

EXECUTIVE SUMMARY

• 5700 N Hwy 1 Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 1,200 - 4,673 SF

Lease Rate: \$24.00 SF/yr (NNN)

Year Built: 2009

PROPERTY OVERVIEW

The Meridian Professional Center is a Class A Office building centrally located in Brevard County, offering:

- * Premier Location
- * Signage on US1
- * Traffic count of 35,000
- * Move-in ready condition
- * LEED Certified
- * New HVAC system
- * UV Lights
- * Rated for 175 mph winds
- * Large, flexible, floor layouts

LOCATION OVERVIEW

Building Size: 71,565 SF

Prominent HQ Opportunity
Spectacular, sweeping views of the Intercoastal Waterway
Centrally located on The Space Coast at US1 and Pineda Causeway
Convenient to Patrick AFB
45 minutes to Orlando Airport
13 minutes to Melbourne Airport

ROB BECKNER, SIOR

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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AVAILABLE SPACES

• 5700 N Hwy 1 Melbourne, FL 32940

Lease Rate: \$24.00 SF/YR (NNN)

Total Space 1,200 - 4,673 SF

Lease Type: NNN

Lease Term:

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
First Floor	\$24.00 SF/YR	NNN	1,200 SF	Negotiable
2nd Floor	\$24.00 SF/YR	NNN	4,673 SF	Negotiable

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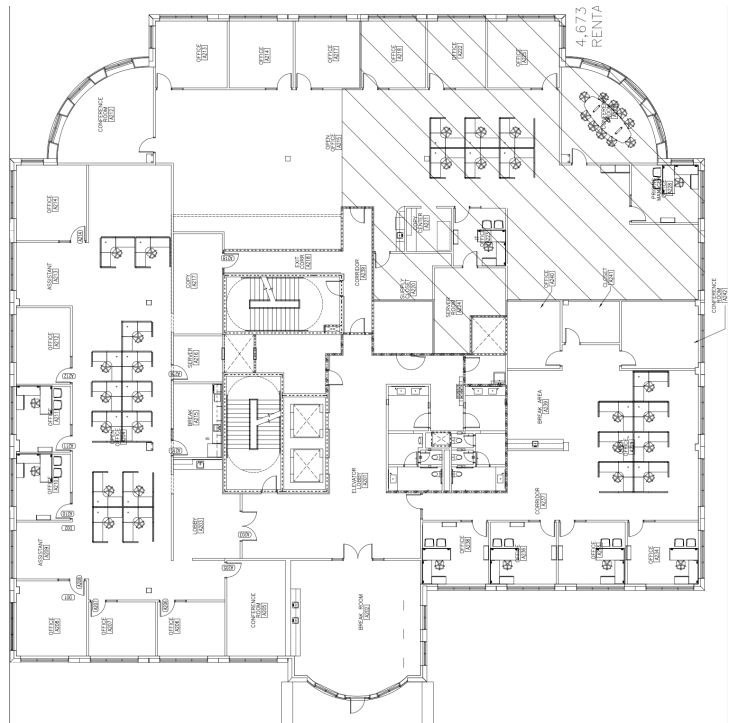
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ADDITIONAL PHOTOS

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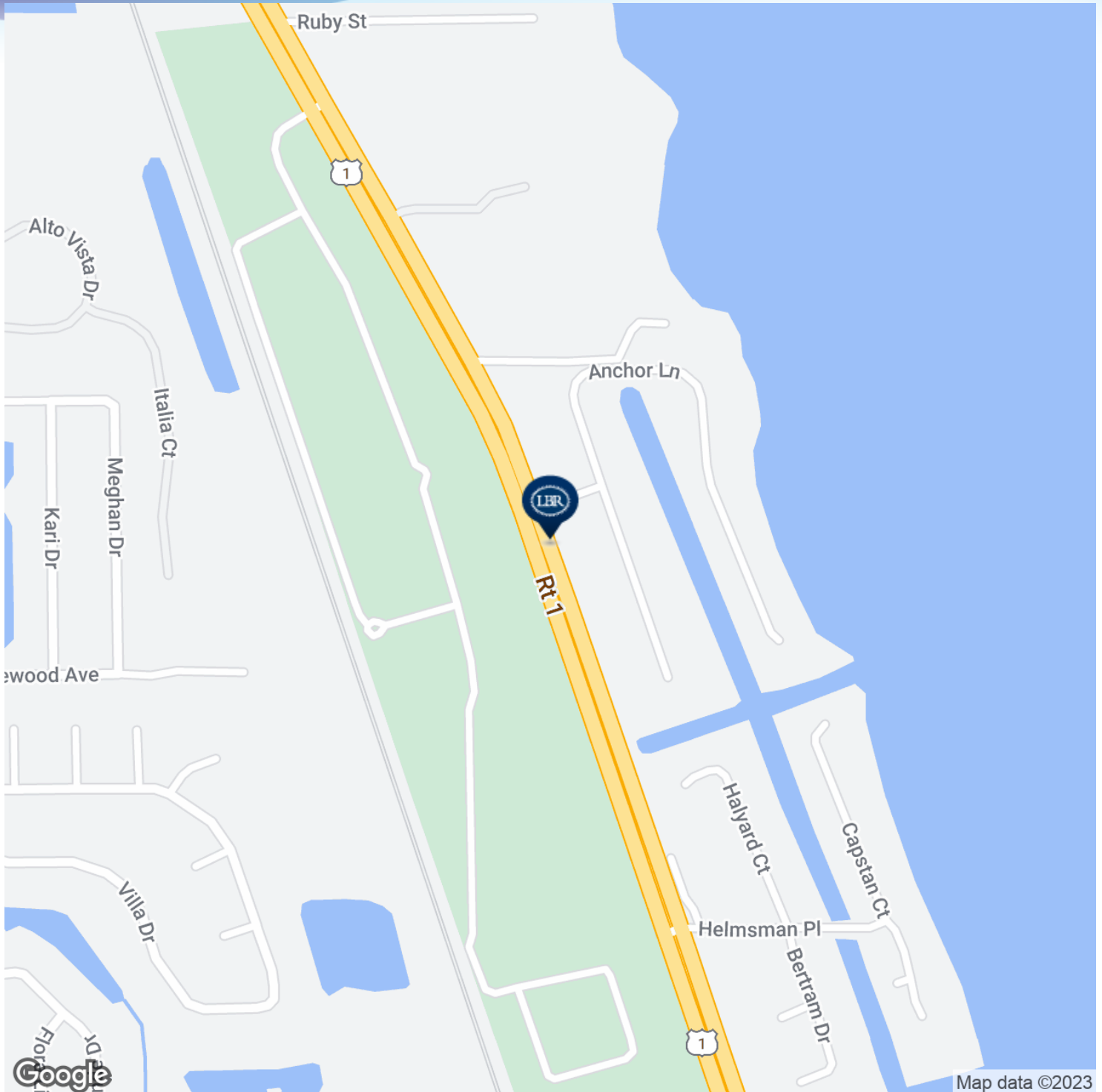
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LOCATION MAPS

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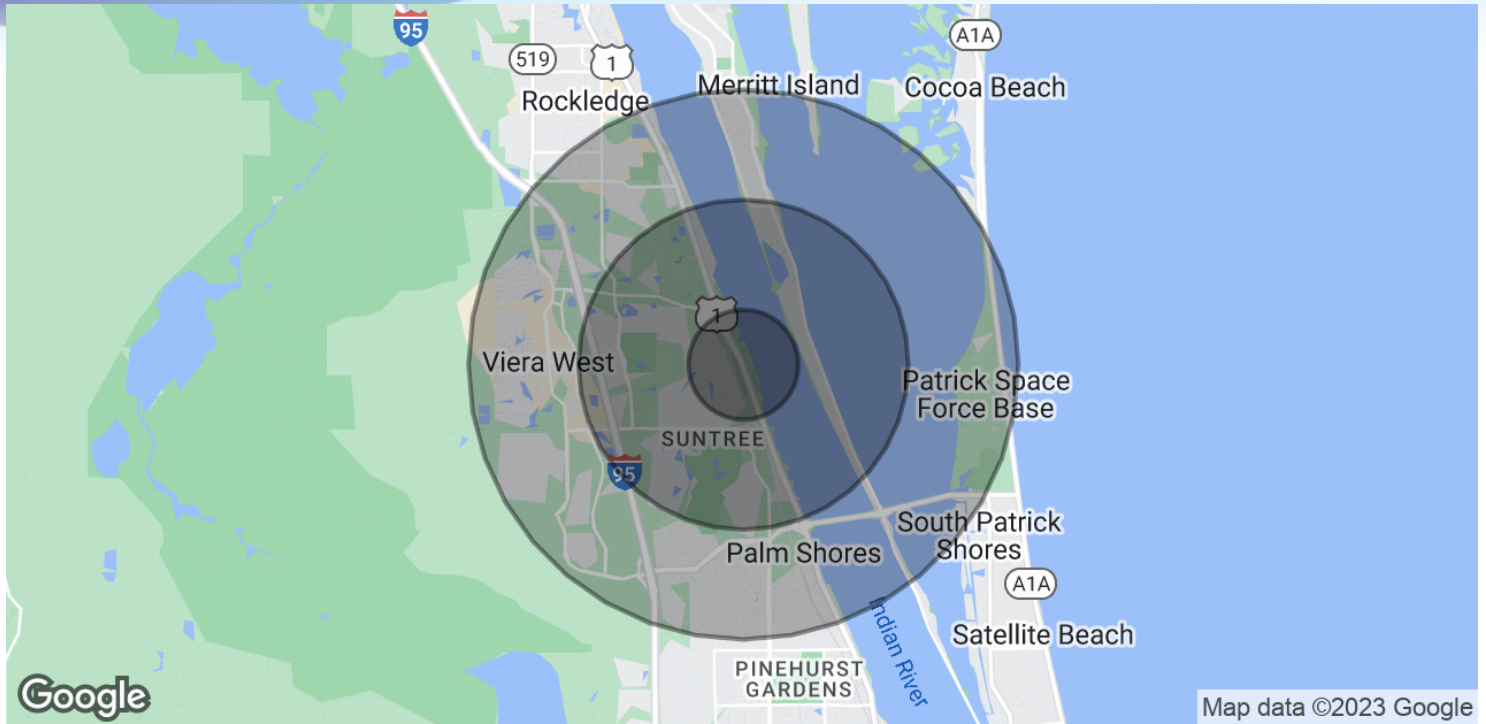
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,449	32,643	91,717
Average age	48.1	46.4	45.1
Average age (Male)	48.4	46.1	44.3
Average age (Female)	47.6	46.4	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,382	13,077	38,045
# of persons per HH	2.5	2.5	2.4
Average HH income	\$98,424	\$89,571	\$78,034
Average house value	\$306,647	\$292,871	\$282,904

* Demographic data derived from 2020 ACS - US Census

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