

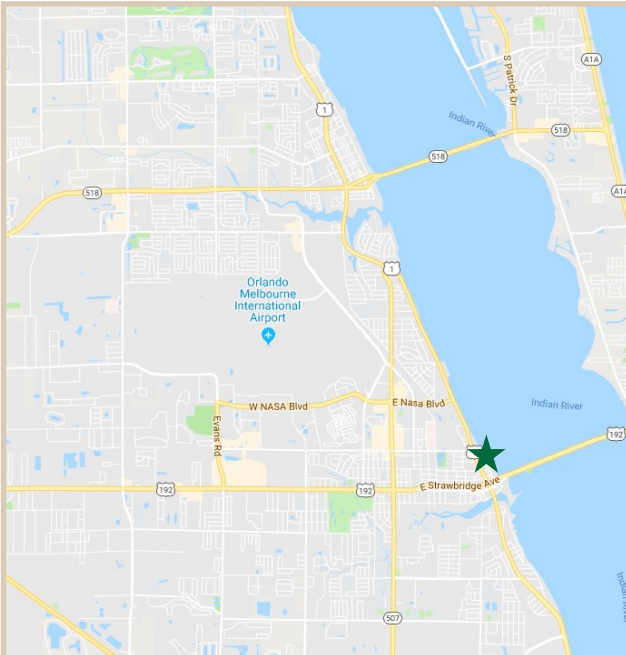
# FOR LEASE

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.



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### CONTACT INFO:

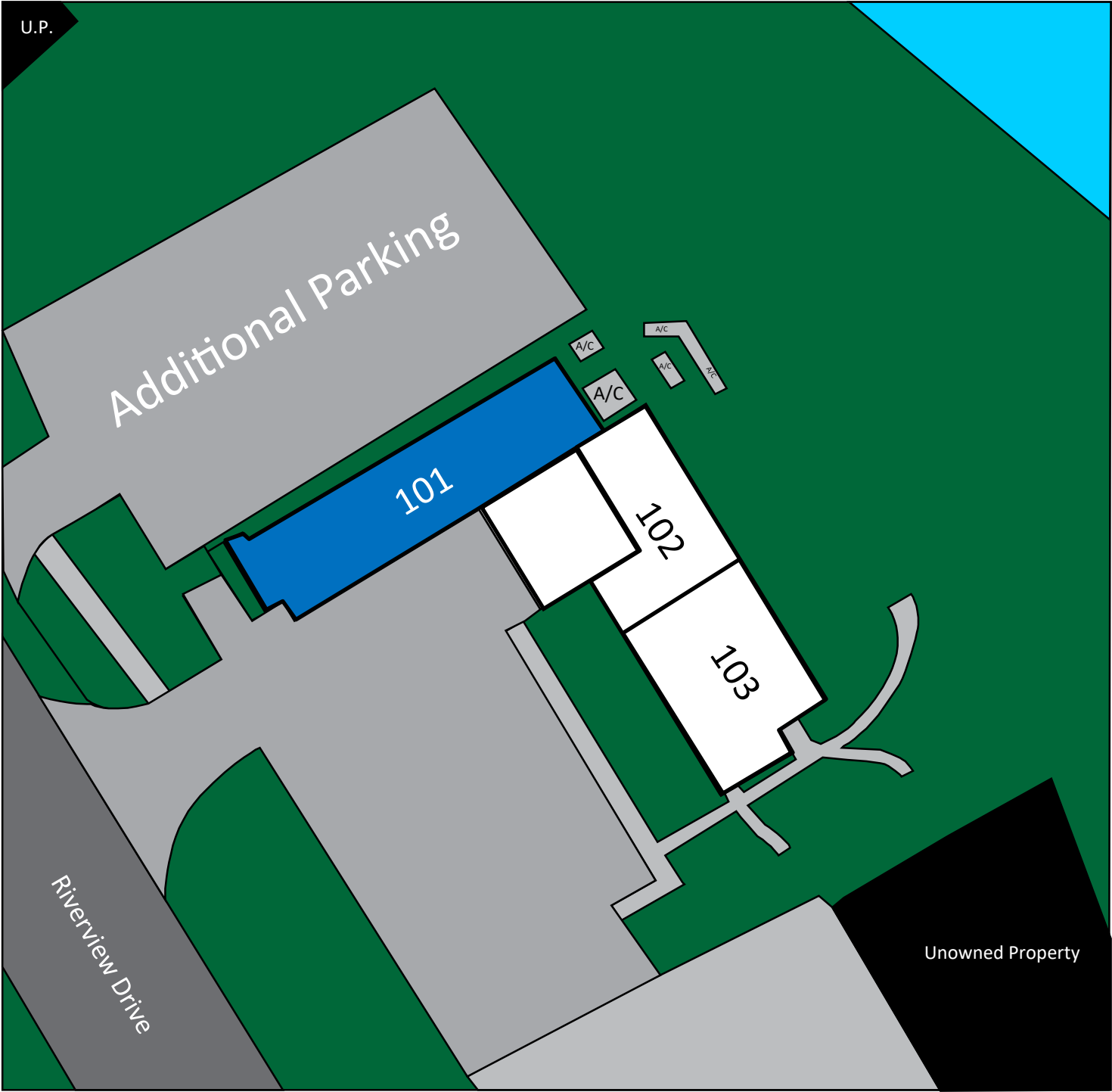
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	<a href="mailto:leasing@vscree.com">leasing@vscree.com</a>

# SITE PLAN

1st Floor

Riverview Office Building

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# UNITS FOR LEASE

## 1st Floor

## Riverview Office Building

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UNIT	SIZE		RATE	MONTHLY RATE	UTILITIES INCLUDED				POTENTIAL SPACE CONFIGURATIONS AND USES
					WATER	ELECTRIC	TRASH	CABLE	
101 F	132	S F	\$35.00	SF / YR \$385.00	Yes	Yes	Yes	No	Newly Renovated Executive Suite With Common Area Bathroom & Kitchenette



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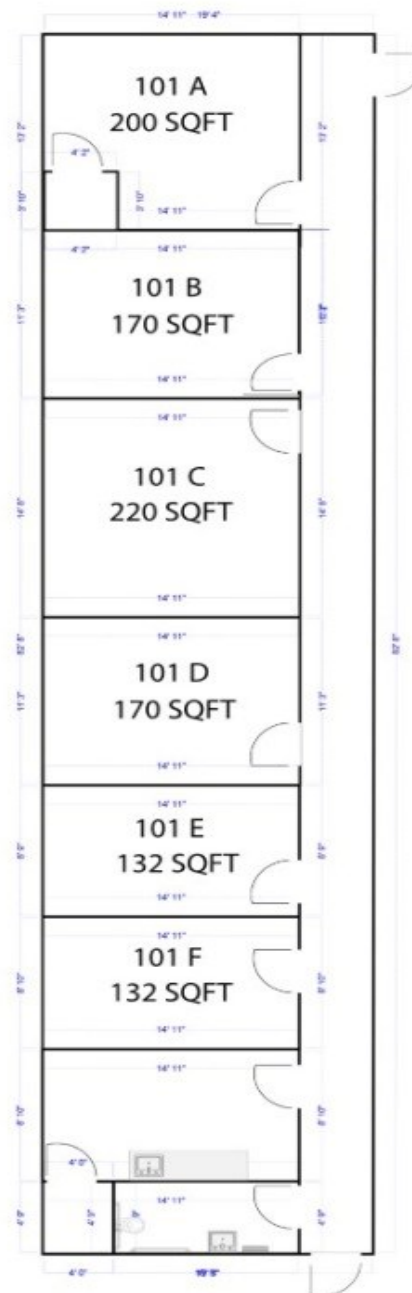
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# FLOOR PLAN

Executive  
Suites

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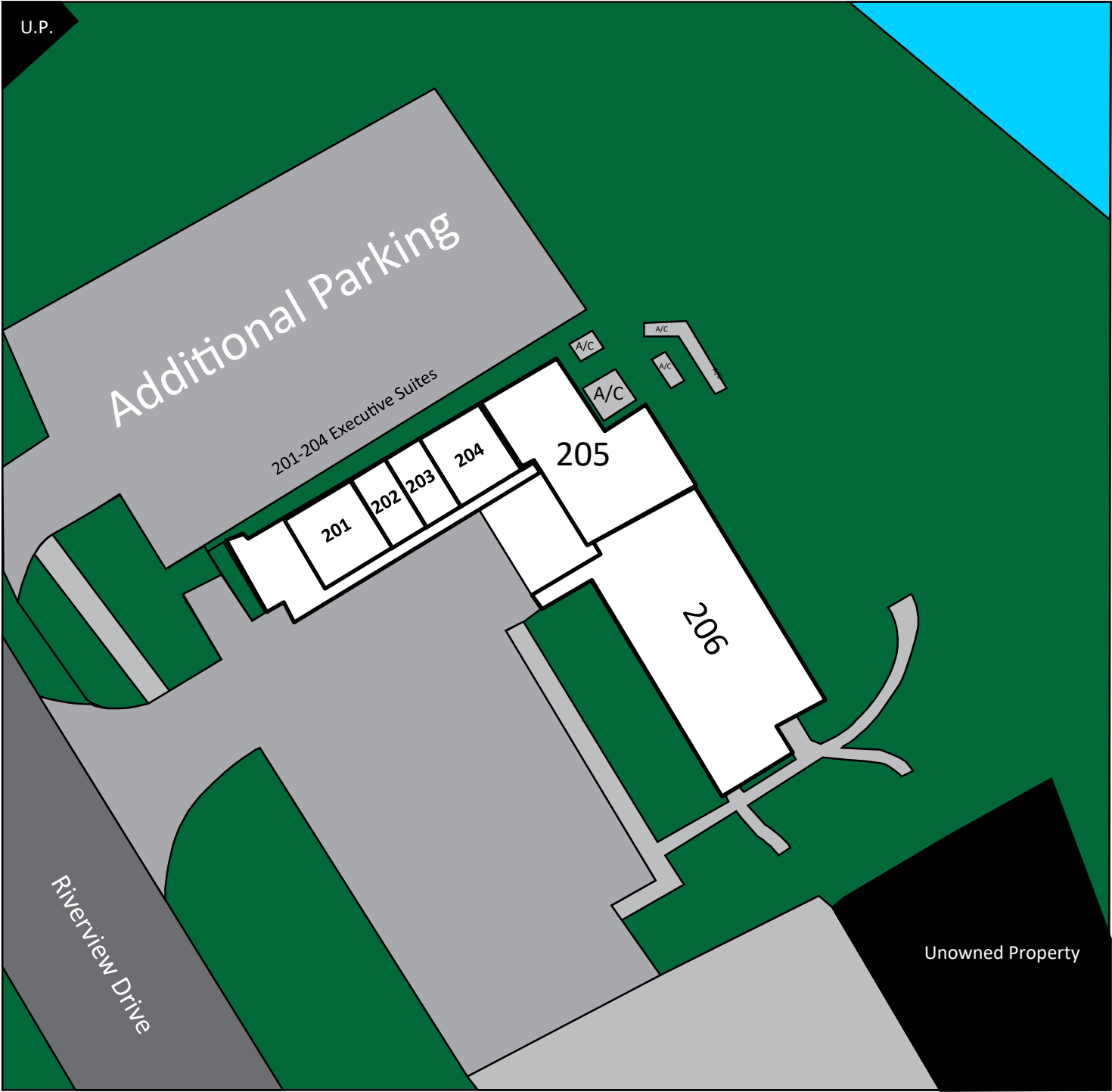


# SITE PLAN

2nd Floor

Riverview Office Building

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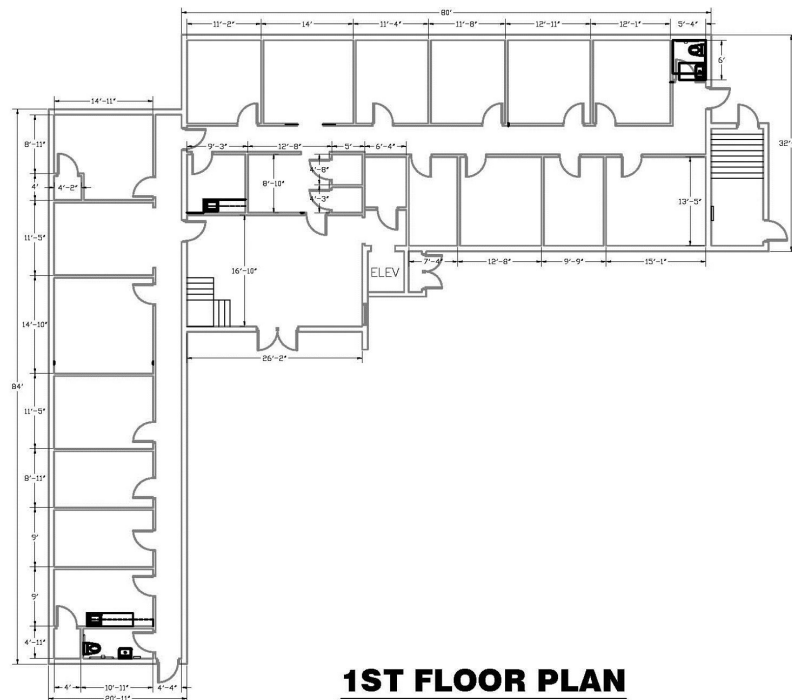
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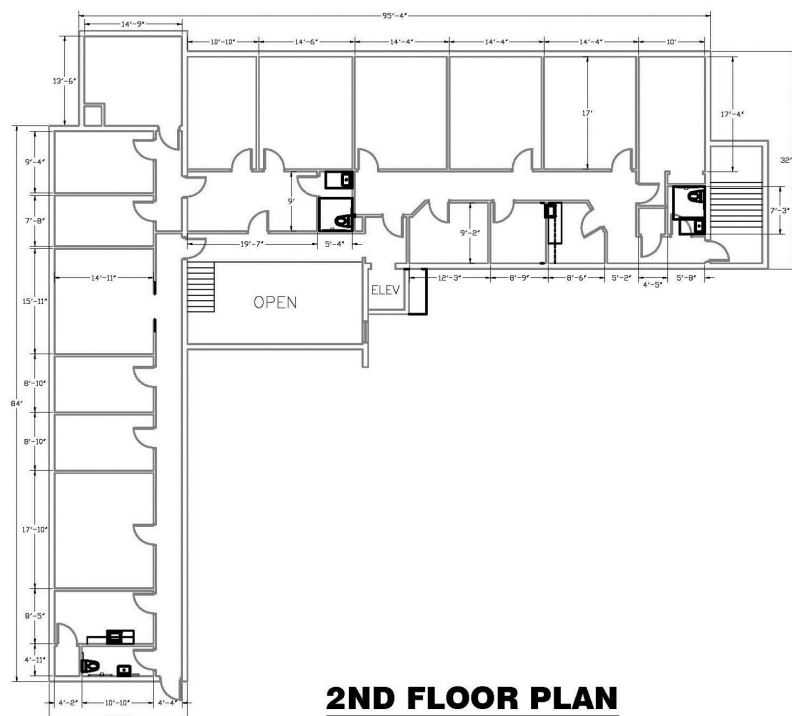
# STACK PLAN

# Riverview Office Building

1819 Riverview Drive, Melbourne FL, 32901



## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



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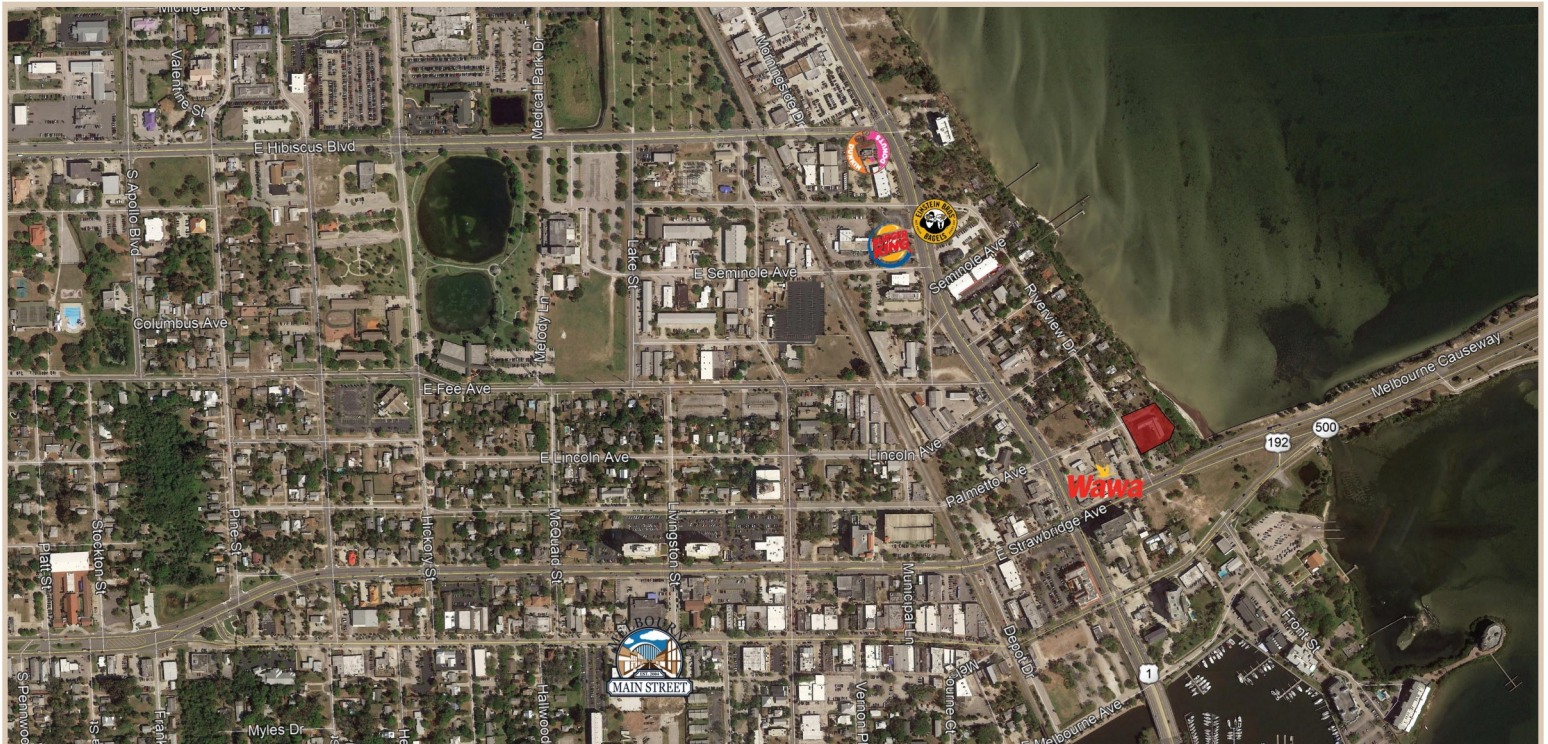
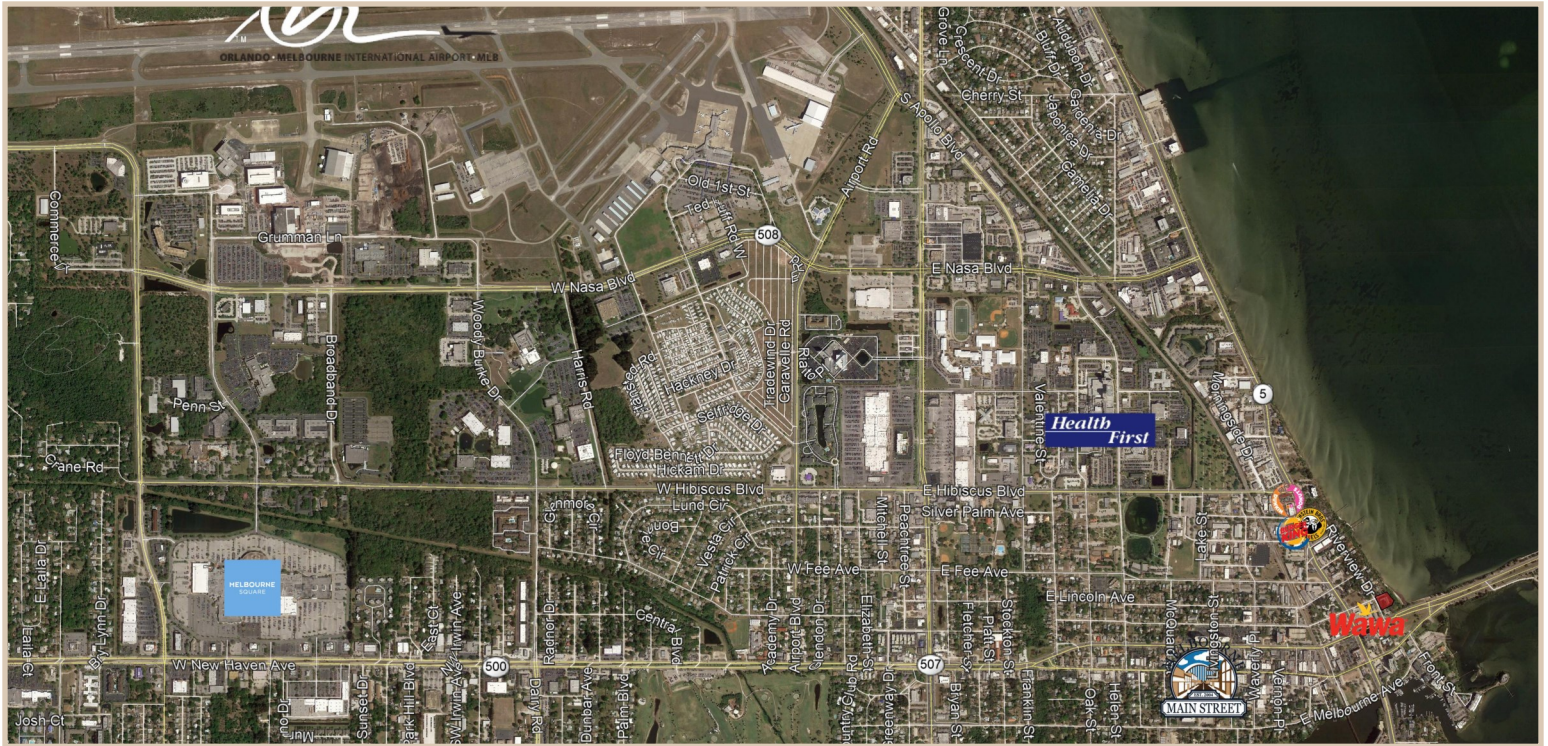
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# LOCAL TENANT MAPS

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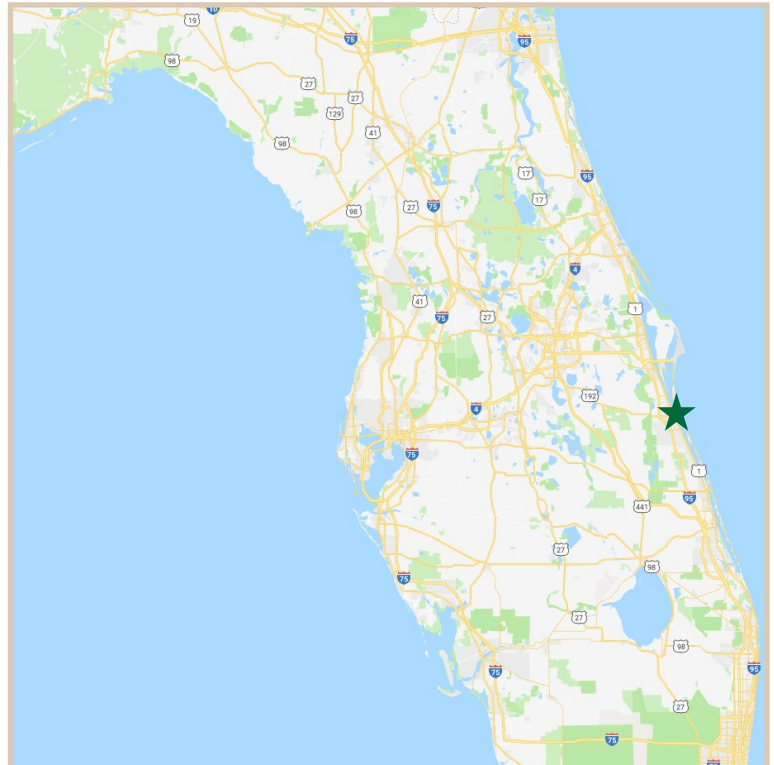
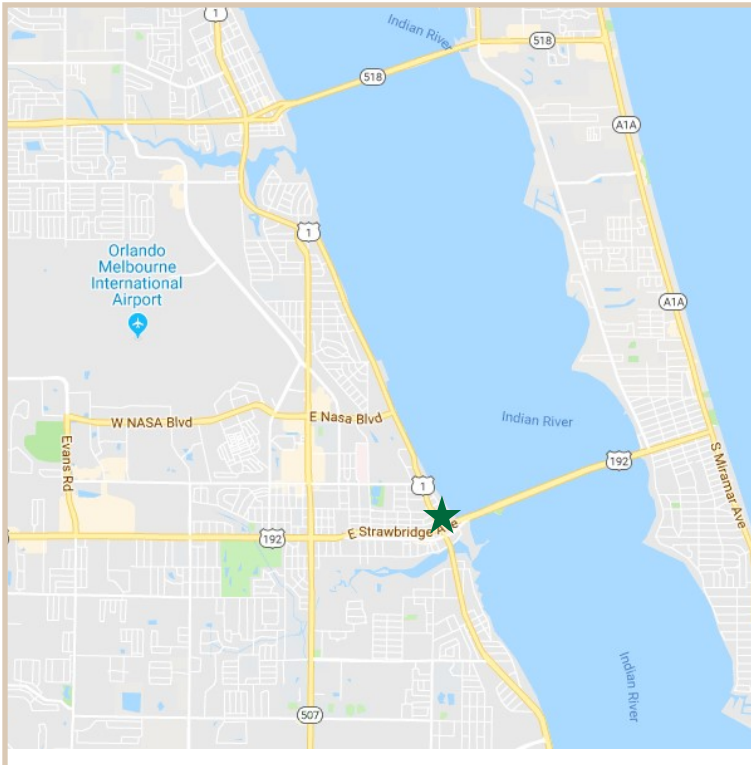
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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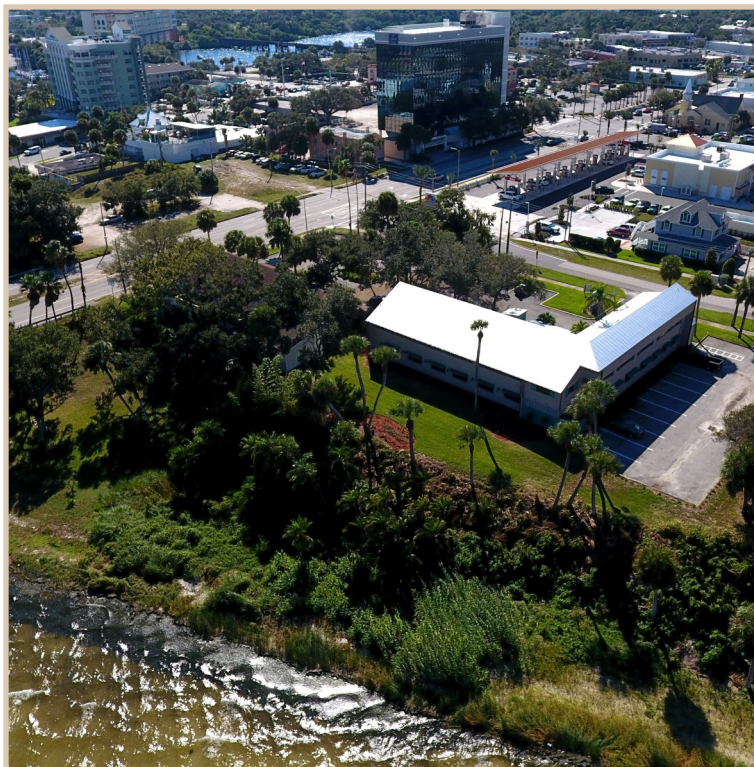
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