

# FOR LEASE

1285 36th Street 2-C

Vero Beach, FL 32960

## Medical Office Condo



**LEASE RATE JUST REDUCED - MEDICAL CENTER OFFICE CONDO**

### PROPERTY OVERVIEW

Grove Place Medical Center 2nd floor medical office condo. Floorplan consists of Large Open Office, 5 Private Offices, Conference Room, Lounge/Break Room, Large 8 Station Work Area, Production Room, 5 Station Work Area, Supply Room, 1 Restroom, and Janitor/Mechanical/Server Room.

### LOCATION OVERVIEW

Just east of US Highway 1 in medical district, adjacent to Cleveland Clinic - Indian River Medical Center.

### OFFERING SUMMARY

Available SF:	
Year Built	2003
APN#	32393500014000000002.3
Zoning:	Medical District

**LEASE RATE**

**\$21.00 SF/YR NNN**

# Property Details

MEDICAL OFFICE CONDO

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## LEASE RATE

\$21.00 SF/YR NNN

### Building Information

Condominium Size	2,622 SF
Year Built	2003
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Free Standing	Yes
Leed Certified	Yes
Restrooms	1
Building Class	B
Free Standing	Yes

### Location Information

Building Name	Medical Office Condo
Street Address	1285 36th Street 2-C
City, State, Zip	Vero Beach, FL 32960
County/Township	Indian River
Cross Streets	US Hwy 1 & 35th Lane
Side Of Street	South

### Location Overview

Just east of US Highway 1 in medical district, adjacent to Cleveland Clinic - Indian River Medical Center.

### Amenities

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes

### Parking & Transportation

Street Parking	Yes
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### Property Details

Property Type	Office
Property Subtype	Office Condo
APN#	32393500014000000002.3
Corner Property	Yes
Waterfront	Yes
Amenities	Indian River County/Vero Bch
Taxes	\$5,422.87

### Zoning / Land Use Details

Zoning	Medical District
Permitted Use	See Condominium Documents Article XIV Use Restrictions





# Aerial Photos

## MEDICAL OFFICE CONDO

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Grove Place Medical Center



Cleveland Clinic - Indian River Medical Center



# Additional Photos

MEDICAL OFFICE CONDO

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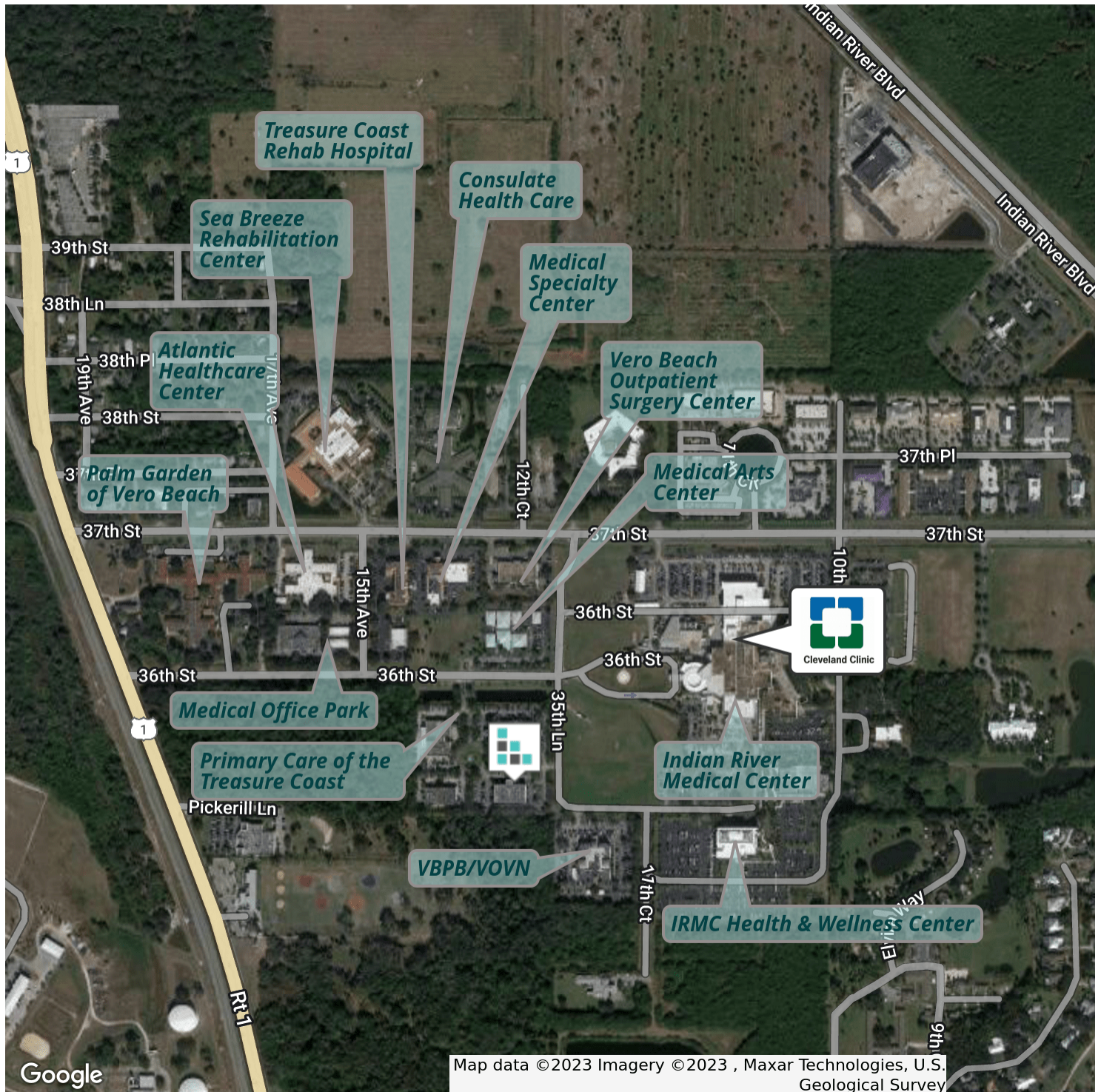




# Retailer Map

MEDICAL OFFICE CONDO

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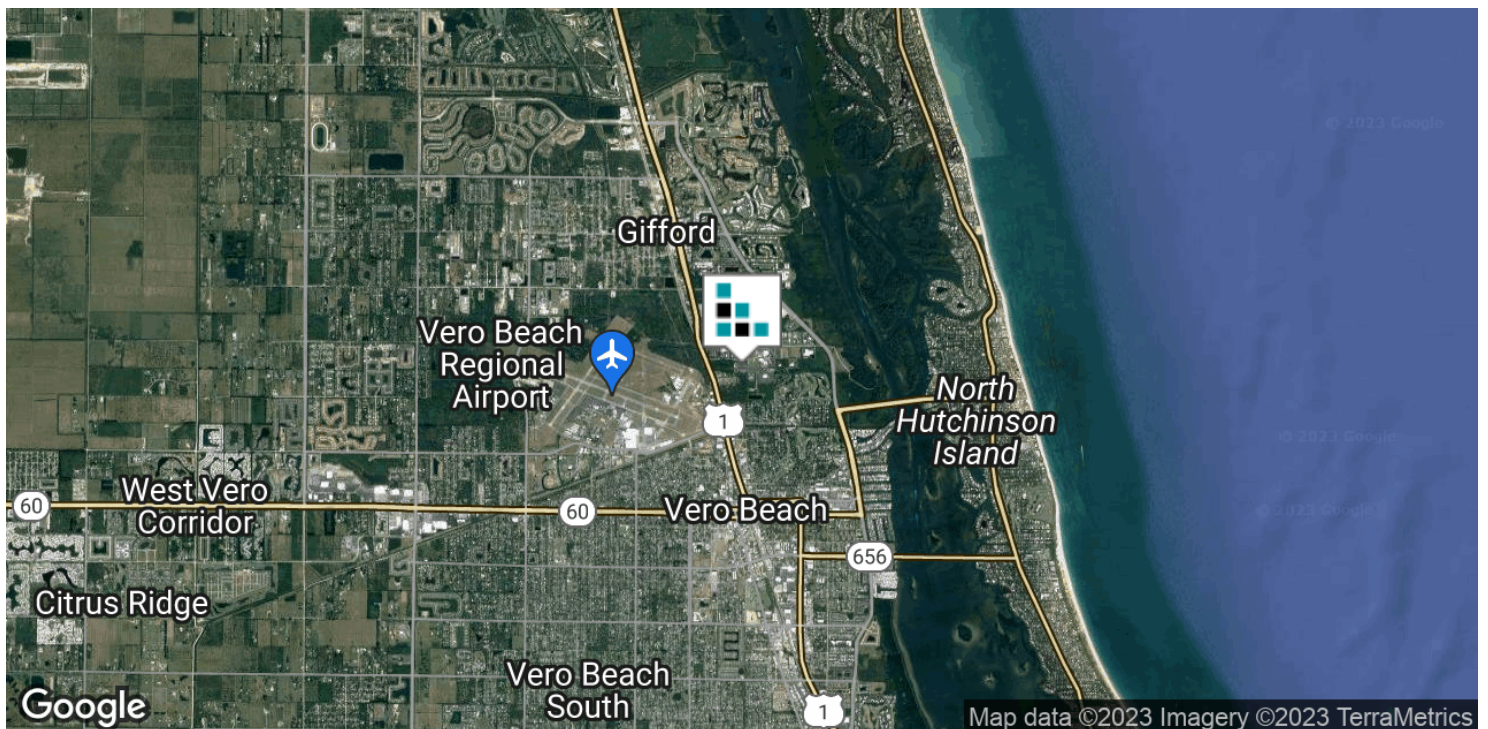
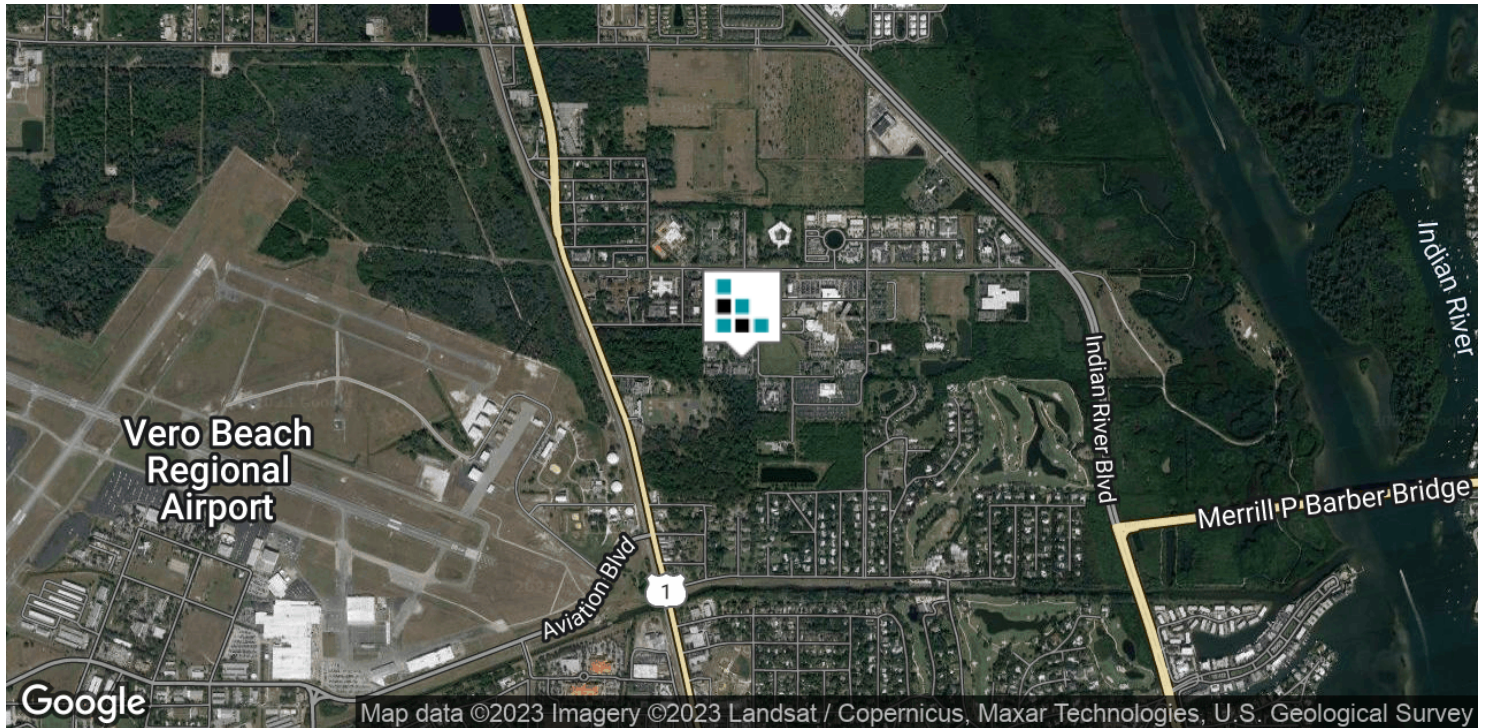




# Location Maps

MEDICAL OFFICE CONDO

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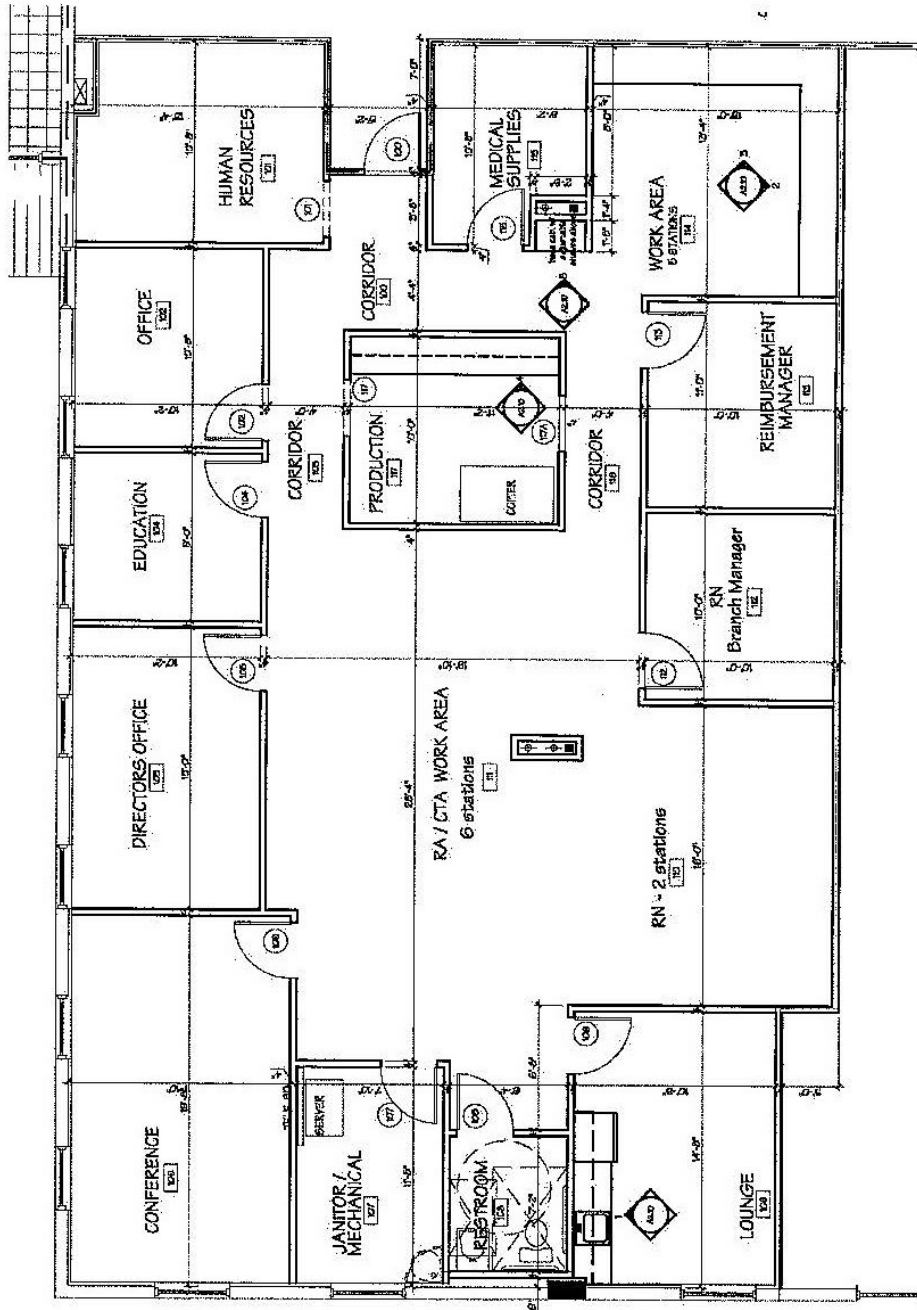




# Floor Plans

## MEDICAL OFFICE CONDO

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### CARETENDERS

Tenant Space = 2,585 S.F.  
Leasable Area = 2,696 S.F.

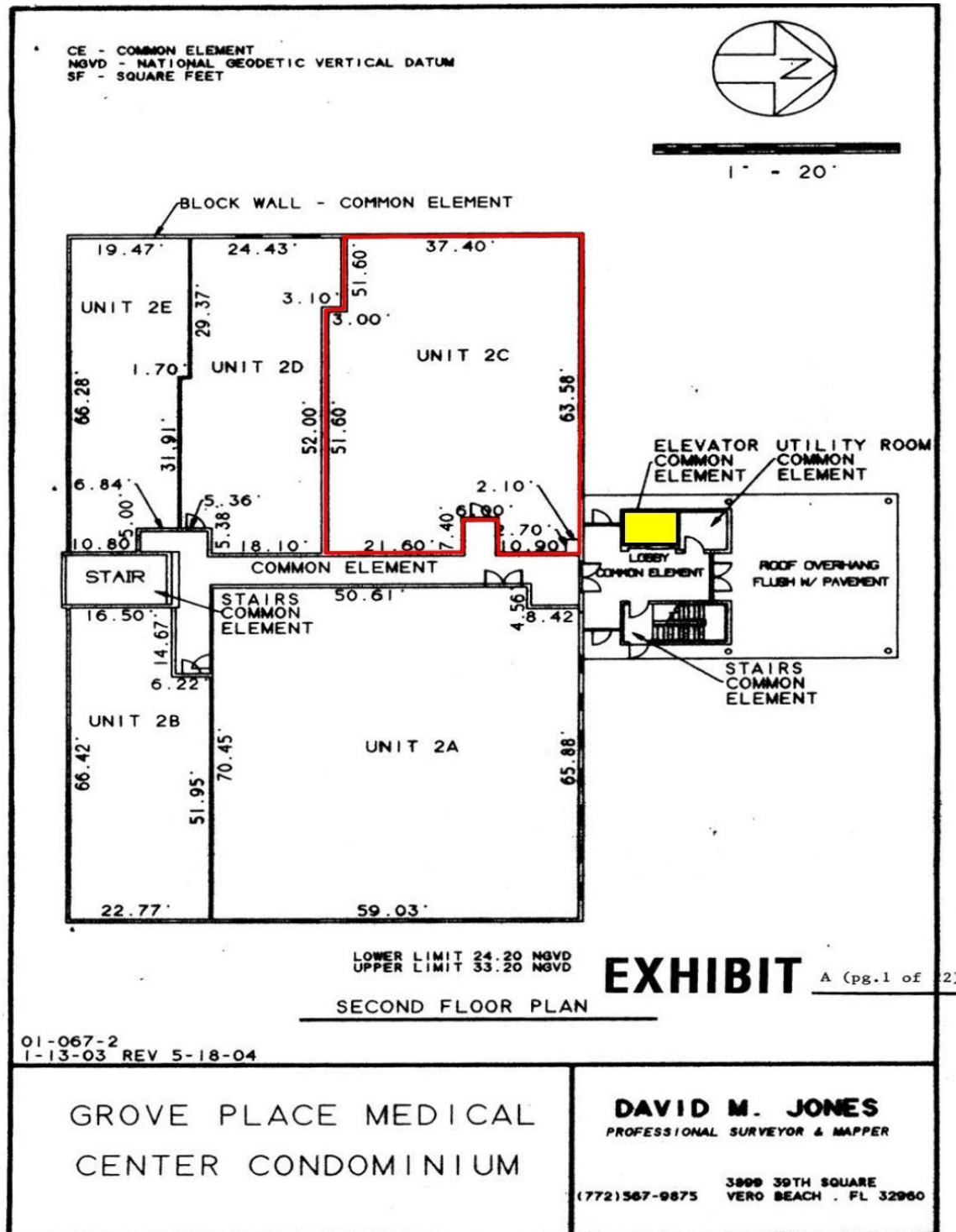
Scale: 1/8" = 1'-0"



# Floor Plans

MEDICAL OFFICE CONDO

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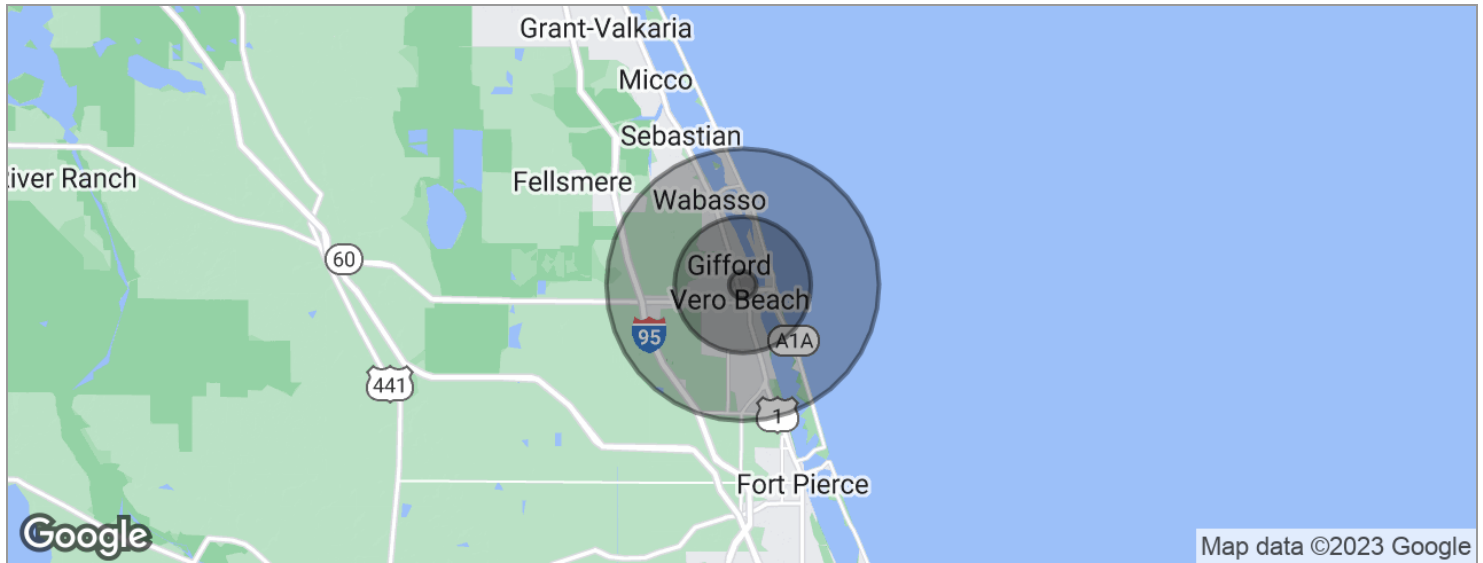




# Demographics Map

MEDICAL OFFICE CONDO

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,220	65,135	135,678
Median age	61.1	48.2	48.4
Median age (Male)	59.6	46.2	47.0
Median age (Female)	62.1	50.0	49.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,065	28,574	58,506
# of persons per HH	2.1	2.3	2.3
Average HH income	\$85,088	\$68,886	\$68,916
Average house value	\$212,008	\$255,018	\$216,815

\* Demographic data derived from 2020 ACS - US Census

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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