

**Viera HOSPITAL**  
**Health First**  
DIRECTLY ACROSS STREET

**CLASS A OFFICE - AVAILABLE 2024**

**80% COMPLETE**

**RESERVE NOW**  
**ONE SPOT LEFT**

**2300-5000 SF**  
**REMAINING 1st FLOOR**

**7506 LYNX WAY**  
**VIERA, FL**

#### OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (2300-5000)
Building Size:	20,000 SF
Available SF:	2,300 - 5,000 SF
Lot Size:	4 Acres
Year Built:	2024
Zoning:	PUD
Market:	Viera/Melbourne

#### PROPERTY OVERVIEW

Professional office located in Viera, Florida. Introducing an exceptional opportunity for professionals seeking Class A office space in the thriving Viera area. This upscale, brand-new construction office, located in Lynx One is the last remaining availability in this building and will be available December 2024. 75% leased - reserve your spot now. Remaining space 5000 SF on the 1st floor and can be demised.

Walkable to retail, restaurants, health and fitness gym, A-rated schools and vibrant neighborhoods, this professional office space offers the perfect blend of convenience and liveliness. Its exceptional location across from, and walkable to, Viera Hospital Health First makes it particularly ideal for medical offices, benefiting from the proximity to collaborative healthcare services. Viera is also an approved golf cart community making getting around quite easy.

Constructed is 70% complete (as of 3/14/24) with high quality tilt wall construction, this gray shell delivery provides a blank canvas for your customization to meet your specific needs. The location offers convenient access to medical services and benefits from the growing healthcare presence in the area.

- - Prime location in Viera, FL

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FOR LEASE

# Office Medical, Viera, FL - Lynx One - Phase I - Class A



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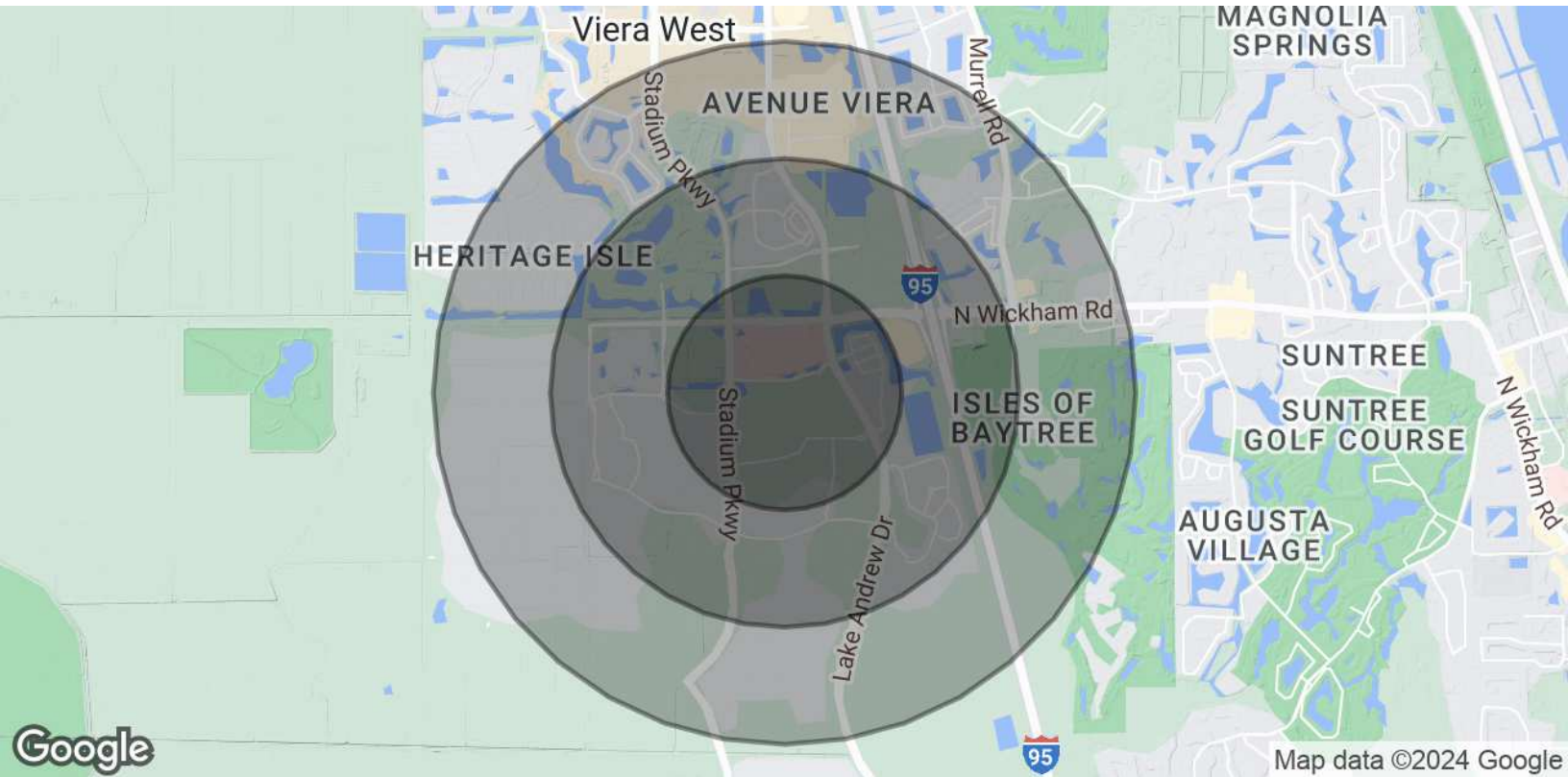
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	324	2,347	7,001
Average Age	40	43	45
Average Age (Male)	39	42	44
Average Age (Female)	41	44	45

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	120	911	2,810
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$144,185	\$136,803	\$132,429
Average House Value	\$621,128	\$572,432	\$534,048

Demographics data derived from AlphaMap

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