

# FOR LEASE | Office Share | Offices for Rent



## PROPERTY DESCRIPTION

Find your perfect space in Merritt Island! Private office spaces available running from 99 – 429 SF. The courtyard is currently undergoing renovations, so there will soon be a relaxing and spacious area to enjoy as much as the offices! These clean, spacious, and versatile office space is already available to suit your professional office needs. Check out 262 E Merritt Island Cswy today and grab this office space in proximity to Cocoa Beach, Kennedy Space Center, the booming Space Industry, and more!

## PROPERTY HIGHLIGHTS

- Pricing includes selected private office space and shared spaces allocated for shared office needs
- Located directly on E Merritt Island Cswy - close proximity to everywhere in Brevard!
- Offices located on the 2nd floor

## OFFERING SUMMARY

Lease Rate:	\$450.00 - 44,887.50 per month (Gross)
Number of Units:	8
Available SF:	99 - 492 SF
Building Size:	2,571 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,494	12,670	33,046
Total Population	5,665	29,219	78,481
Average HH Income	\$57,030	\$67,660	\$65,214

**Holly Carver**

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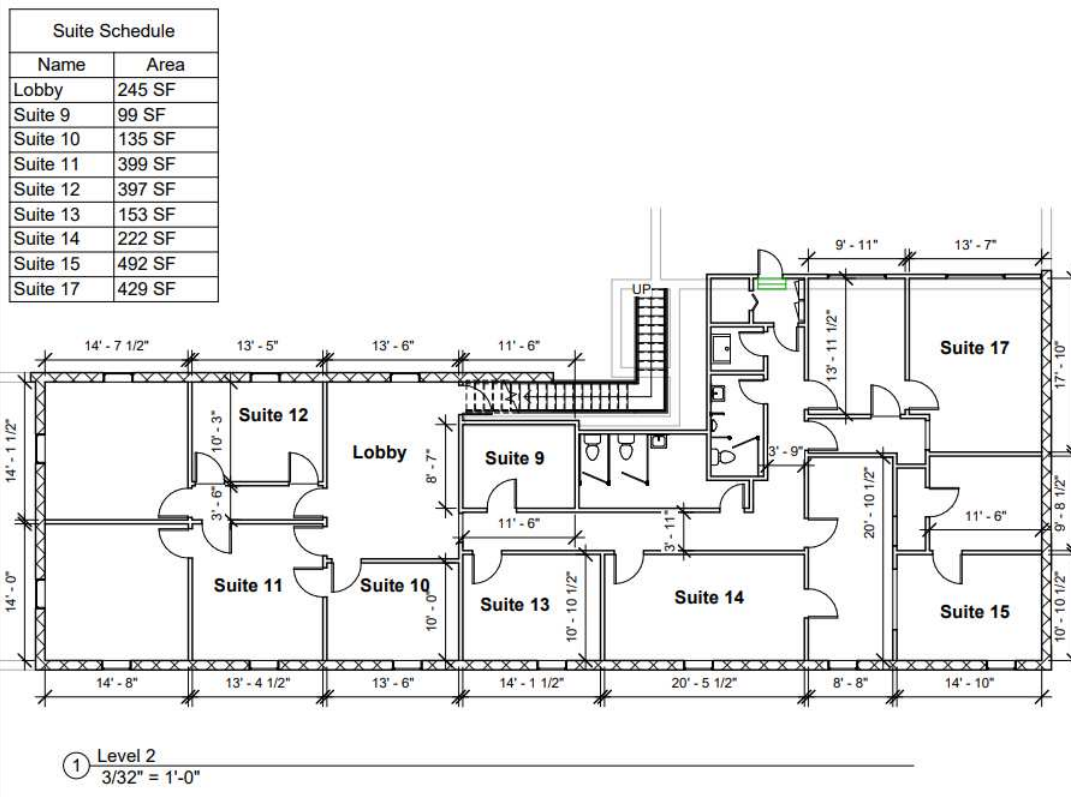
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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	99 - 492 SF	Lease Rate:	\$450.00 - \$44,887.50 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
209	Available	99 SF	Gross	\$450 - 1,350 per month	-
210	Available	135 SF	Gross	\$450 - 1,350 per month	-
211	Available	399 SF	Gross	\$450.00 - 1,350.00 SF/yr	-
212	Available	397 SF	Gross	\$450 - 1,350 per month	-
213	-	153 SF	Gross	Negotiable	-
214	Available	222 SF	Gross	\$450 - 1,350 per month	-
215	Available	492 SF	Gross	\$450 - 1,350 per month	-
217	Available	429 SF	Gross	\$450 - 1,350 per month	-

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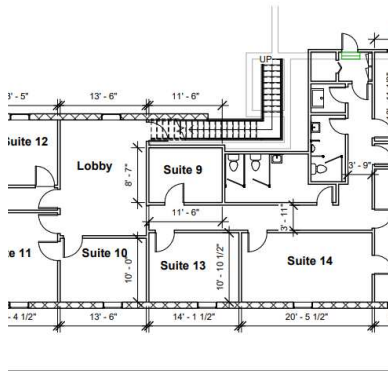
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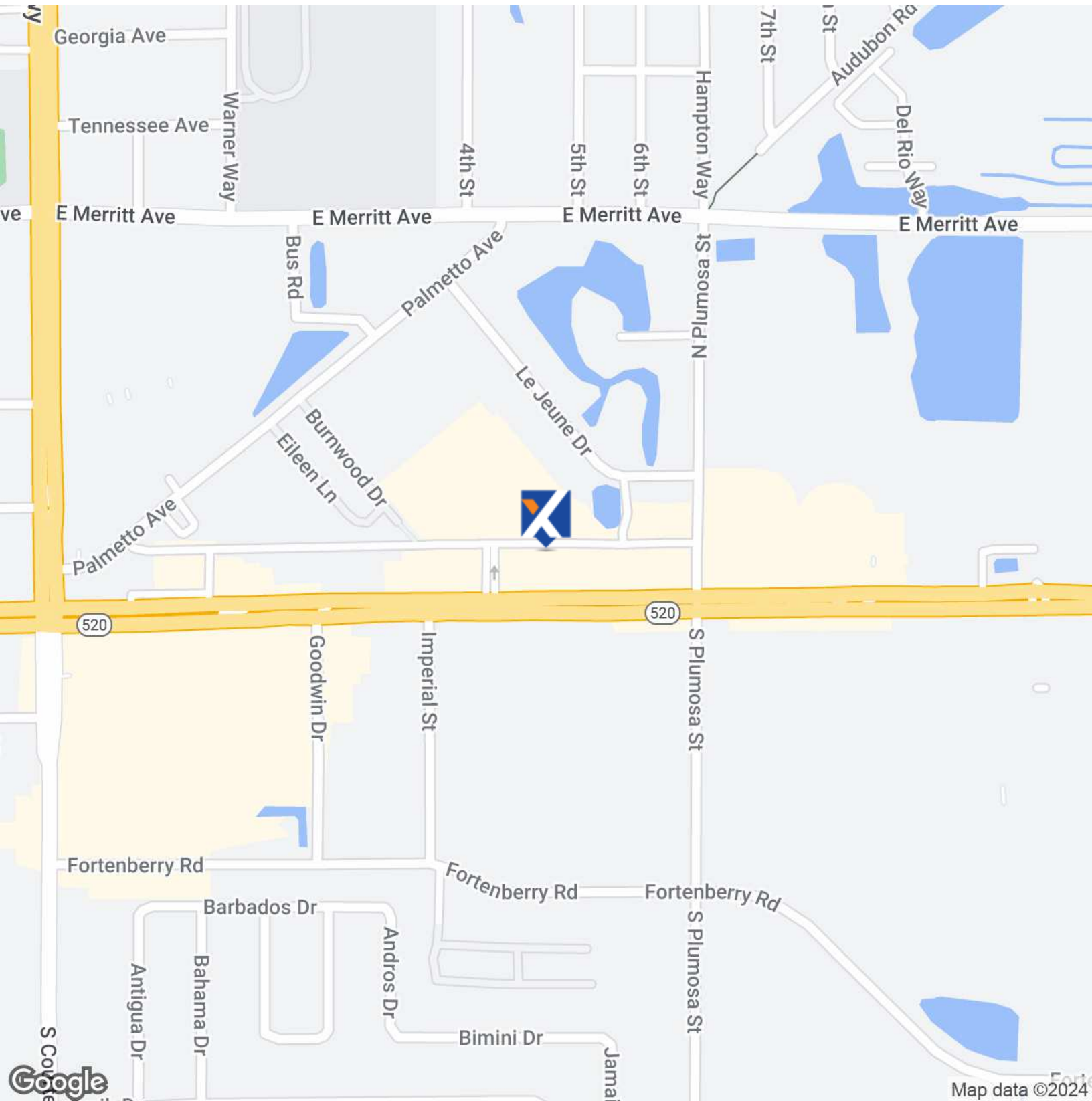
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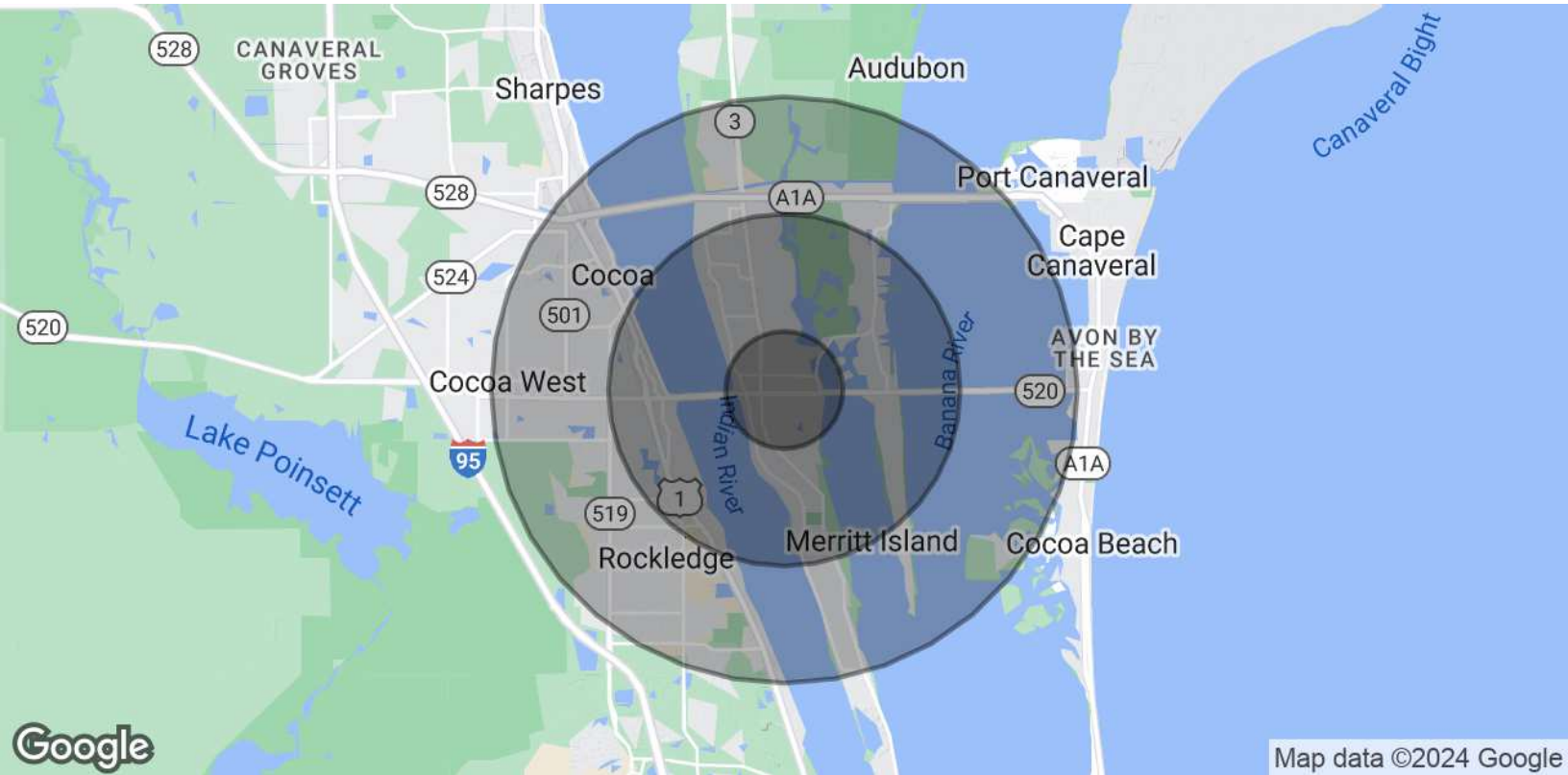
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,665	29,219	78,481
Average age	44.5	46.2	44.2
Average age (Male)	44.2	45.0	43.6
Average age (Female)	42.5	46.5	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,494	12,670	33,046
# of persons per HH	2.3	2.3	2.4
Average HH income	\$57,030	\$67,660	\$65,214
Average house value	\$220,518	\$284,667	\$268,291

\* Demographic data derived from 2020 ACS - US Census

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