

**OFFICE FOR
LEASE**



7351 Office Park Place Melbourne, FL 32940

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





PROPERTY DESCRIPTION

This beautiful, one-of-a-kind single-tenant office building is ideally located in the heart of Viera, within the prestigious Corporate Park Viera. Encompassing 10,849 square feet, the building was masterfully designed with a functional and efficient layout perfectly suited for corporate office users.

The thoughtfully designed floor plan features a grand open lobby, 19 private offices, three conference rooms, and expansive open work areas ideal for cubicle configurations or collaborative workspace. Additional amenities include multiple restrooms and a fully equipped kitchen facility to support daily operations and team gatherings.

The property offers abundant on-site parking surrounding the building, ensuring convenience for employees and visitors alike. Scenic lake views along the east side enhance the professional setting with a serene backdrop.

Located within walking distance or a short drive to numerous restaurants and everyday conveniences, this property provides both accessibility and executive appeal in one of Brevard County's most sought-after business environments.

NNN expenses estimated at \$10.87/sf

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| Lease Rate: | \$26.00 SF/yr (NNN) |
| Available SF: | 10,849 SF |
| Building Size: | 10,849 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------|------------------|------------------|---------------|
| Total Households | 252 | 824 | 3,284 |
| Total Population | 534 | 1,822 | 7,129 |
| Average HH Income | \$95,115 | \$103,459 | \$105,547 |

ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





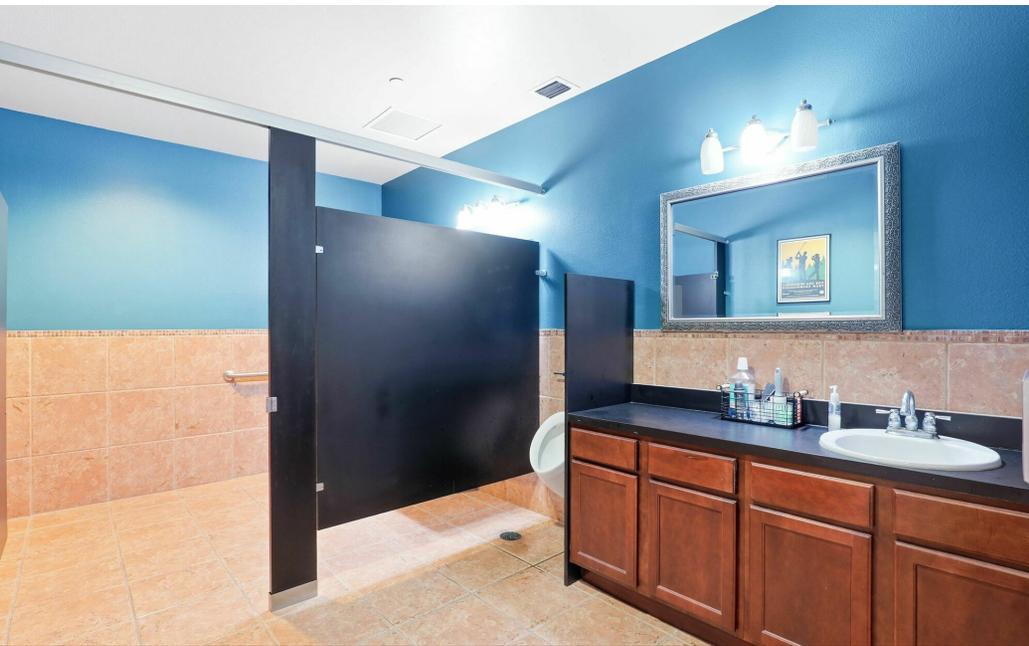
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





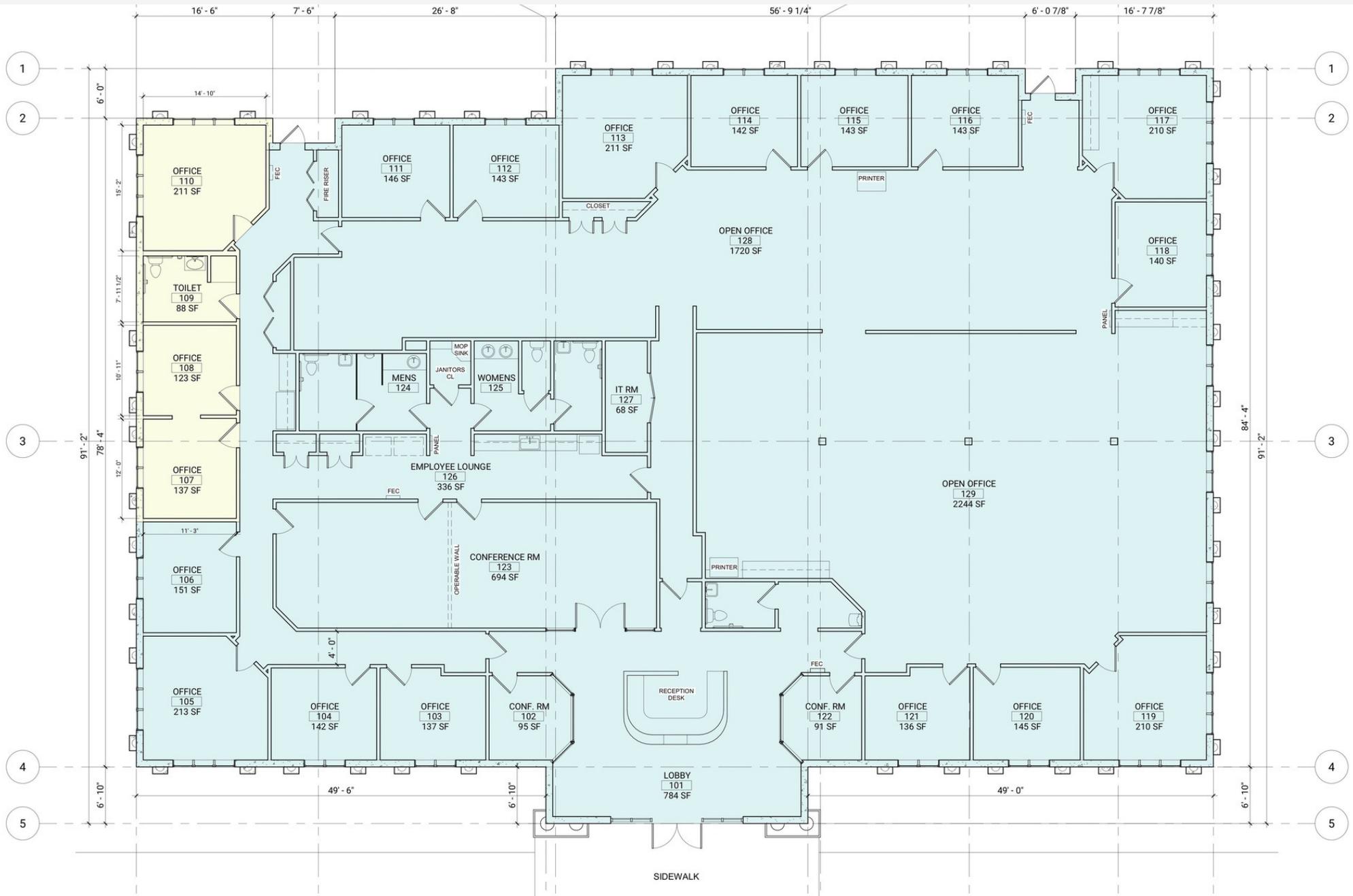
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





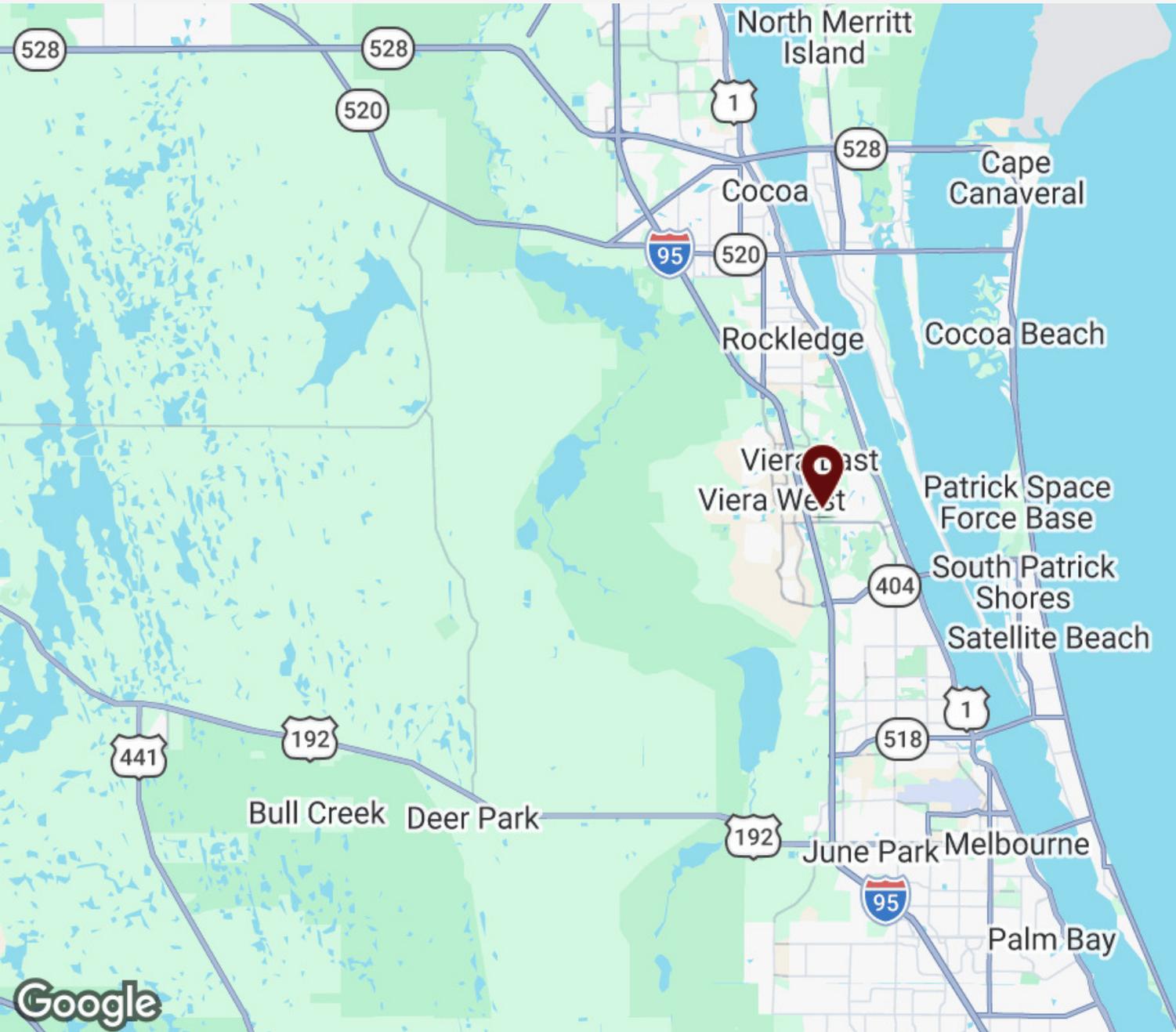
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





Map data ©2026 Google

ADAM RATHBUN, CCIM, SIOR

321.266.9200

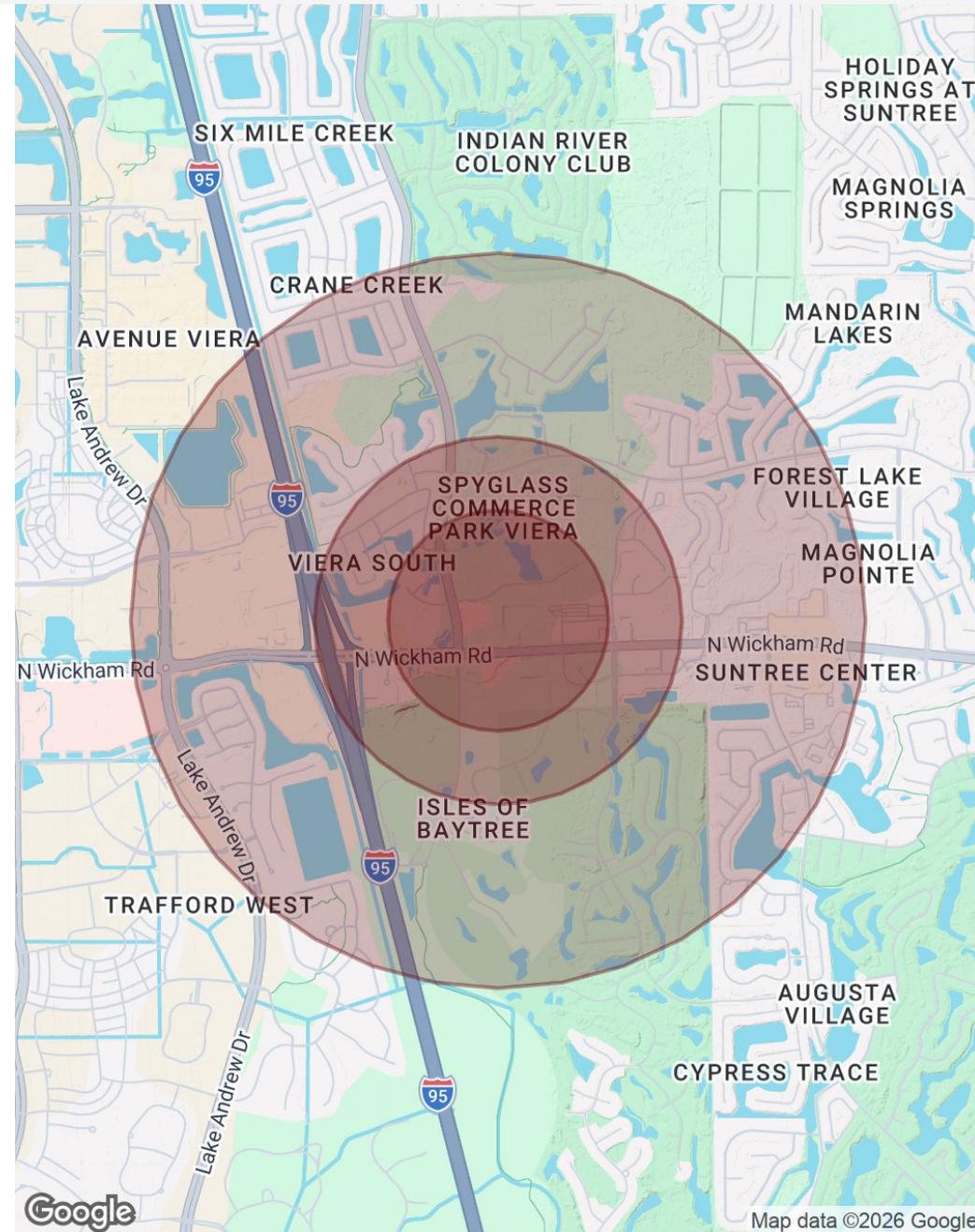
arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 534 | 1,822 | 7,129 |
| Average Age | 45 | 46 | 46 |
| Average Age (Male) | 44 | 45 | 45 |
| Average Age (Female) | 46 | 47 | 47 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 252 | 824 | 3,284 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$95,115 | \$103,459 | \$105,547 |
| Average House Value | \$466,007 | \$475,687 | \$450,824 |

Demographics data derived from AlphaMap



ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934

