

Property Summary

The Professional Center at Viera
For Lease



PROPERTY DESCRIPTION

This is a NEW, CLASS A - MEDICAL OFFICE BUILDING developed by Pro-Ject International, known for their quality, well-run, projects.

This building is 10,000 square feet, built for maximum tenant build-out flexibility. Building can deliver from one (1) to two (2) suites.

This state-of-the-art building, energy efficient, building has panoramic windows that boast beautiful waterfront views while the contemporary architecture provides captivating and timeless identify for your business.

Suites can range in size from 2,500 sf to 5,000 sf and they can be built-to-suit your specific business needs and design criteria.

One of the few office buildings located in West Viera.

Project has great identity and signage opportunities.

LOCATION DESCRIPTION

Viera, Florida, is a 22,000+ acre development located in the middle of Brevard County, which has been deemed a large part of the "Florida's Space Coast".

Today, Viera is home to Brevard County's Government Center, the Viera VA Outpatient Clinic the Health First Medical Hospital & Campus, the USSA Space Coast Base Complex, four (4) I-95 interchanges, the Brevard County Zoo, multiple Regional Parks and an ever-growing number of residents purchasing new home ranging from \$450,000 and up.

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OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	2,500 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,689	16,797	32,256
Total Population	6,309	40,801	77,902
Average HH Income	\$120,423	\$129,768	\$129,824



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	2,500 SF	NNN	\$30.00 SF/yr	This is a brand new 10,000 square foot medical building that can be leased in 2,500 sf increments. The building can be divided into a total of two (2) suites of 2,500 sf.
Suite 103	Available	2,500 SF	NNN	\$30.00 SF/yr	This is a brand new 10,000 square foot medical building that can be leased in 2,500 sf increments. The building can be divided into a total of two (2) suites of 2,500 sf.

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Additional Photos



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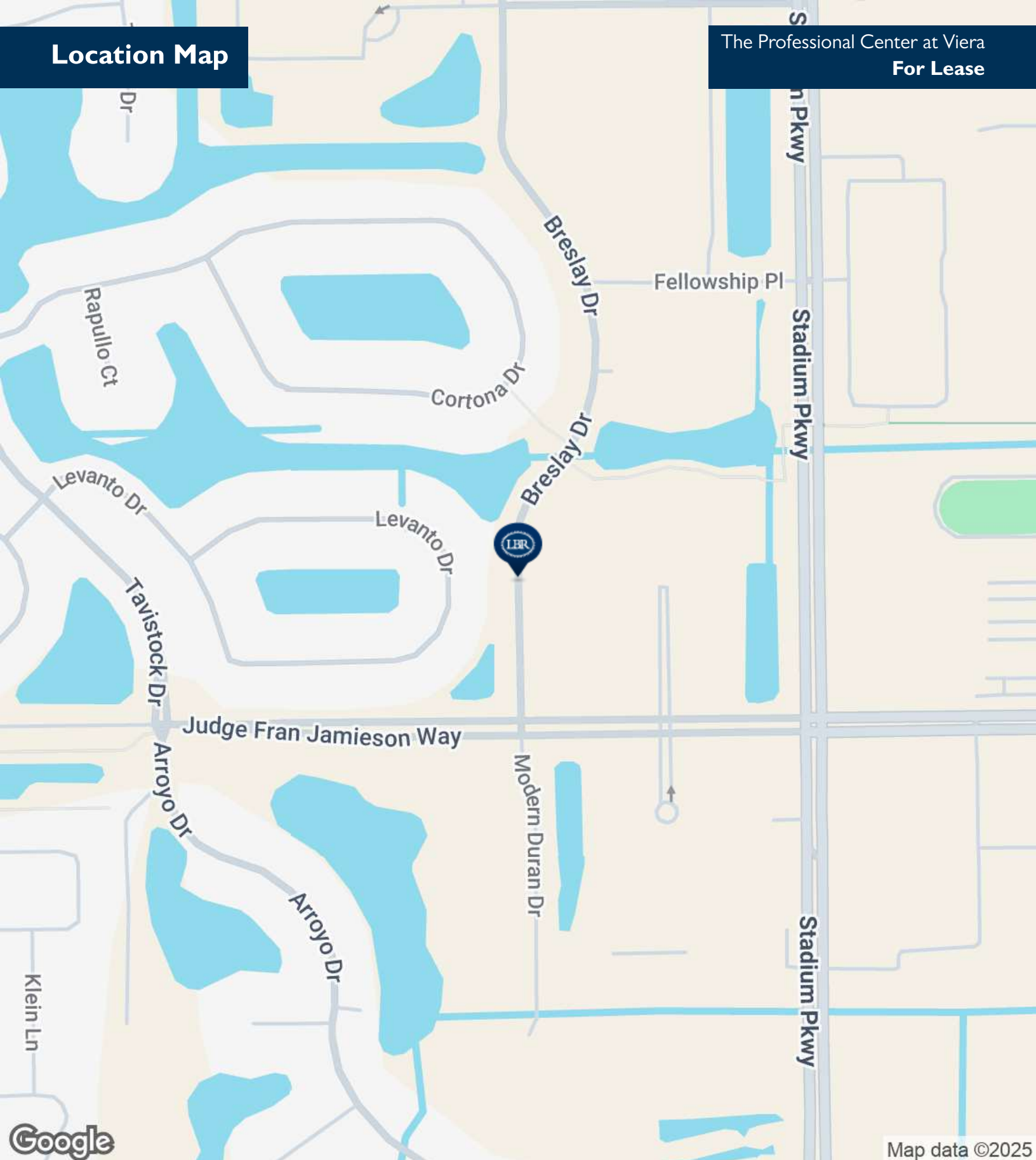
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Location Map

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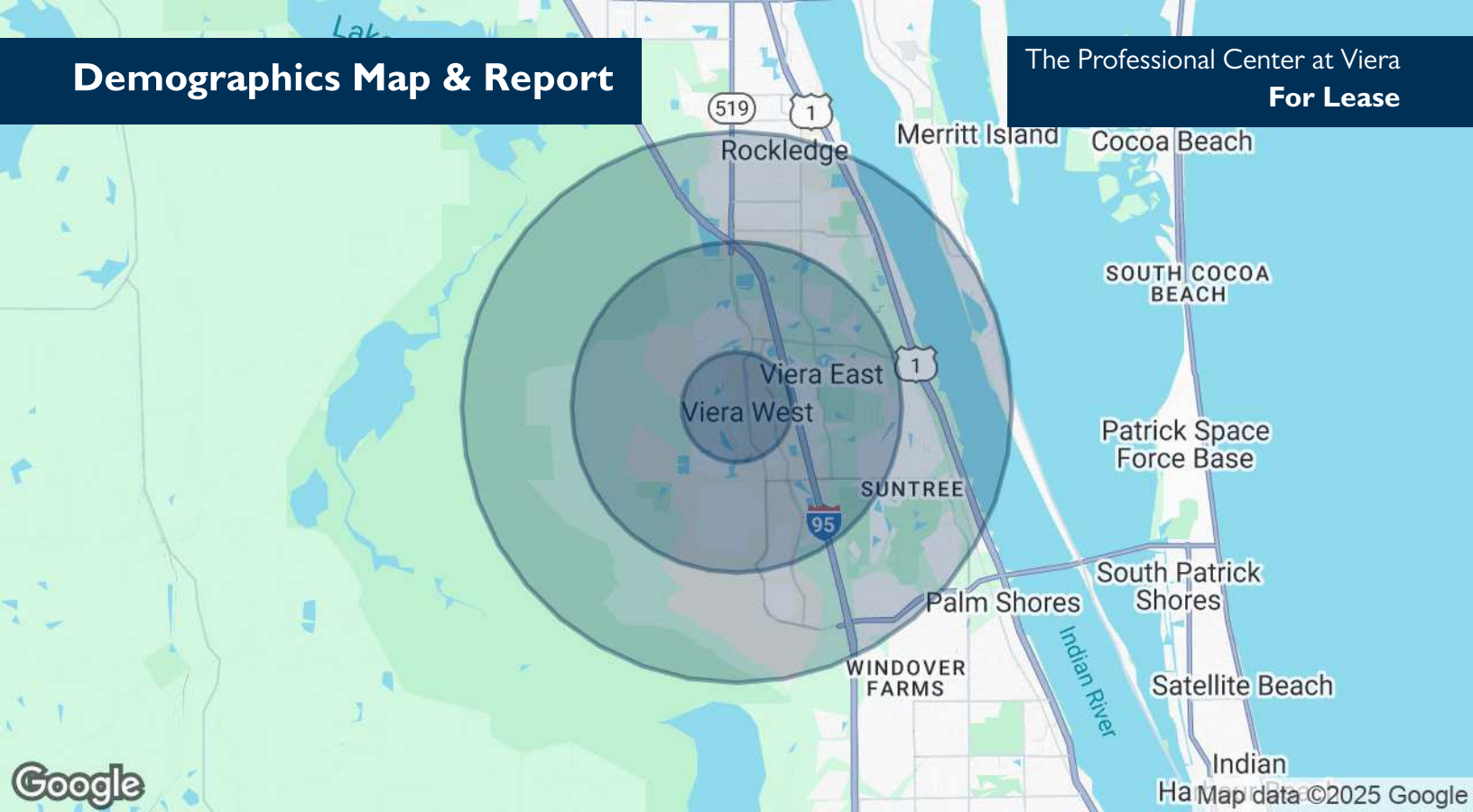
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,309	40,801	77,902
Average Age	49	47	47
Average Age (Male)	48	46	46
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,689	16,797	32,256
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$120,423	\$129,768	\$129,824
Average House Value	\$588,416	\$506,502	\$482,453

Demographics data derived from AlphaMap

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