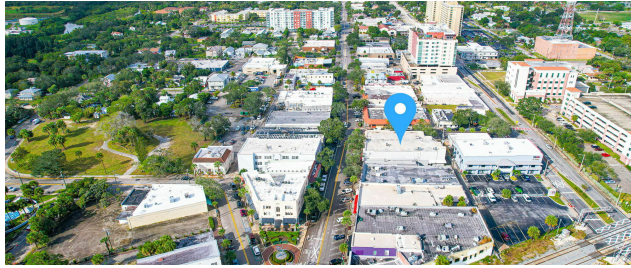
REACH Commercial Real Estate
reachcommercialre.com

904 OFFICE SPACE IN DOWNTOWN MELBOURNE

904 E NEW HAVEN AVE, MELBOURNE, FL 32901



OFFICE BUILDING FOR LEASE



CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com



904 OFFICE SPACE IN DOWNTOWN MELBOURNE

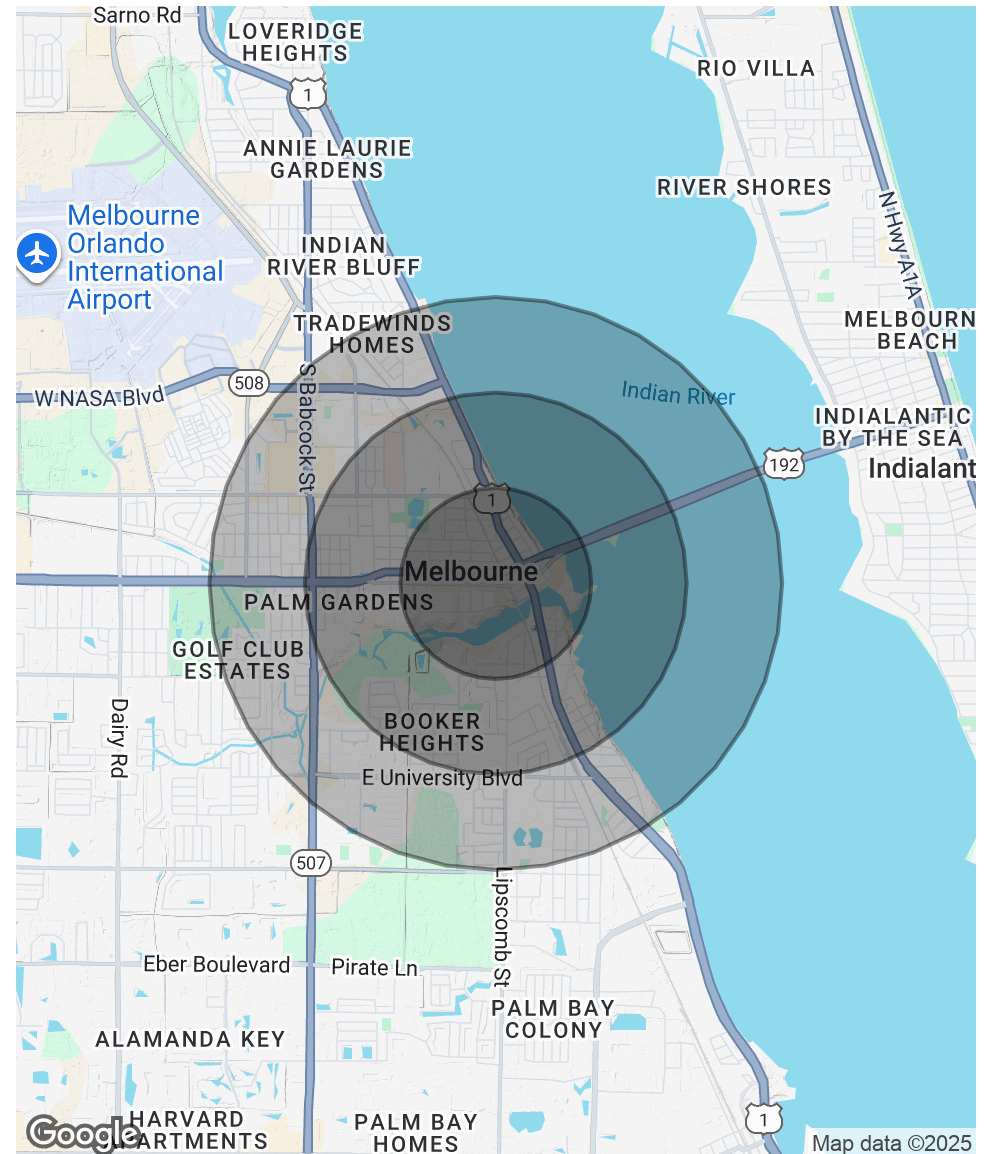
904 E NEW HAVEN AVE, MELBOURNE , FL 32901

OFFICE BUILDING FOR LEASE

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	982	4,794	10,443
Average Age	56.2	47.9	42.1
Average Age (Male)	44.9	42.3	38.9
Average Age (Female)	58.8	51.6	46.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	622	2,601	5,107
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$43,796	\$40,261	\$43,514
Average House Value	\$250,795	\$221,673	\$210,600

2020 American Community Survey (ACS)



CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

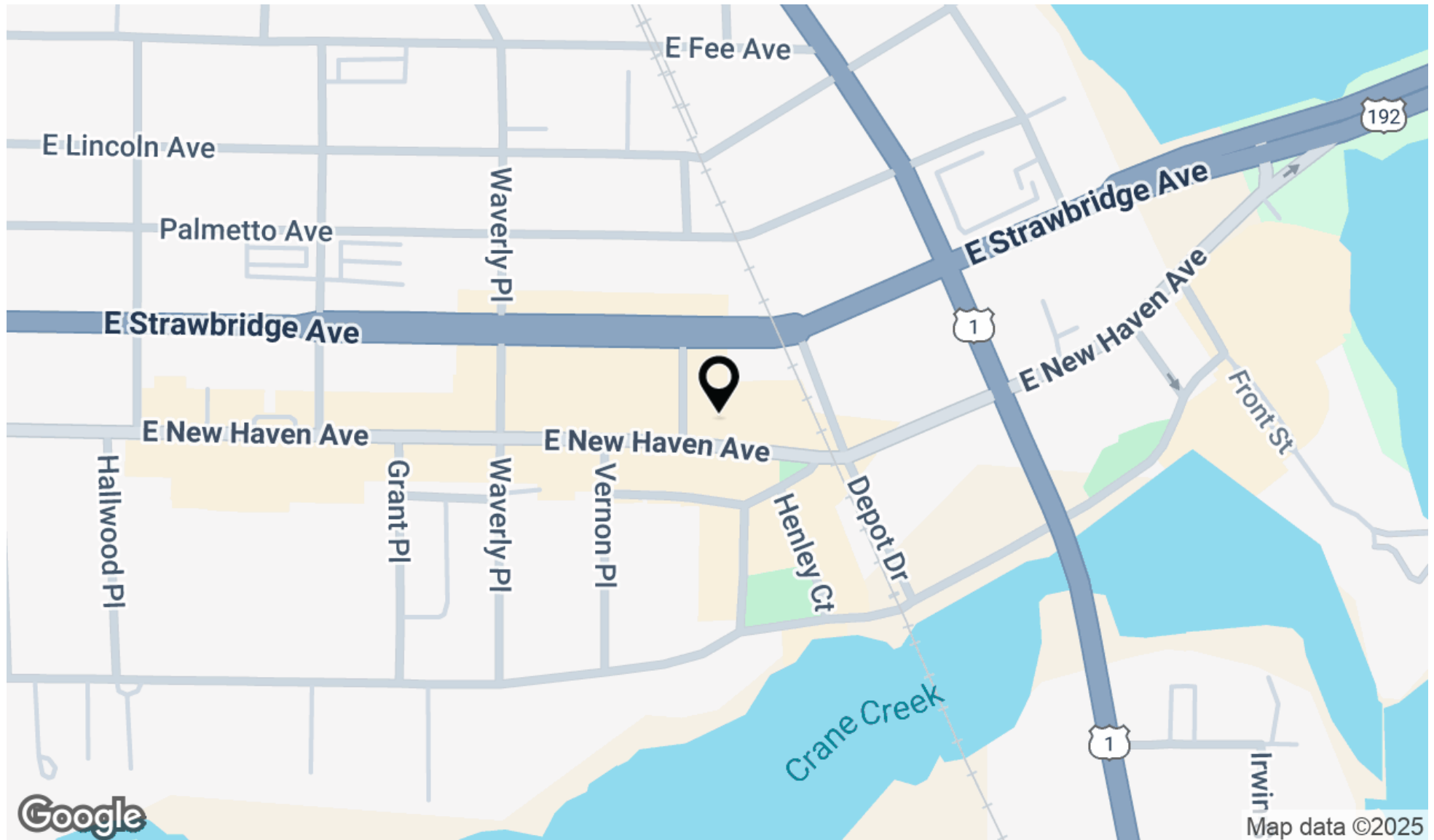
REACH Commercial Real Estate
reachcommercialre.com



904 OFFICE SPACE IN DOWNTOWN MELBOURNE

904 E NEW HAVEN AVE, MELBOURNE , FL 32901

OFFICE BUILDING FOR LEASE



CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com