

4-Suite Office Building In Suntree / Viera Area

640 Classic Court, Melbourne, FL 32940

2003 CBS Construction / No Viera Fees / Owner Occupy or Collect Rental Income



OFFERING SUMMARY

Sale Price: \$2,400,000

Acreage: 0.87 Acres

Facility SF: 9,500 SF

Zoning: Brevard County (BU-1A)

PROPERTY OVERVIEW

#102 2,000 SF = Vacant

#104 2,500 SF = Medical Tenant. Lease Expires 9/30/2028

#106 2,500 SF = Medical Tenant. Lease Expires 6/1/2025

#108 2,500 SF = Owner Occupied. Delivered Vacant Shortly after Closing

No Tenant Renewal Options. LL Termination Option w/ 90-Day Notice

Each Unit has Reception, Multiple Offices, Conference, Break Room, Restrooms

Utilities: Water/Sewer (Common), FPL Electric (Separately Metered)

38 Paved/Striped/Lighted Asphalt Parking Spaces

BU-1-A Zoning: Office, Medical, Financial, Dental & More!

DO NOT DISTURB OCCUPANTS

LOCATION OVERVIEW

Strategically positioned in the center of Brevard County just off of the Murrell Road x Spyglass Hill Road intersection. Convenient access via nearby Interstate 95, Wickham Road, US1 and Stadium Parkway. Surrounding employers include the Brevard Zoo, Health First Viera Hospital, Brevard County Court House, and Viera High School to name a few. Call today for details!

Zachary Ullian

Broker Associate

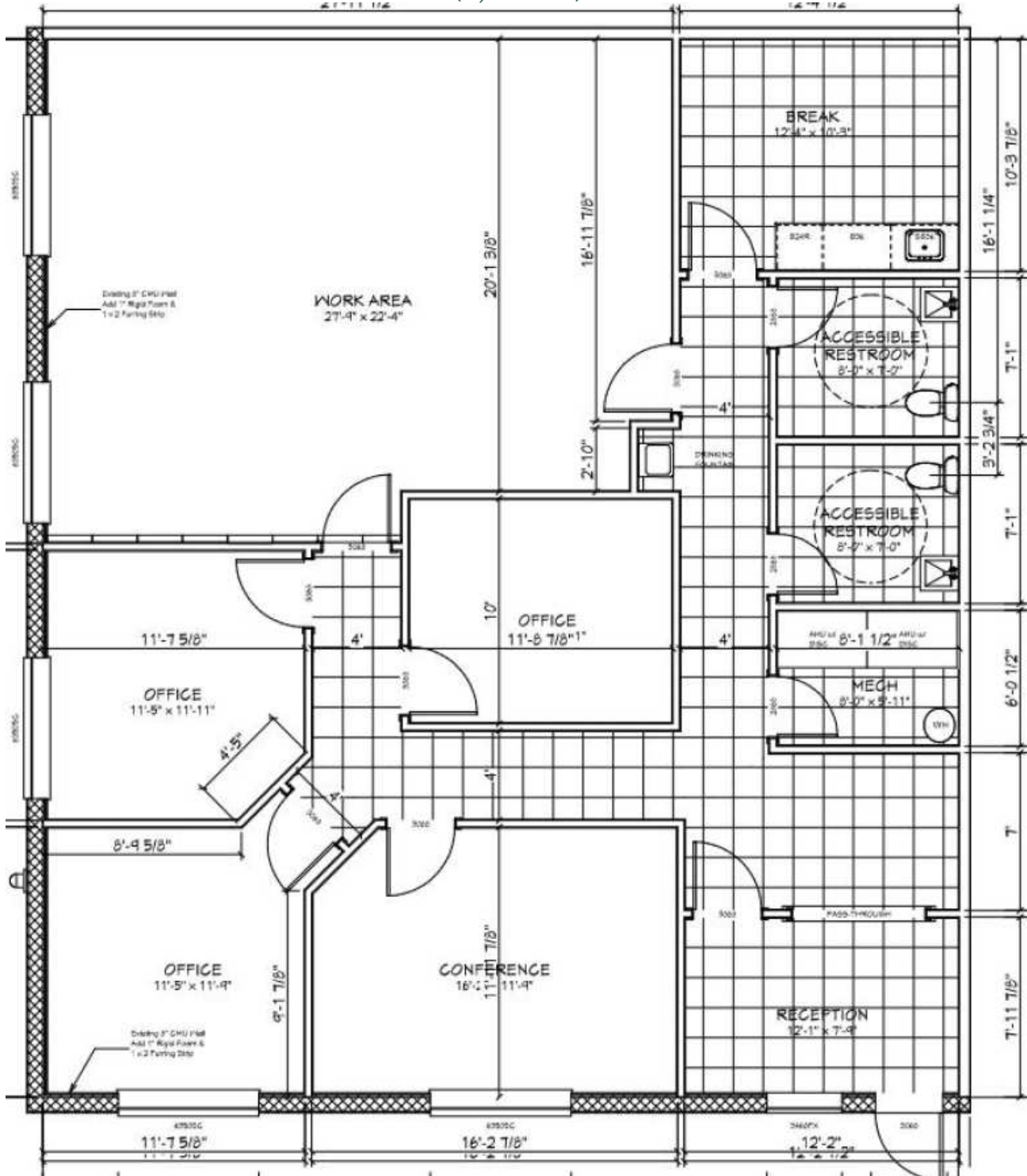
Cell: 321.750.3439

zach@ullianrealty.com

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Suite 102 (2,000 SF) - Vacant



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Broker Associate

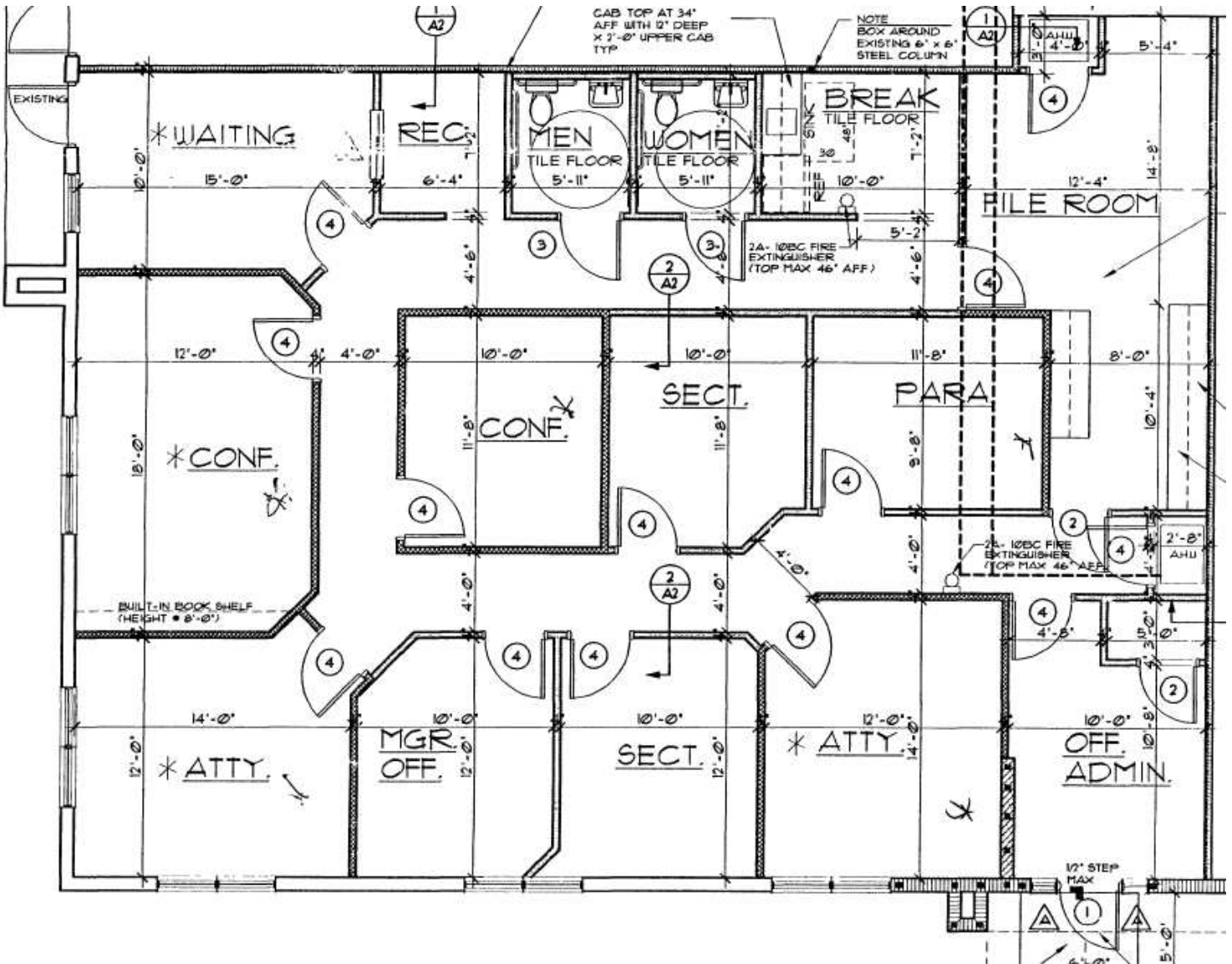
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4-Suite Office Building In Suntree / Viera Area

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Suite 104 (2,500 SF) - Medical Tenant. Lease Expires 9/30/2028



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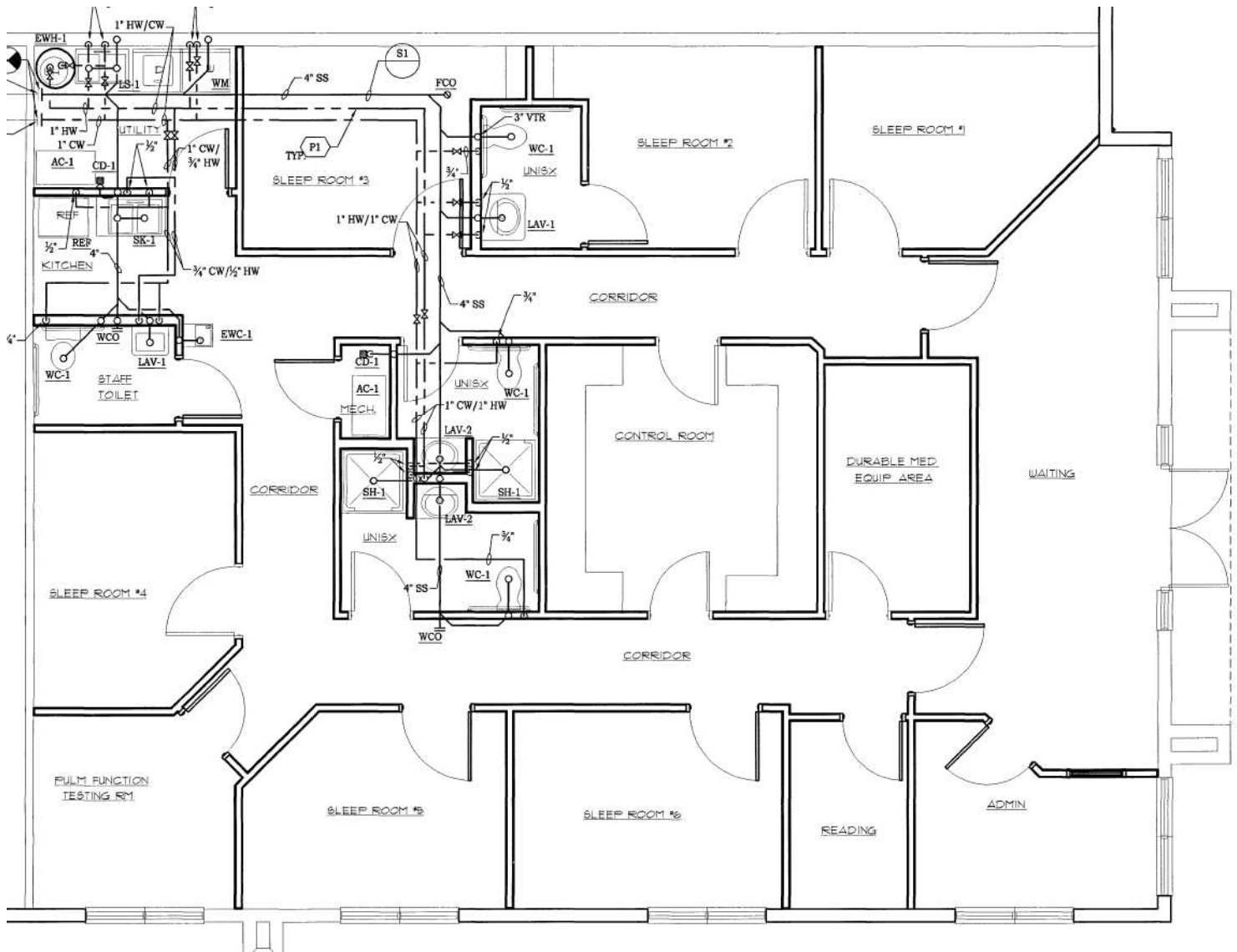
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4-Suite Office Building In Suntree / Viera Area

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Suite 106 (2,500 SF) - Medical Tenant. Lease Expires 6/1/2025



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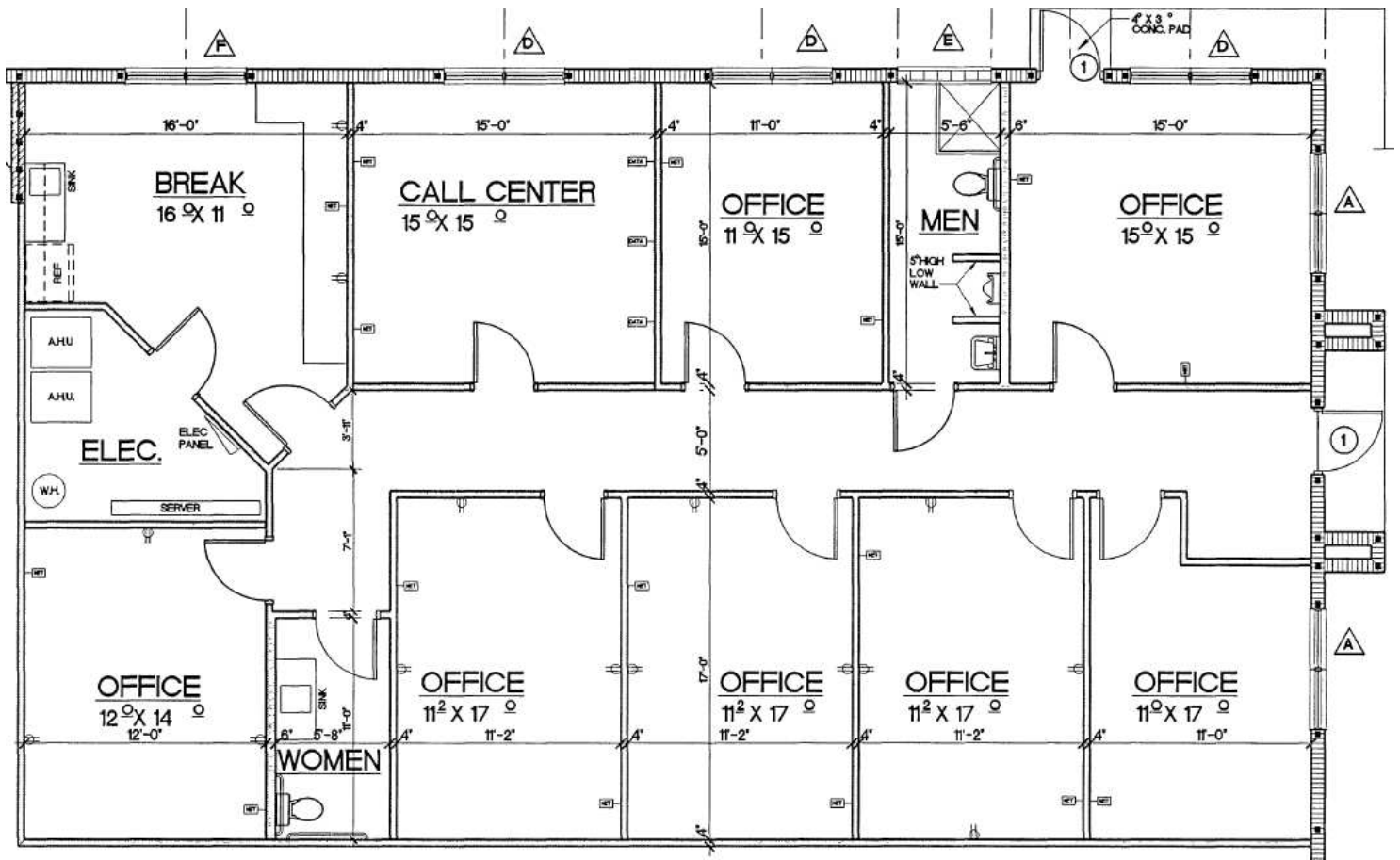
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Suite 108 (2,500 SF) - Owner Occupied. Delivered Vacant Shortly After Closing



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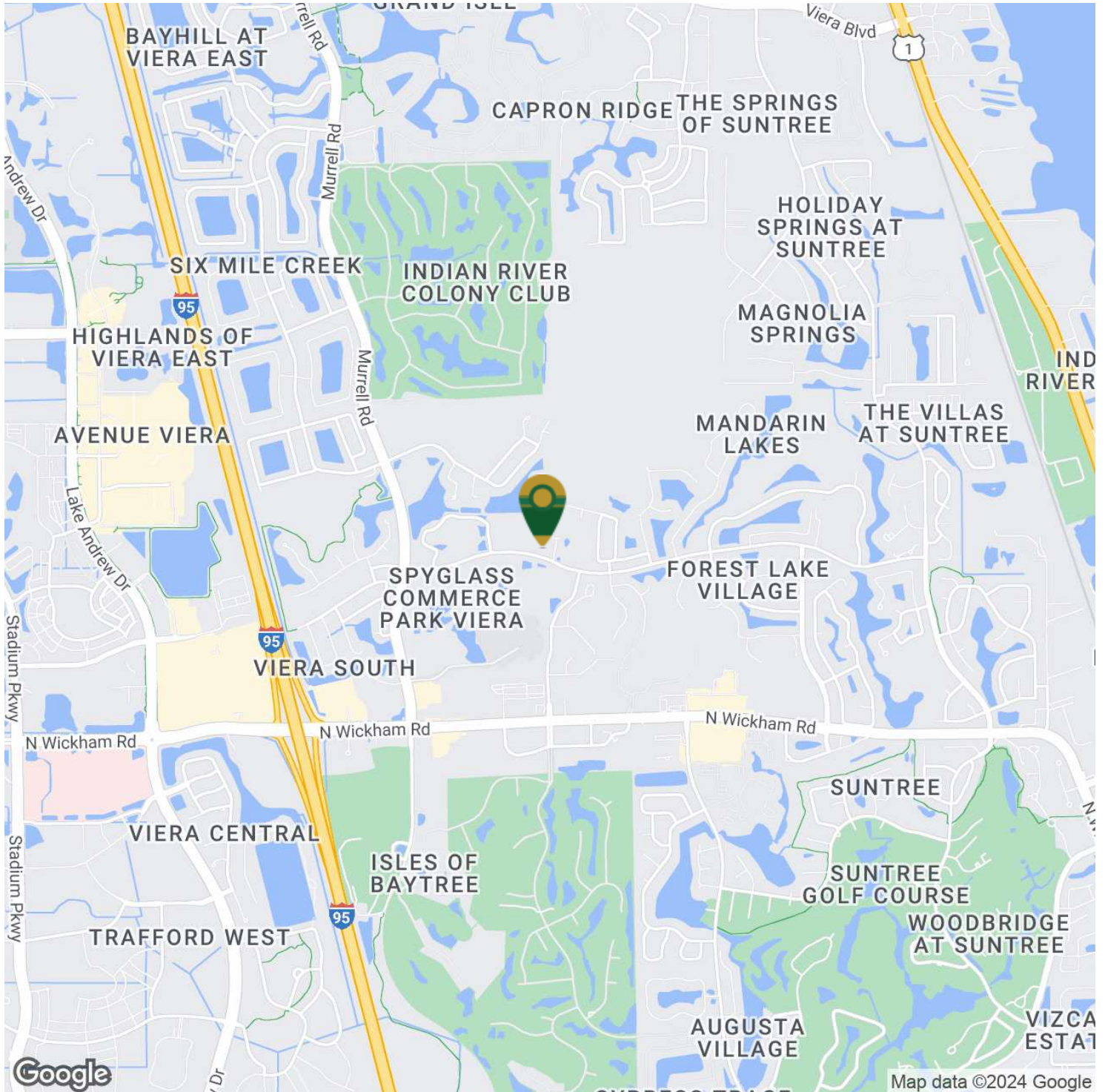
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Location Map



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