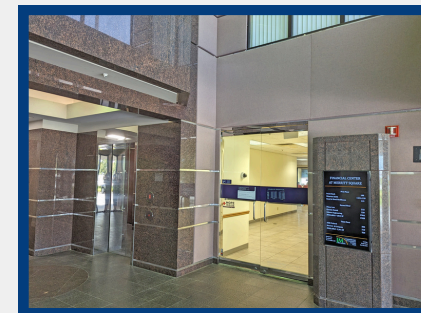


OFFICE SPACE FOR LEASE

FINANCIAL CENTER AT MERRITT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

High-Traffic, High-Impact, High-Value

OFFICE SPACE FOR LEASE

FINANCIAL CENTER AT MERRITT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



Quick Facts:

- Three Story Class “A” Professional Office Building Located in the Heart of Merritt Island
- State Road 520 (Merritt Island Causeway) is a Major Corridor Between US 1 and A1A
- Home to Truist Bank & The Cocoa Beach Chamber of Commerce
- High Traffic Counts of 33,300 Cars Per Day
- Next to Merritt Square Shopping Mall
- Great Parking & High Visibility
- Covered Portico Main Entrance to Building
- Double Elevator Building with Granite Lobby
- Spacious Floor Plans – 2,675, 3,874, 4,813 SF
- Dedicated Property Management & Leasing
- \$18 to \$22/SF/YR + \$8.37 NNN – Includes Utilities



COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

[Link: Click Here](#)

OFFICE SPACE FOR LEASE

FINANCIAL CENTER AT MERRITT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952

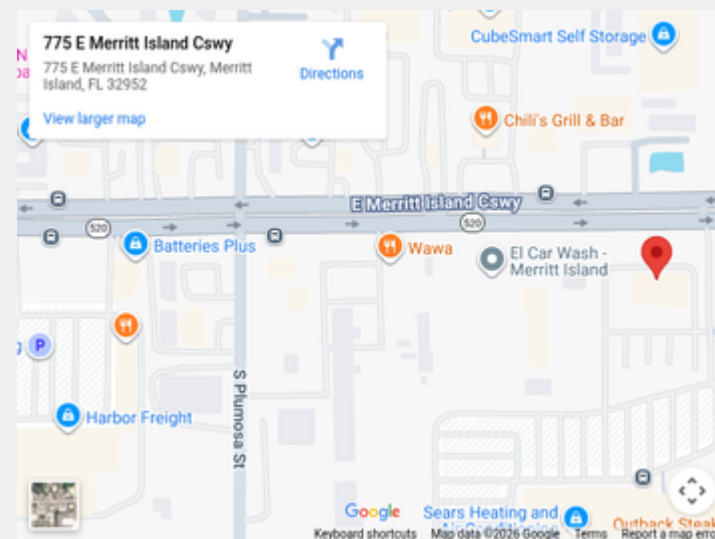


Discover a premier opportunity at the Financial Center at Merritt Square, a three-story Class “A” professional office building ideally situated in the heart of Merritt Island. Positioned directly on State Road 520, the property enjoys exceptional visibility and exposure along a major corridor connecting US-1 to A1A, with over 33,300 cars passing daily.

Next to Merritt Square Mall, this distinguished building features a covered portico entrance, double elevators, and a granite lobby that creates a strong first impression for tenants and visitors alike.

Flexible floorplans ranging from 2,675 SF to 7,641 SF provide the perfect setting for professional offices, medical users, or service providers seeking a high-profile location.

Competitive rental rates of \$18 to \$22/SF/YR + \$8.37 NNN include utilities, offering outstanding value in a prime Merritt Island business hub.



COURTNEY SMITH

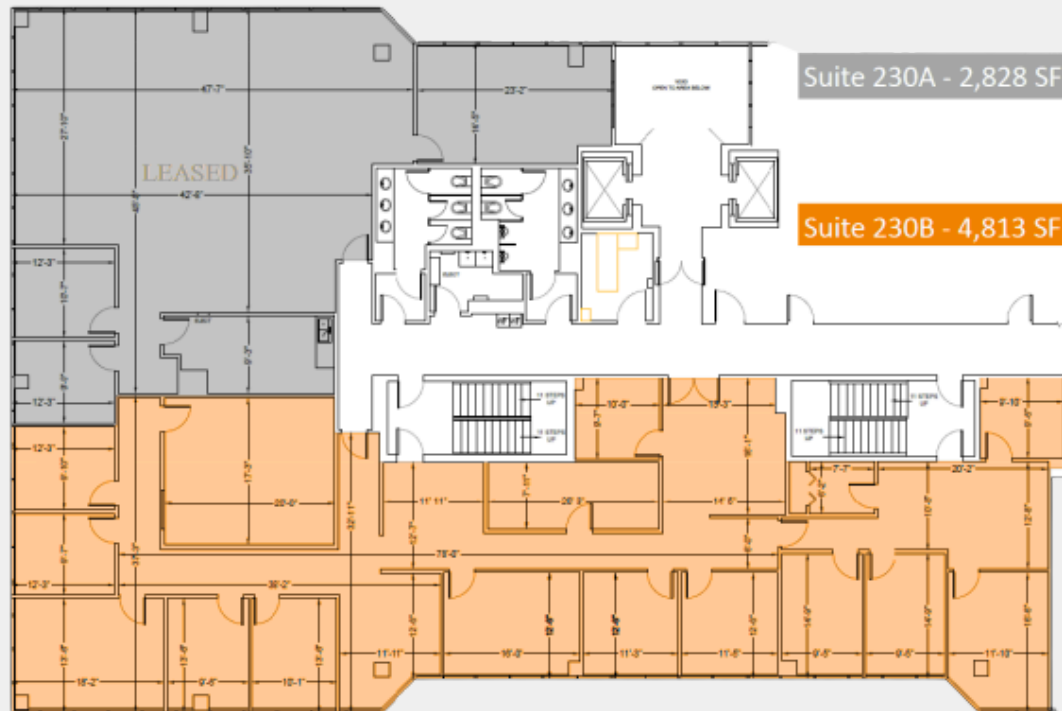
COMMERCIAL REAL ESTATE ADVISOR
JM Real Estate
2425 Pineapple Ave.
Melbourne, FL 32935
(321) 423-4305
Courtney@JMRealEstate.com

JMREALESTATE.COM

OFFICE SPACE FOR LEASE

FINANCIAL CENTER AT MERRIT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



Suite 230B - 4,813+/- rsf -NOW
Suite 230A - 2,828+/- rsf - Feb 2026

- Large, Light-Filled, Office-Intensive Space
- Ideal for Office or High-Tech Users
- Spacious Perimeter Offices with Excellent Natural Light
- Beautiful Interior Improvements with Scenic Views
- Prominent Identity and Formal Reception Area Adjacent to Elevator Lobby
- Can be combined for a Total of 7,741 SF.

COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

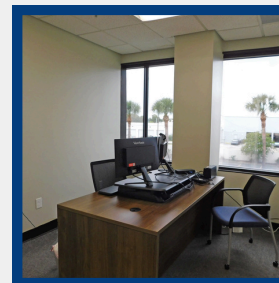
2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

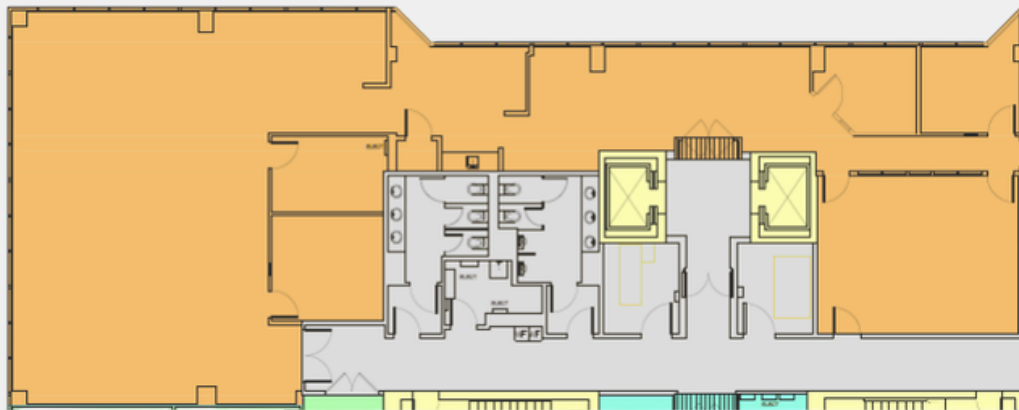
JMREALESTATE.COM



OFFICE SPACE FOR LEASE

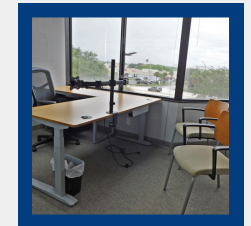
FINANCIAL CENTER AT MERRIT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



Suite 310 - 2,436+/- rsf

- Large Open Office on the Top Floor
- Turn-key space
- Beautifully Furnished
- 4 Private Offices & Open Area w Cubes
- Dedicated Break Room
- Stunning View Space



COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

JMREALESTATE.COM

OFFICE SPACE FOR LEASE

FINANCIAL CENTER AT MERRIT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



SUMMARY OF AVAILABLES:

SUITE	SIZE	AVAILABLE	NOTES
Suite 230B	4,813	now	<ul style="list-style-type: none">• 13 private offices• 2 conf rooms• Can be combined with 230
Suite 230A	2,828	FEB 2026	<ul style="list-style-type: none">• Open Concept• Large conf room• 1 kitchen• Can be combined with 230b
Suite 310	3,874	now	<ul style="list-style-type: none">• Top Floor Great Views• Lots of Open Space• 4 private offices• 1 conf room

COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

JMREALESTATE.COM

OFFICE SPACE FOR LEASE



FINANCIAL CENTER AT MERRIT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952

Class "A" Management & Leasing Specialists

Demographics

Category	1 Mile	3 Mile	5 Mile
2024 Population	5,085	22,490	77,540
2029 Pop Projection	5,572	24,747	85,384
Growth 2024-2029 (%)	1.2	1.8	2.0
Median Age	52.5	50.4	48.1
Bachelor's or Higher (%)	52.0	40.0	32.0
Average HH Income (\$)	126,403	99,074	81,469

COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

JMREALESTATE.COM