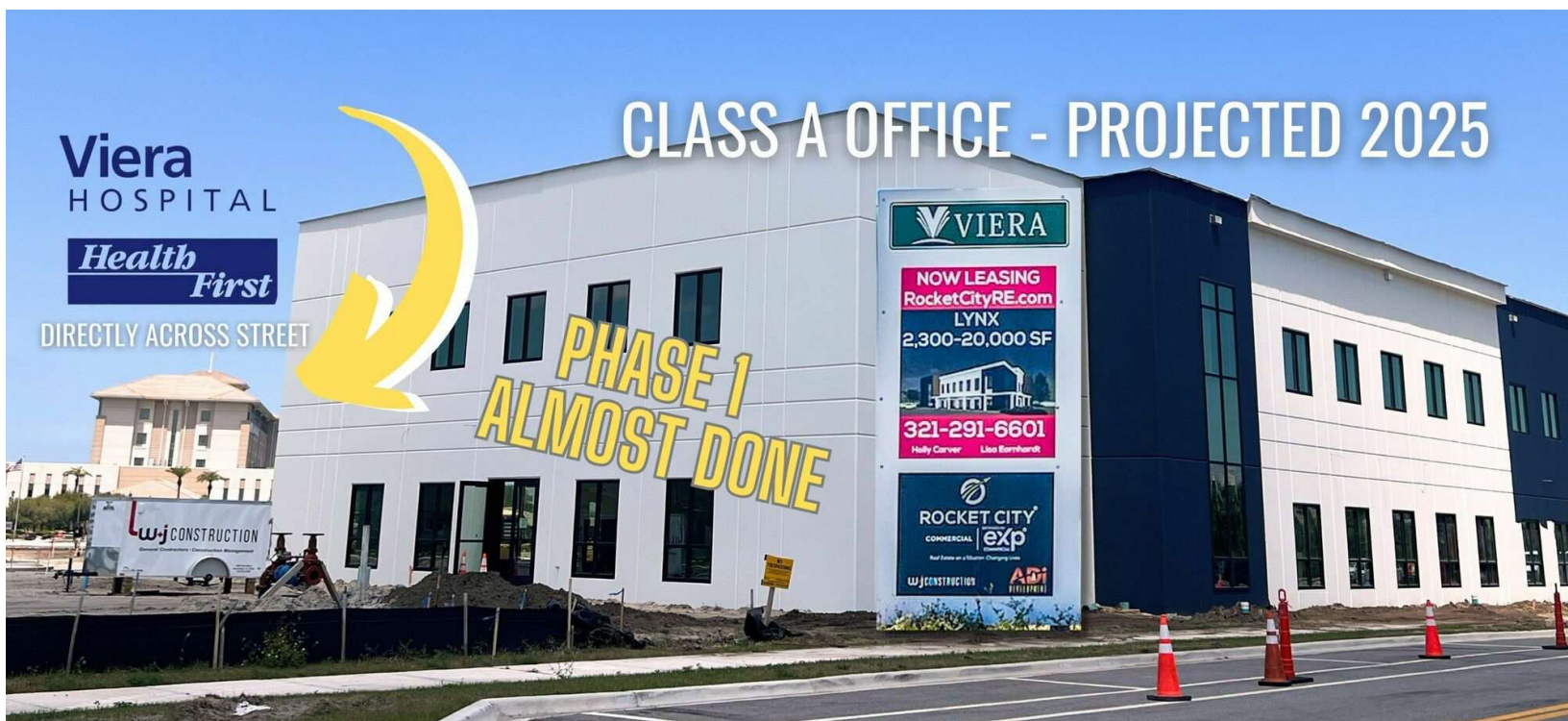


FOR LEASE | CLASS A Office - Viera - Lynx Two



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$32.00 SF/yr (NNN) |
| Building Size: | 20,000 SF |
| Available SF: | 2,000 - 20,000 SF |
| Lot Size: | 4 Acres |
| Year Built: | 2024 |
| Zoning: | PUD |
| Market: | West Viera |

PROPERTY OVERVIEW

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 Two - NOW LEASING - Pre-Construction. (Lynx One - PHASE I - also pre-leasing - available December 2024: 2300-5000 SF+/-)

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 makes it particularly ideal for medical offices, benefiting from the proximity to collaborative healthcare services.

Tilt wall construction. Gray shell delivery. 179 parking spaces, plus cross-access parking with the adjacent project. This lushly landscaped property will include tree lined walking trails and outdoor seating, providing a serene environment that fosters productivity and relaxation. Viera is an approved golf cart community making getting around quite easy.

Potential tenant improvement incentives, allowing you to personalize the space to align with your professional vision. The shared lobby and restrooms will be tastefully designed and meticulously maintained, creating an impressive and professional atmosphere for you and your guests. An elevator will ensure easy accessibility to the second floor of this modern building. Don't miss your chance to secure this prestigious office space with shared amenities. This listing offers a prime opportunity to elevate your business in an upscale environment.

Holly Carver

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Lisa Earnhardt

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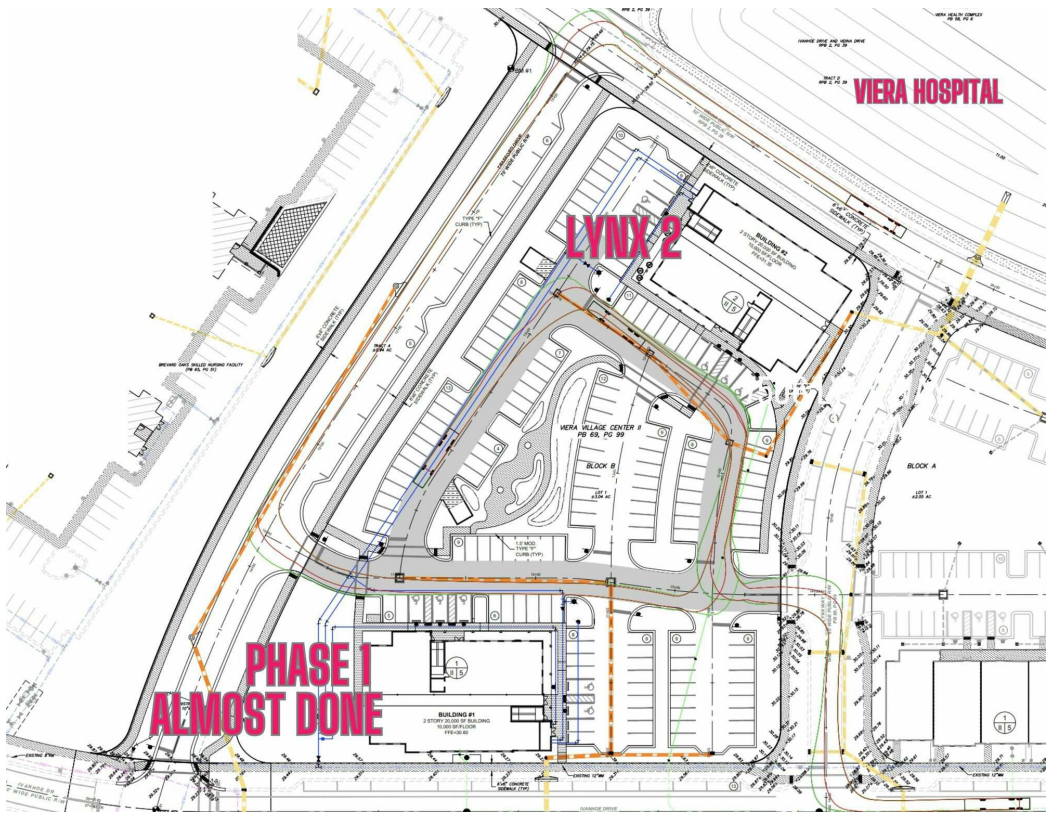
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FOR LEASE |

CLASS A Office - Viera - Lynx Two



LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,000 - 20,000 SF | Lease Rate: | \$32.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------------------|-----------|-------------------|------------|---------------|--|
| 7556 Lynx Way, Viera, FL 32940 | Available | 2,000 - 20,000 SF | NNN | \$32.00 SF/yr | 2 story Class A office building. 10,000 SF+/- per floor. |
| 2000 SF | Available | 2,000 SF | NNN | Negotiable | - |
| 5000 SF | Available | 5,000 SF | NNN | Negotiable | - |
| 10,000 SF | Available | 10,000 SF | NNN | Negotiable | - |

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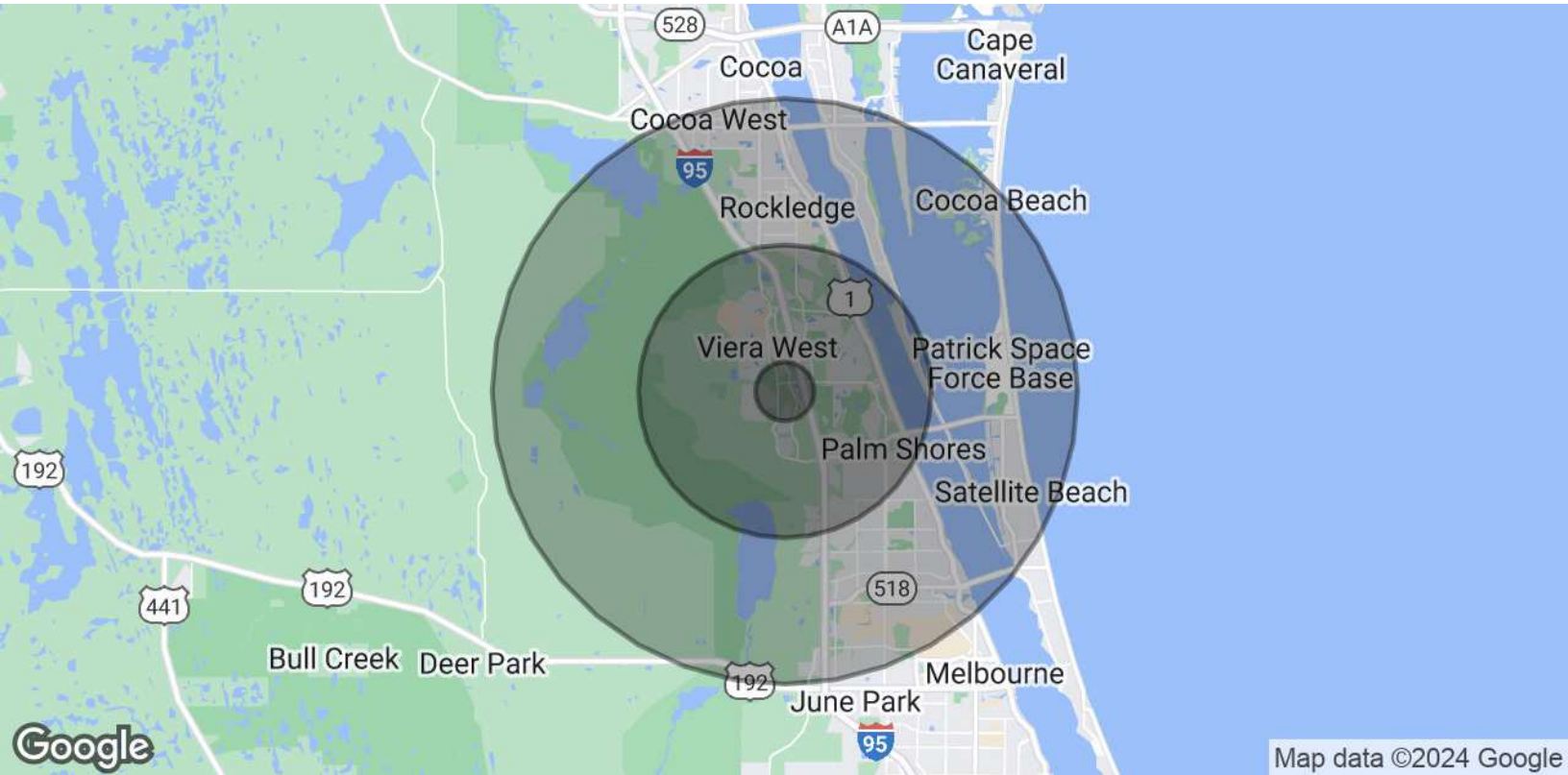
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FOR LEASE |

CLASS A Office - Viera - Lynx Two



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,910 | 63,942 | 210,069 |
| Average Age | 41.6 | 48.3 | 46.2 |
| Average Age (Male) | 41.0 | 48.0 | 44.8 |
| Average Age (Female) | 41.4 | 48.8 | 47.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 795 | 28,728 | 96,942 |
| # of Persons per HH | 2.4 | 2.2 | 2.2 |
| Average HH Income | \$89,780 | \$96,574 | \$78,361 |
| Average House Value | \$385,773 | \$337,775 | \$273,073 |

2020 American Community Survey (ACS)

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