

**OFFICE FOR  
LEASE**



## **CORPORATE PARK VIERA**

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



## PROPERTY HIGHLIGHTS

- FIRST THREE MONTHS FREE BASE RENT

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$20 SF/yr (NNN)
<b>Available SF:</b>	10,849 SF
<b>Building Size:</b>	10,849 SF

**ADAM RATHBUN, CCIM, SIOR**

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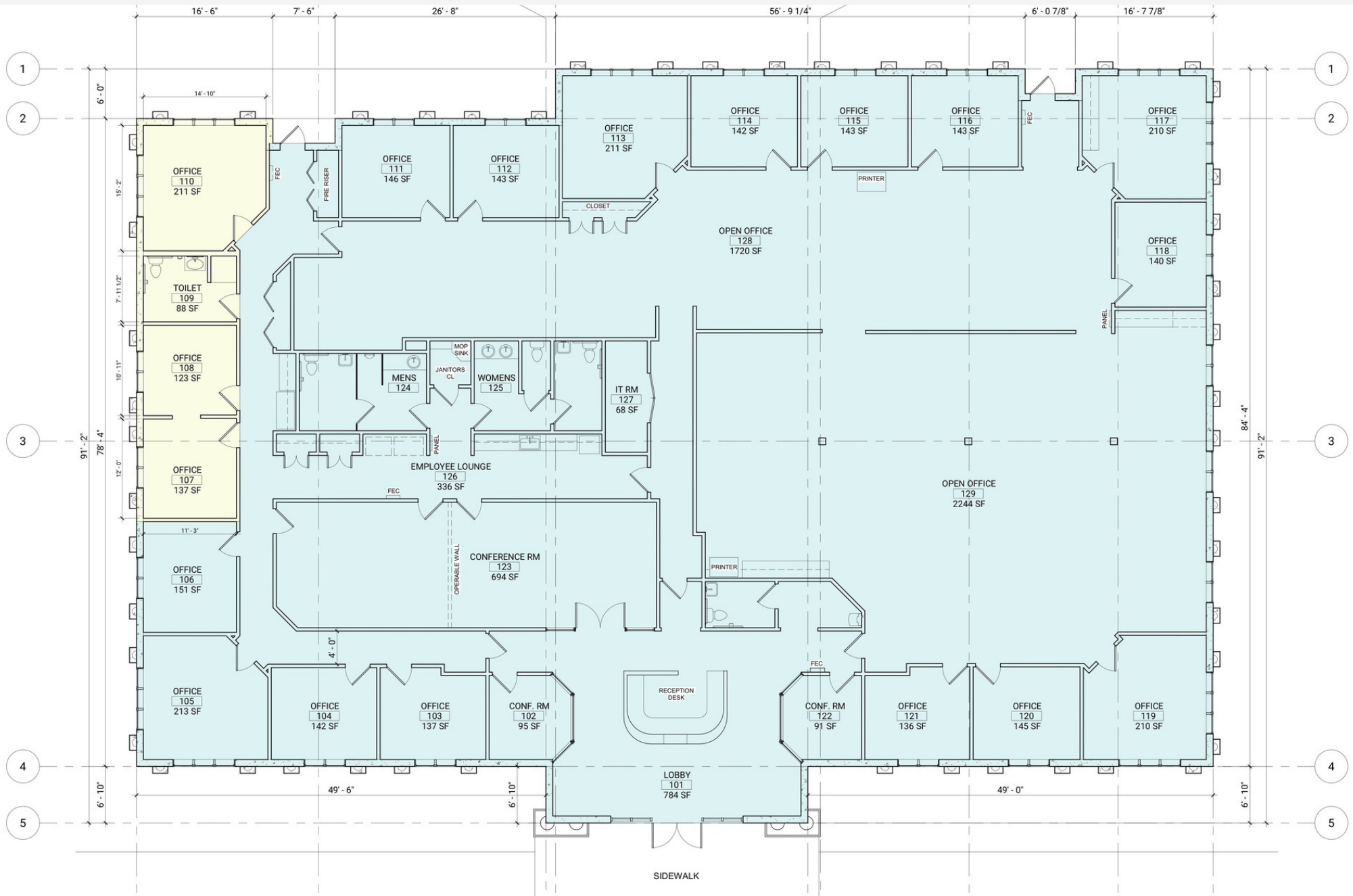
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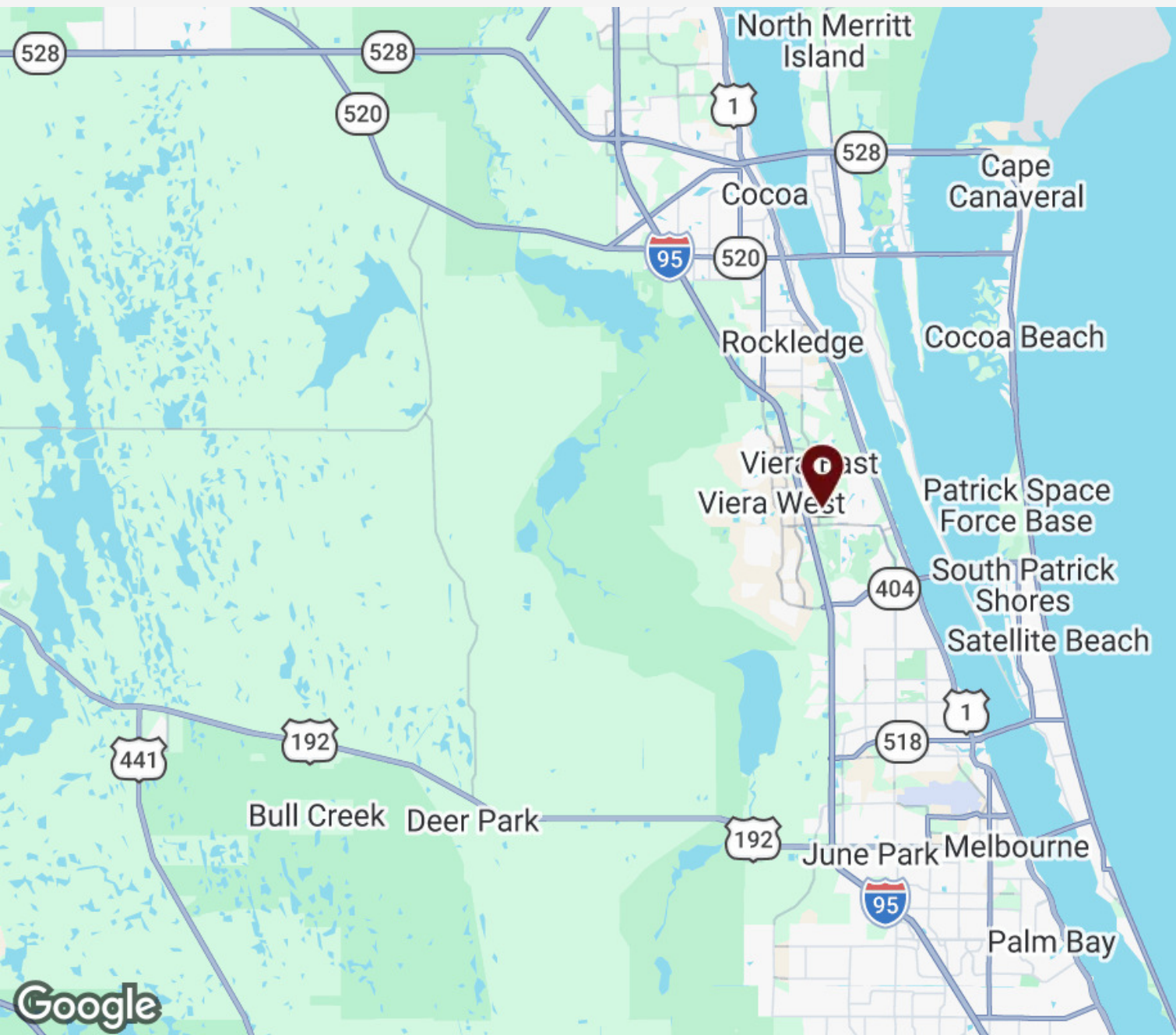
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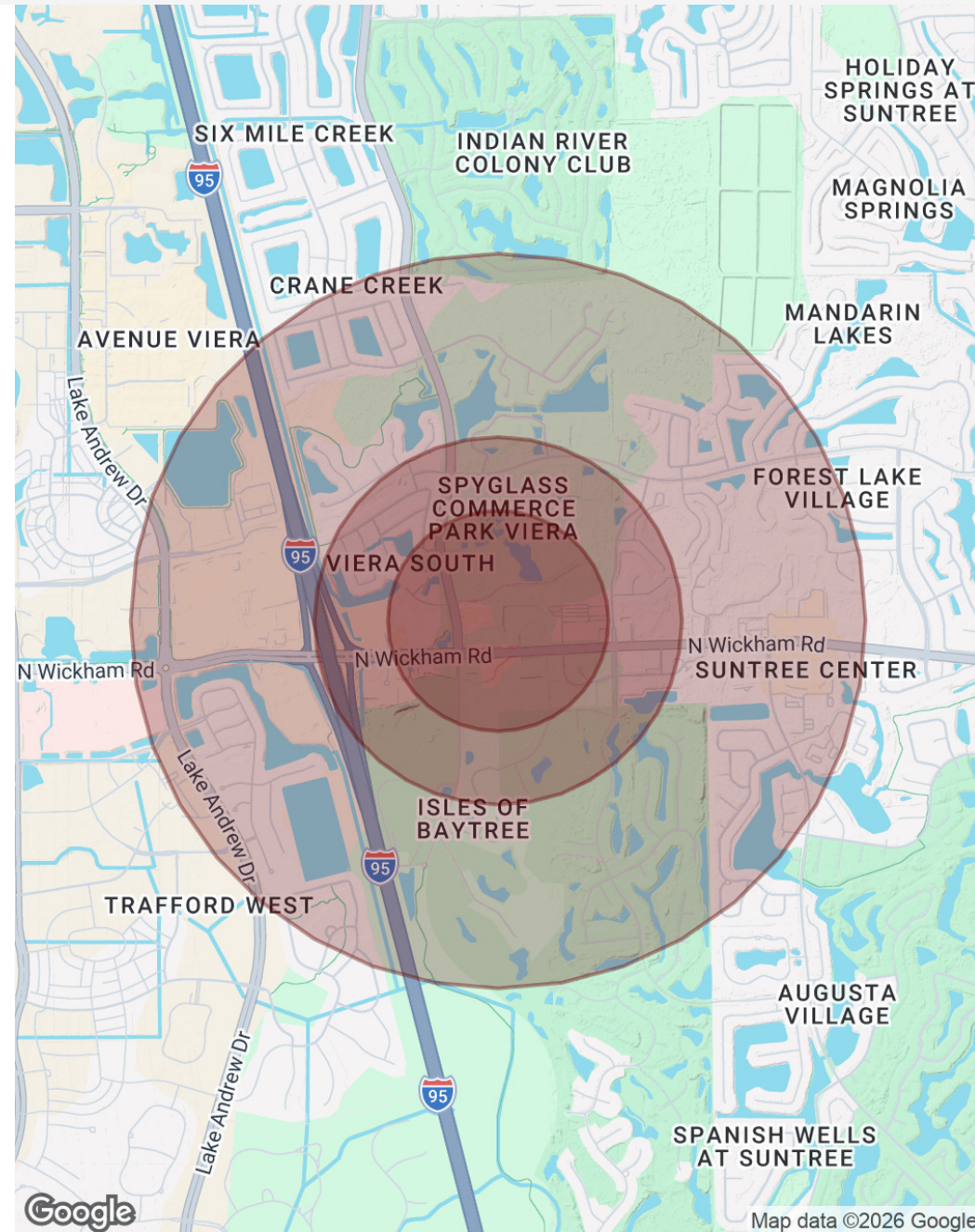
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	534	1,822	7,129
Average Age	45	46	46
Average Age (Male)	44	45	45
Average Age (Female)	46	47	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	252	824	3,284
# of Persons per HH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

2020 American Community Survey (ACS)



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