

EXECUTIVE SUMMARY

Gateway Business Center Office/Flex • 1333 - 1335 Gateway Dr. Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	5,378 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	10.24 Acres
Year Built:	1986
Building Size:	117,940 SF
Zoning:	MI
Market:	South Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

Gateway Business Center is a two-building campus setting with both office and flex spaces available. Each suite has its own exterior access and individual A/C and restroom facilities. 3-phase power available. Façade building signage and ample parking.

LOCATION OVERVIEW

Located between NASA Blvd. and W Hibiscus Blvd. on Gateway Dr. in the heart of Melbourne's high-tech office market. This property is in south Brevard County on Florida's Space Coast, 45 minutes east of Orlando and many tourist attractions.

Less than 1/2 mile from shopping and restaurants and Melbourne Square Mall with over 125 retailers including new LA Fitness, food court and many national restaurants.

Less than 2 miles from Melbourne International Airport

The surrounding area is home to many major employers: Harris Corp, Rockwell Collins, GE, and Northrop Grumman, as well as many large local companies.

ROB BECKNER, SIOR

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$14.00 SF/YR (NNN)

Total Space 5,378 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#1012		\$14.00 SF/YR	NNN	5,378 SF	Negotiable	End Unit offers large open floor plan with ample lighting, shipping & receiving area with double doors leading out to the back, a kitchenette and four (4) restrooms.

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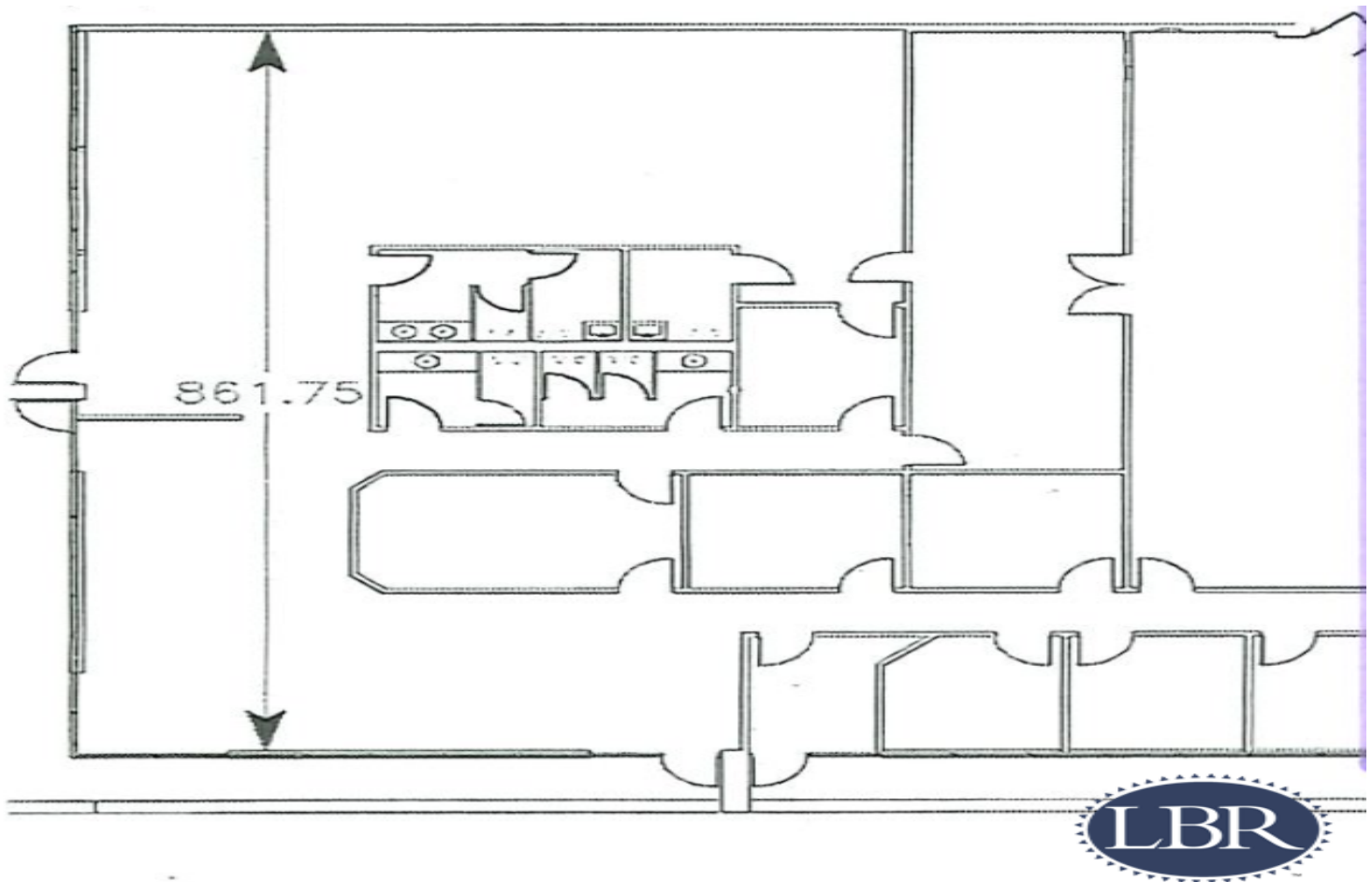
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FLOOR PLANS

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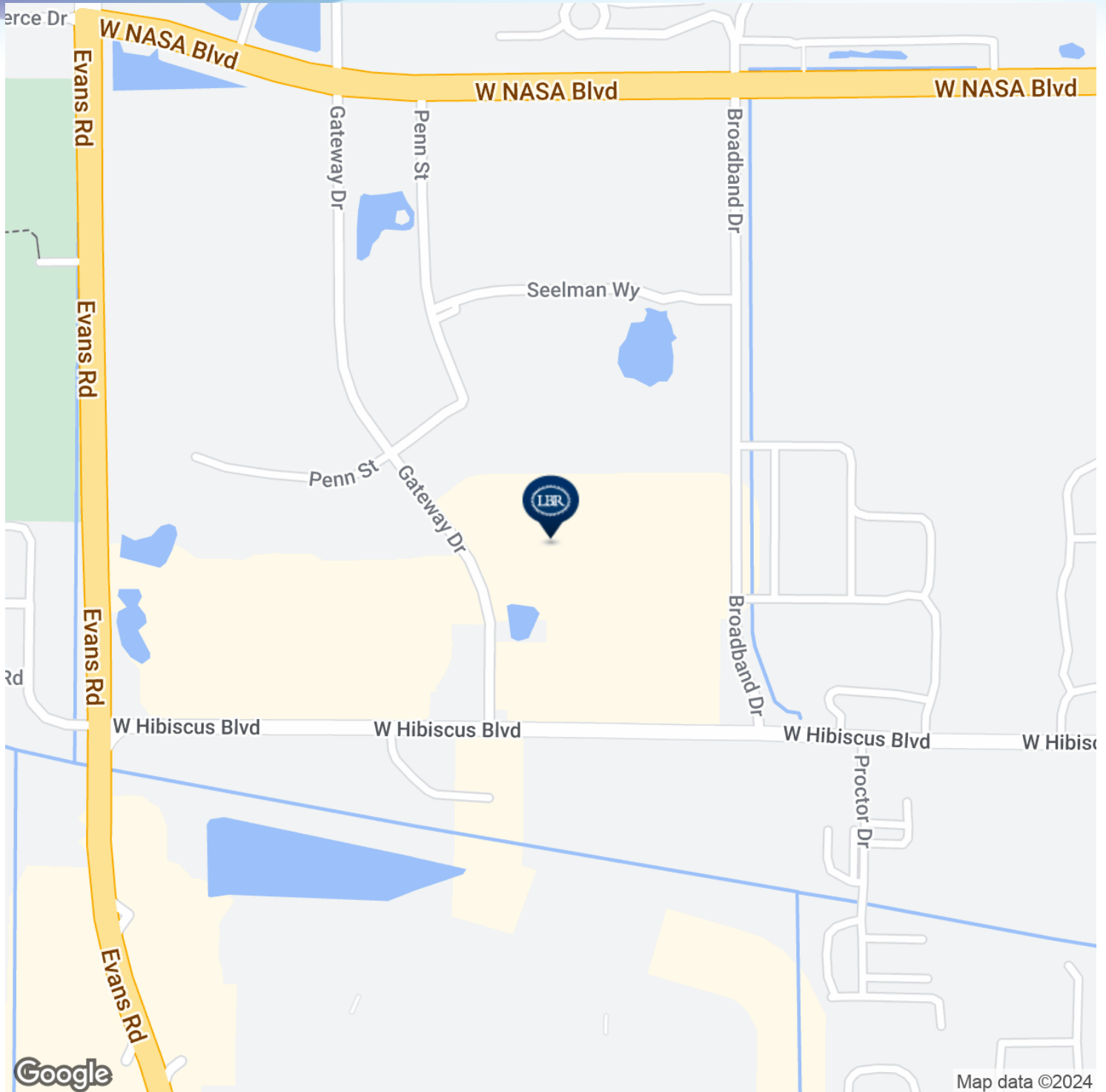
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LOCATION MAPS

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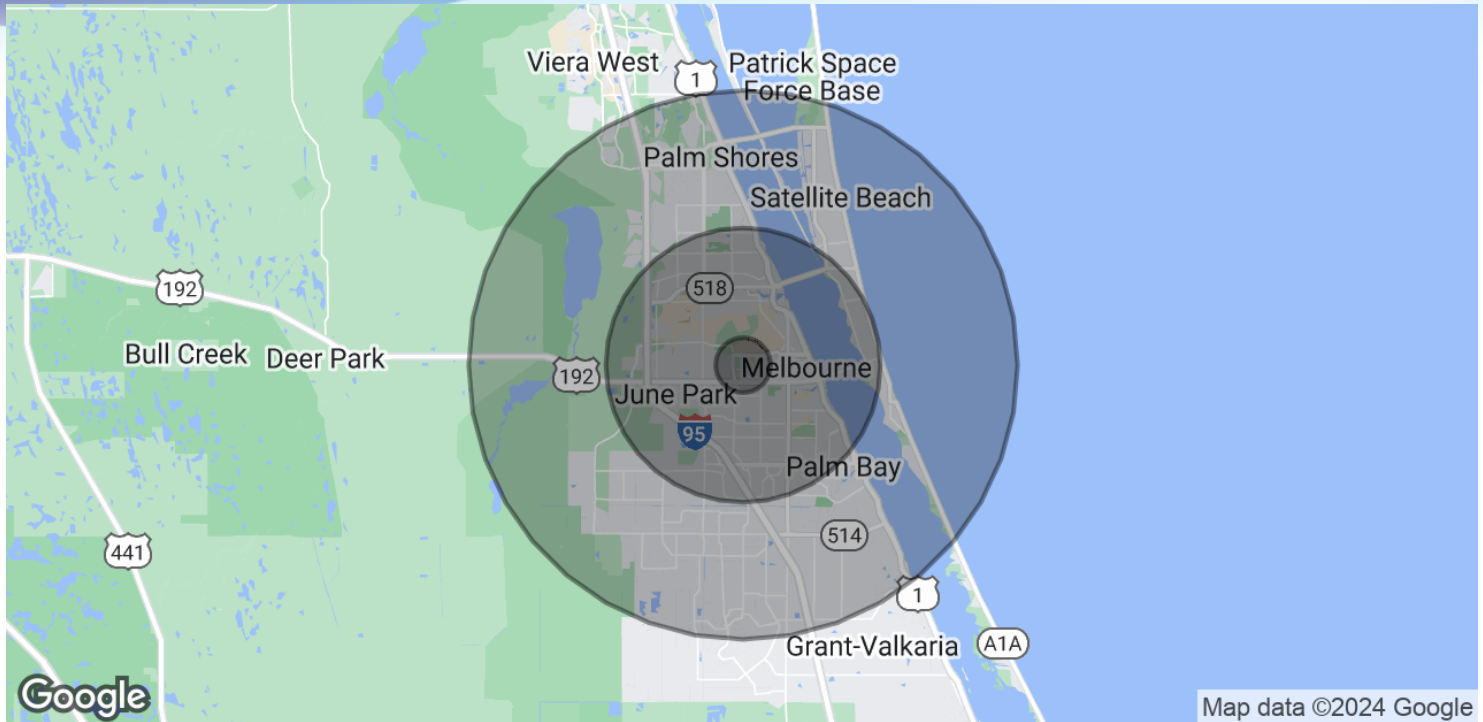
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,619	129,755	284,649
Average age	47.4	43.8	43.6
Average age (Male)	45.0	41.2	41.9
Average age (Female)	49.2	46.0	45.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,498	55,471	115,506
# of persons per HH	2.4	2.3	2.5
Average HH income	\$53,224	\$56,256	\$64,794
Average house value	\$192,918	\$176,926	\$230,876

* Demographic data derived from 2020 ACS - US Census

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