

Property Summary

Vero Beach Surgery Center

845 37th Place, Vero Beach, FL 32960

PROPERTY WEBSITE



360° VIRTUAL TOUR

LOCATION DESCRIPTION

Strategically located at the heart of Vero Beach's healthcare district, this medical office building is in a primary medical hub directly adjacent to the Cleveland Clinic Indian River Hospital. The surrounding area is home to a dense concentration of medical professionals, outpatient clinics, and healthcare service providers, creating a synergistic ecosystem that supports strong referral networks and a built-in patient base.

Ideal for leading healthcare providers seeking a high-profile location to expand or establish a flagship presence. The site offers excellent connectivity to US-1 and Indian River Boulevard and primary monument signage along 37th Street, the area's most trafficked healthcare corridor. Benefit from exceptional visibility and convenient access for patients and staff.

Kollin Kite, CCIM Managing Broker
772.633.5640 | kollin@kitepropertiesllc.com

PROPERTY HIGHLIGHTS

- Rare Opportunity: Lease a meticulously maintained 5,050-square-foot medical office building adjacent to the Cleveland Clinic Indian River Hospital in Vero Beach's most established medical corridor.
- Recent Upgrades: Newly installed hurricane-rated impact windows and doors, and a brand-new HVAC system, enhancing energy efficiency, comfort, and long-term durability.
- Turnkey Potential: The existing layout offers immediate occupancy and efficient patient flow, minimizing build-out costs and maximizing operational speed. Tailor the space to your specific needs.
- High Visibility & Accessibility: With primary monument signage, easy ingress/egress, and excellent connectivity to major routes, you can benefit from exceptional visibility and convenient access.
- Established Medical Community: Join a thriving network of established healthcare providers and specialists.

OFFERING SUMMARY

Lease Rate:	\$31.00 SF/yr (NNN)
Available SF:	2,525 - 5,050 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	230	1,304
Total Population	229	472	2,506
Average HH Income	\$80,789	\$83,145	\$81,187



Property Details & Highlights

Building Name	Vero Beach Surgery Center
Property Subtype	Medical
APN	3239250000100000014.0
Building Size	5,050 SF
Lot Size	0.63 Acres
Building Class	A
Year Built	2001
Number of Floors	1
Parking Spaces	29
Construction Status	Existing

The Kite Team proudly presents a rare and distinguished leasing opportunity at a premier medical office building adjacent to Cleveland Clinic Indian River Hospital in Vero Beach, Florida. Formerly utilized as an ambulatory surgery center, this 5,050-square-foot, single-tenant facility is ideally suited for a high-caliber healthcare provider seeking a turnkey presence in one of Florida's most well-established medical corridors.

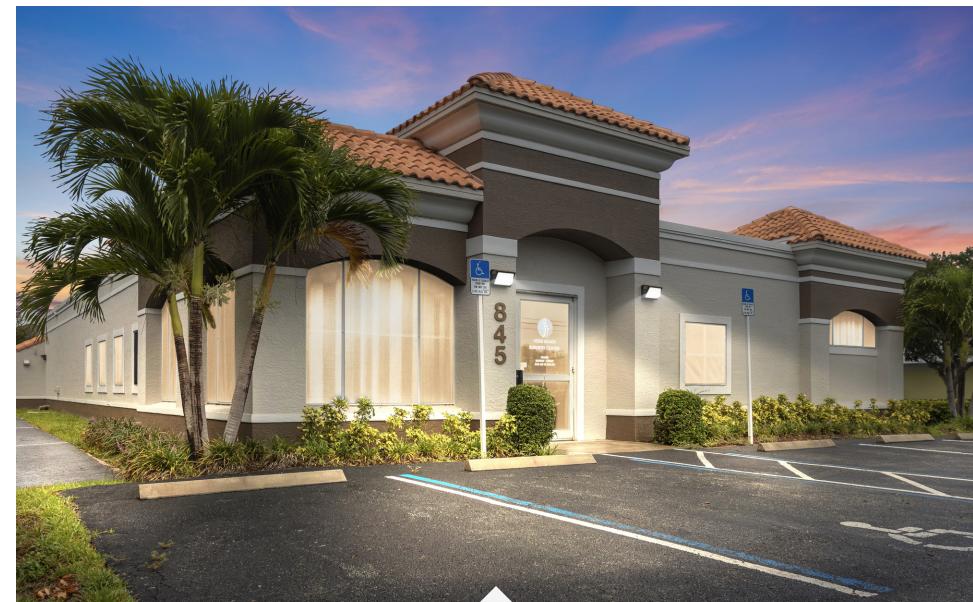
This opportunity is uniquely positioned to accommodate a best-in-class medical operator within an established healthcare market poised to attract highly qualified and accredited regional or national users. The building offers an adaptable layout, high visibility, and proximity to one of the most trusted hospital systems in the region, making it ideal for specialty care, outpatient services, diagnostic imaging, or multi-specialty group practices. Contact The Kite Team today to learn more about this opportunity and schedule a property tour.

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Retailer Map

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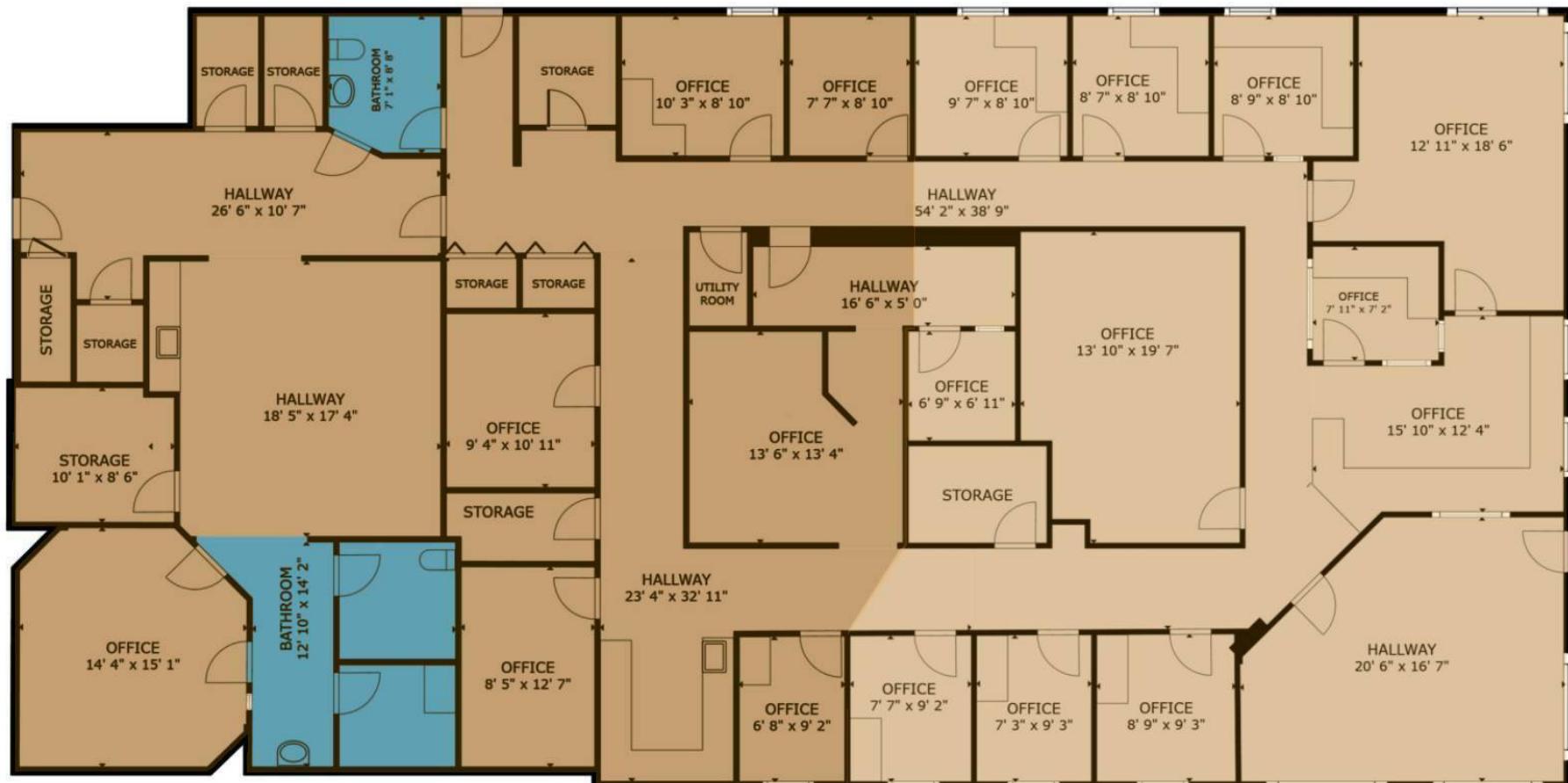
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SUITE 101
2,525 SF

SUITE 102
2,525 SF

845 37th Place Floor Plan

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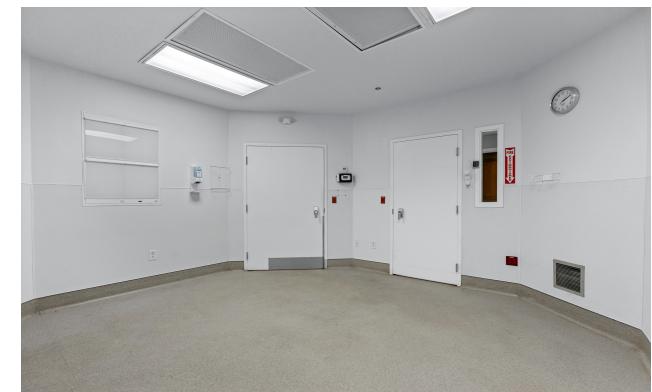


Additional Photos

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**KITE**
PROPERTIES