

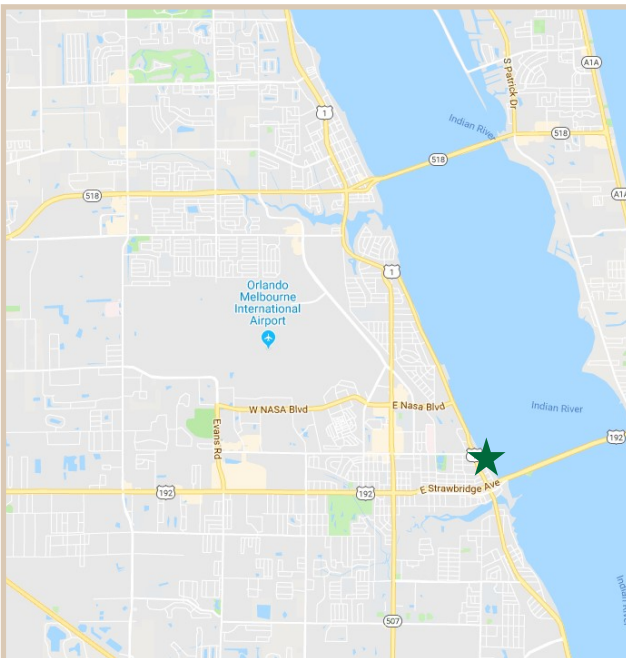
FOR LEASE

Riverview Office Building

1819 Riverview Drive, Melbourne FL, 32901

PROPERTY FACTS

Building Area:	9,357 Sq. Ft.
Floors:	2 with elevator access
No. of Units:	5 Units
Unit Range:	1,287 - 2,435 Sq. Ft.
Year Built:	1979
Construction:	Concrete Block Stucco
Roof:	Metal Roof
Utilities:	City Water/Sewer
Power:	FPL Electric
Zoning:	C-1
	Permitted uses include: Retail office, medical, financial institutions, and personal service.
Lease Type:	Full-Service



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Target Market Variability	Centrally located to serve South Brevard's clientele. Whether they are across the river or closer to I-95 they have access to this property from 192 and US-1.
Layouts	All unit renovations were completed as of late 2016. Changes to the units allowed better utilization of square footage and a refreshed professional appearance.
Capital Expenditures	We've installed a brand new metal roof, refreshed the siding, installed a new monument sign, resurfaced and restriped the parking lot and repainted the building.
Parking & Access	There's plenty of parking out front and directly north of the property. There's easy access to US-1 without traffic.
Aesthetics	Excellent river views as well as view of Melbourne Causeway; well landscaped; well maintained facility.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

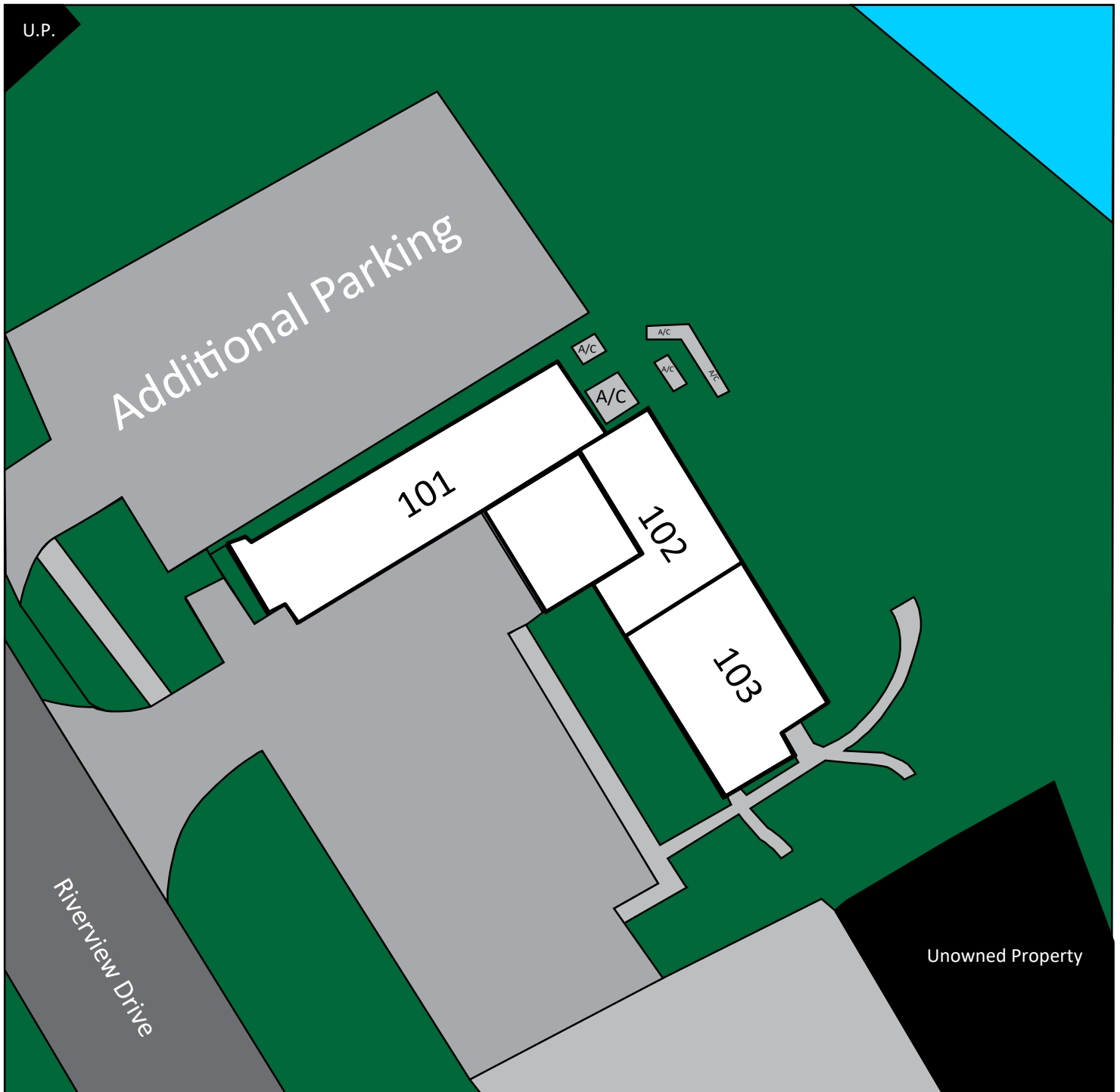
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

1st Floor

Riverview Office Building

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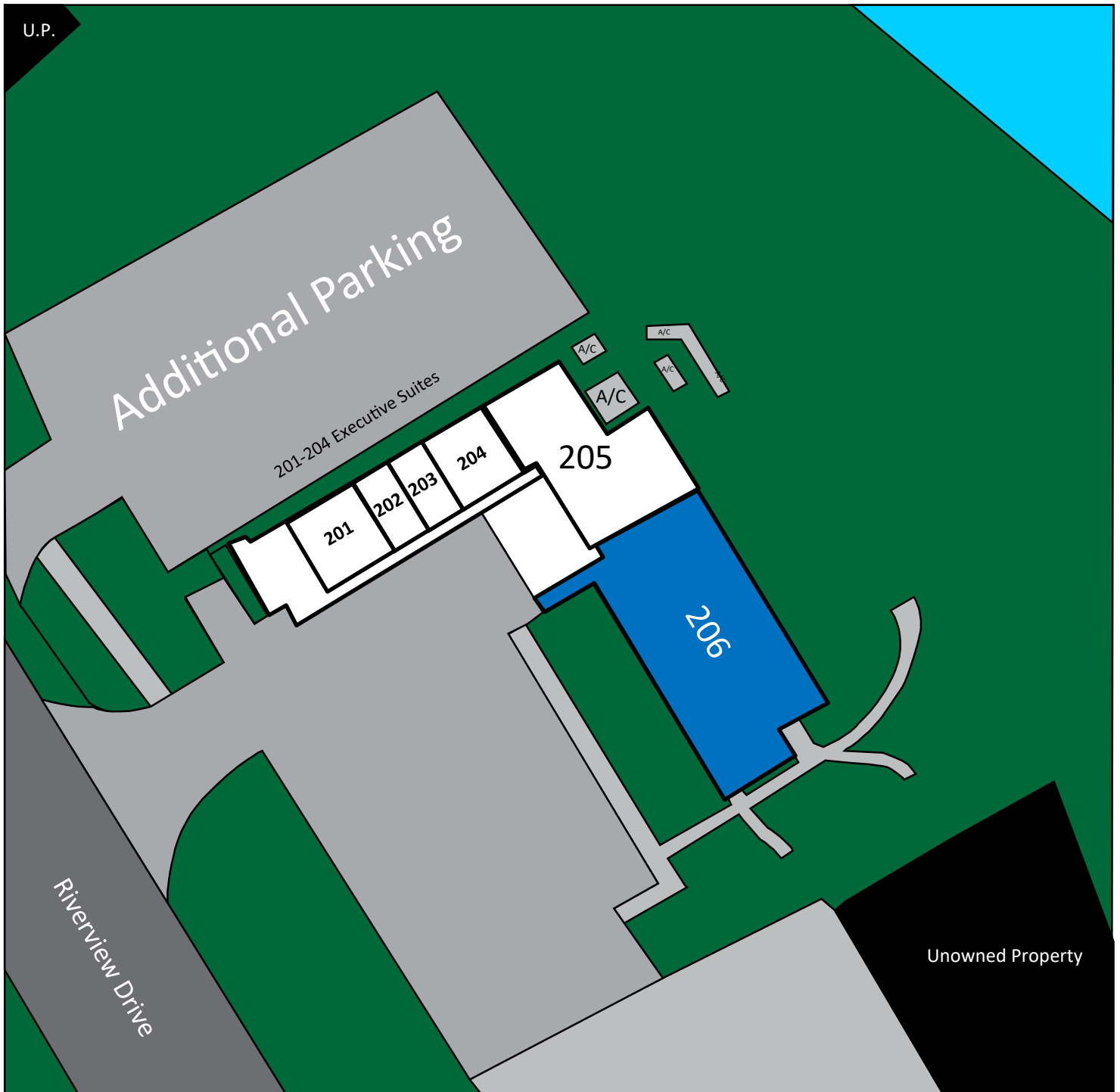
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SITE PLAN

2nd Floor

Riverview Office Building

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AVAILABLE UNITS

2nd Floor

Riverview Office Building

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				Potential Space Configuration and Uses
				WATER	ELECTRIC	TRASH	CABLE	
206	1,713 SF	\$19.00 / YR	\$2,712.25	Yes	Yes	Yes	No	Newly Renovated Office Space



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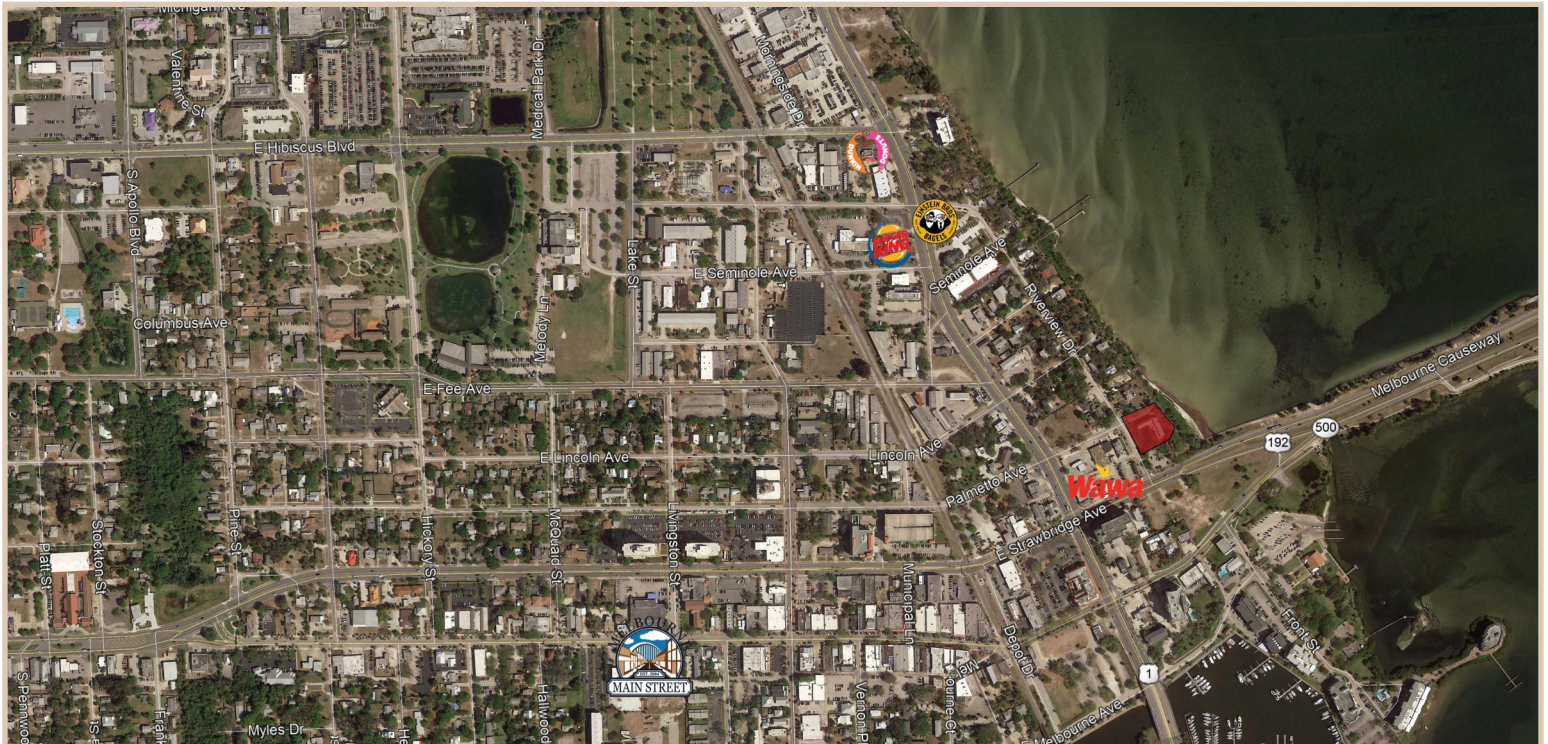
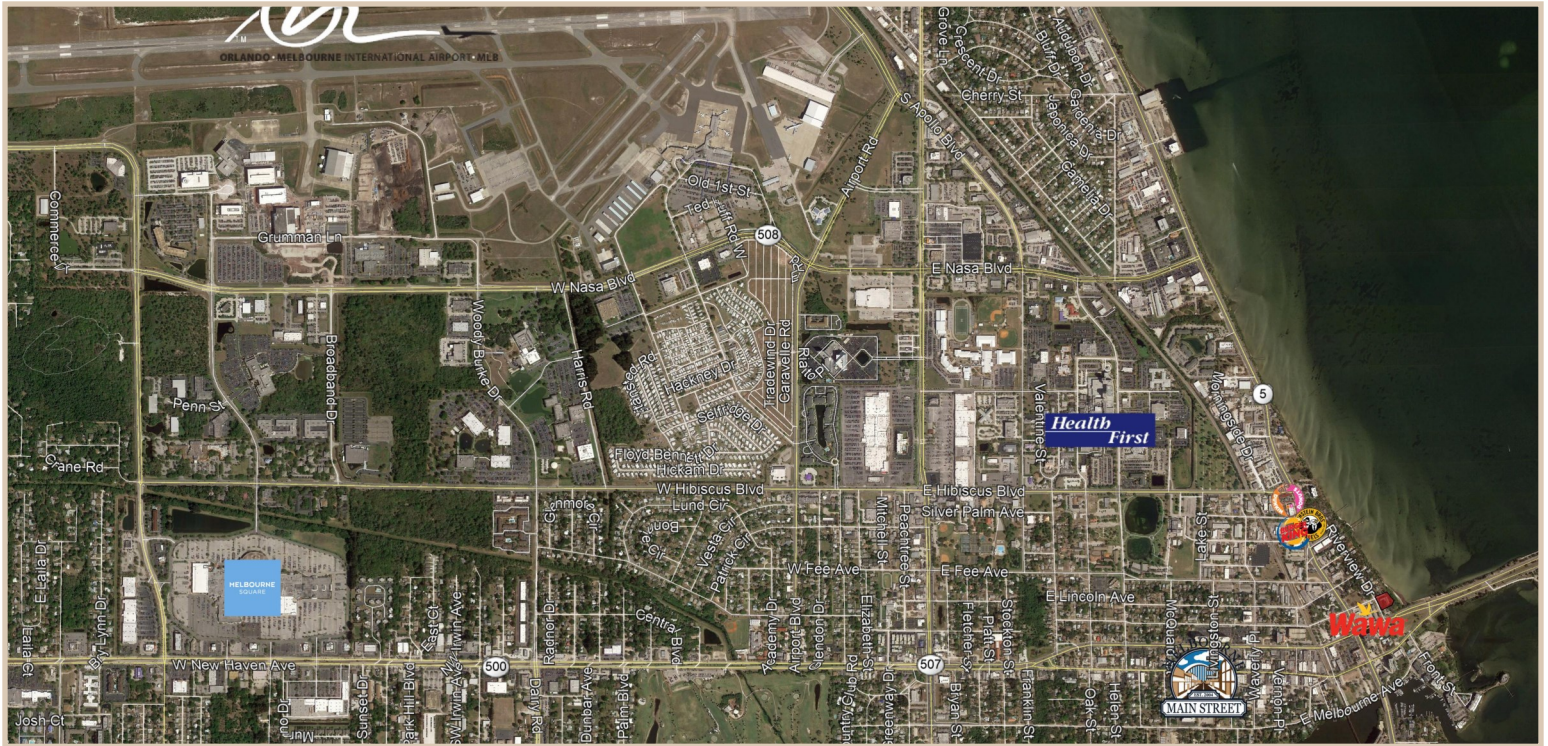
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LOCAL TENANT MAPS

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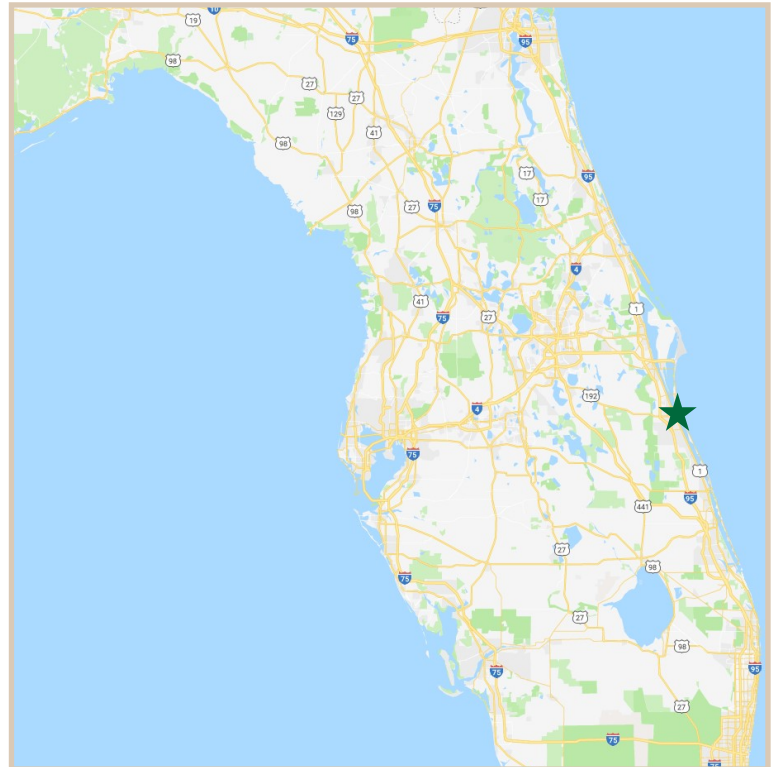
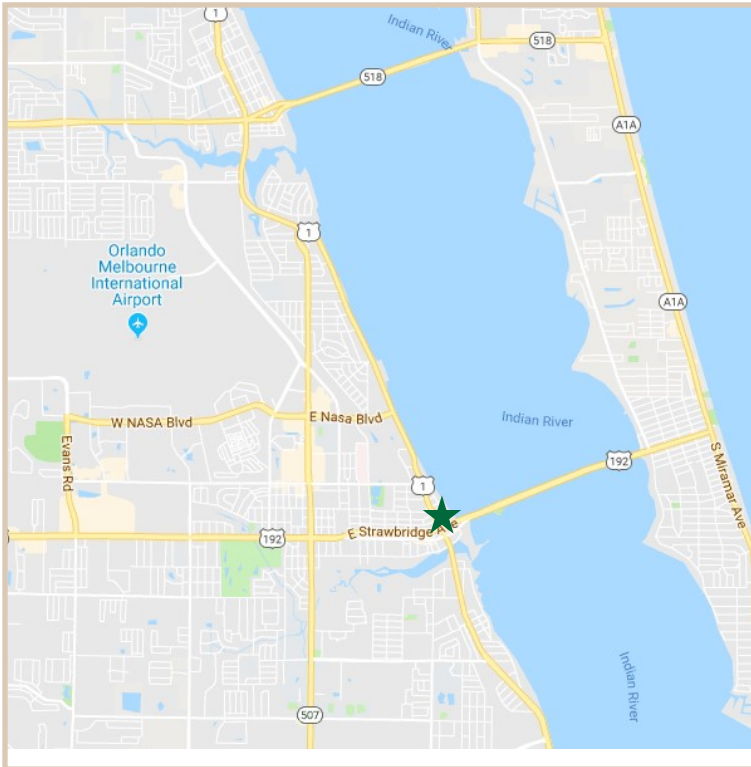
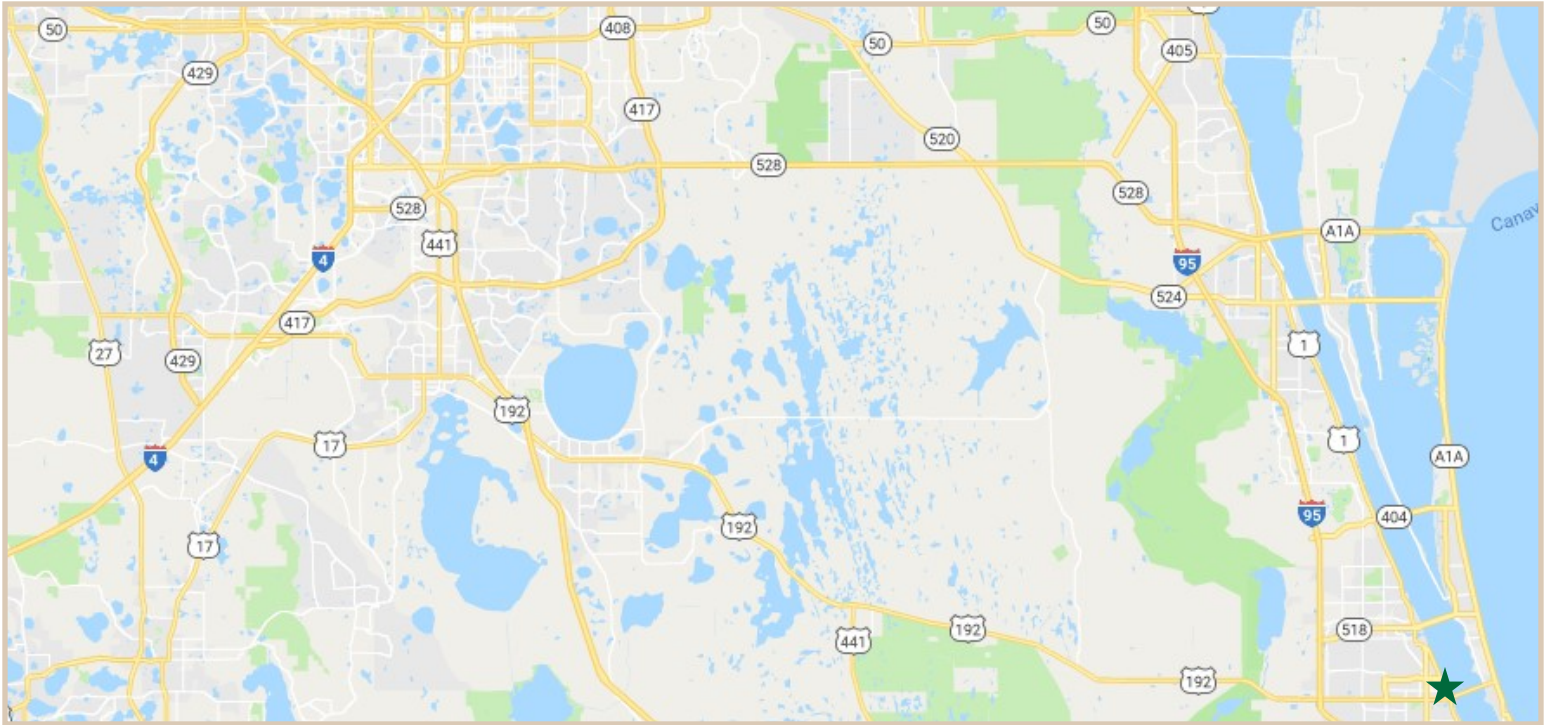
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LOCATION MAPS

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1963

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ADDITIONAL PHOTOS

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