



Melbourne Office

8060 SPYGLASS HILL RD, MELBOURNE, FL 32940

Property Highlights

- Surrounded by multiple medical practices.
- Minutes from I-95
- Single or multi tenant availability
- Tenant Improvement packages
- In the heart of fast growing Viera and Suntree Florida
- Drone Video: <https://www.youtube.com/watch?v=0NkUsnBVdk8>

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

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EXECUTIVE SUMMARY

8060 SPYGLASS HILL RD, MELBOURNE, FL 32940

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,361 SF
Available SF:	19,131 SF
Lot Size:	4.91 acres
Number of Units:	1
Year Built:	1997
Renovated:	2010
Zoning:	BU2
Market:	Melbourne
Submarket:	Viera
Traffic Count:	17,500

PROPERTY OVERVIEW

Discover a prime 19,131 SF office space, versatile for single tenancy, this space offers strategic customization. Benefit from a central location in the dynamic Viera West community. Elevate your professional presence in this prime space, seizing the opportunity to redefine healthcare or professional office!

LOCATION OVERVIEW

Viera, situated 72 miles southeast of Orlando, Florida, offers a prime healthcare destination located on Spyglass Road, just minutes off Interstate 95. Our central location ensures convenient access for residents across Brevard County, from Cocoa to Melbourne Beach, serving a steadily growing population of over 86,000.

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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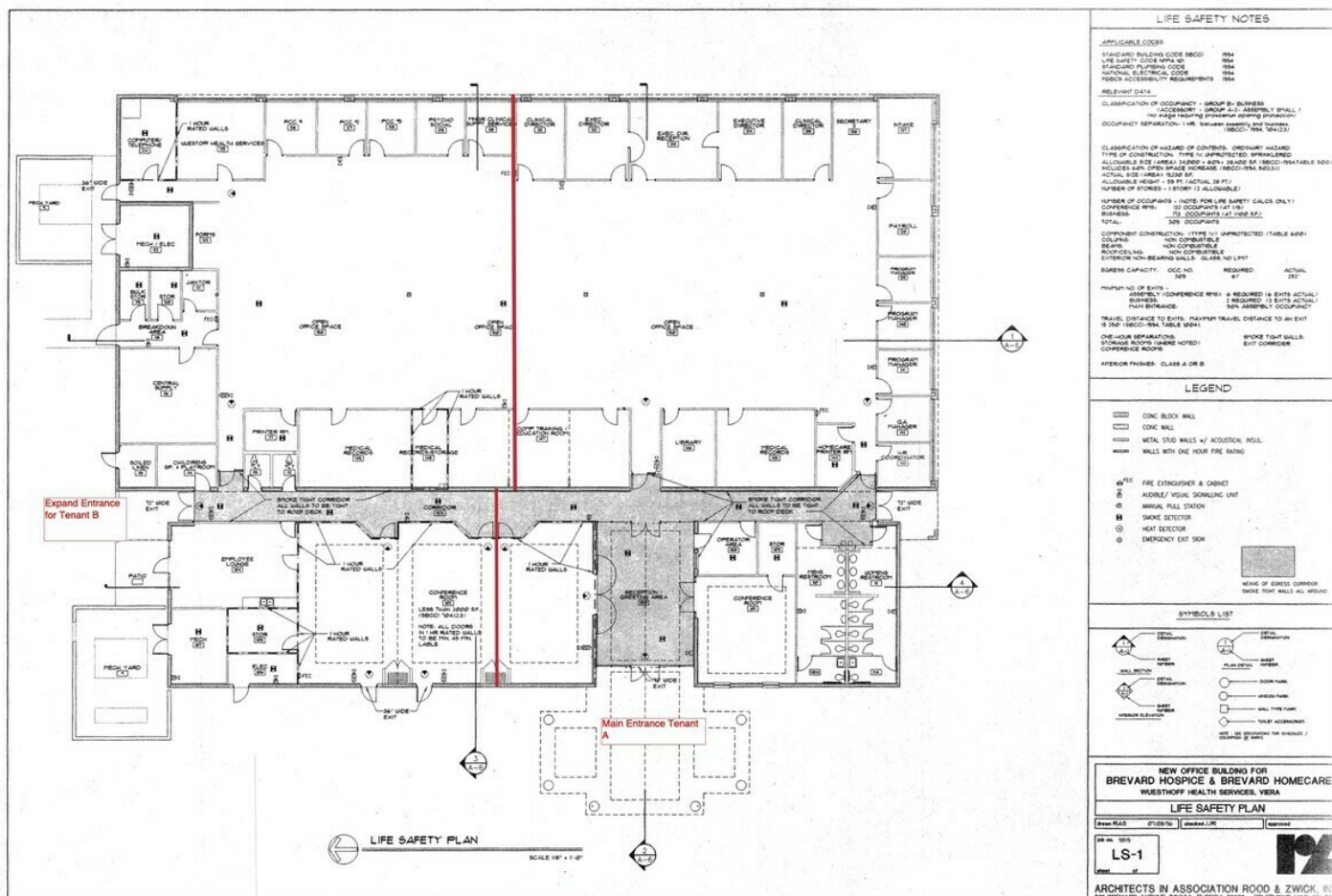
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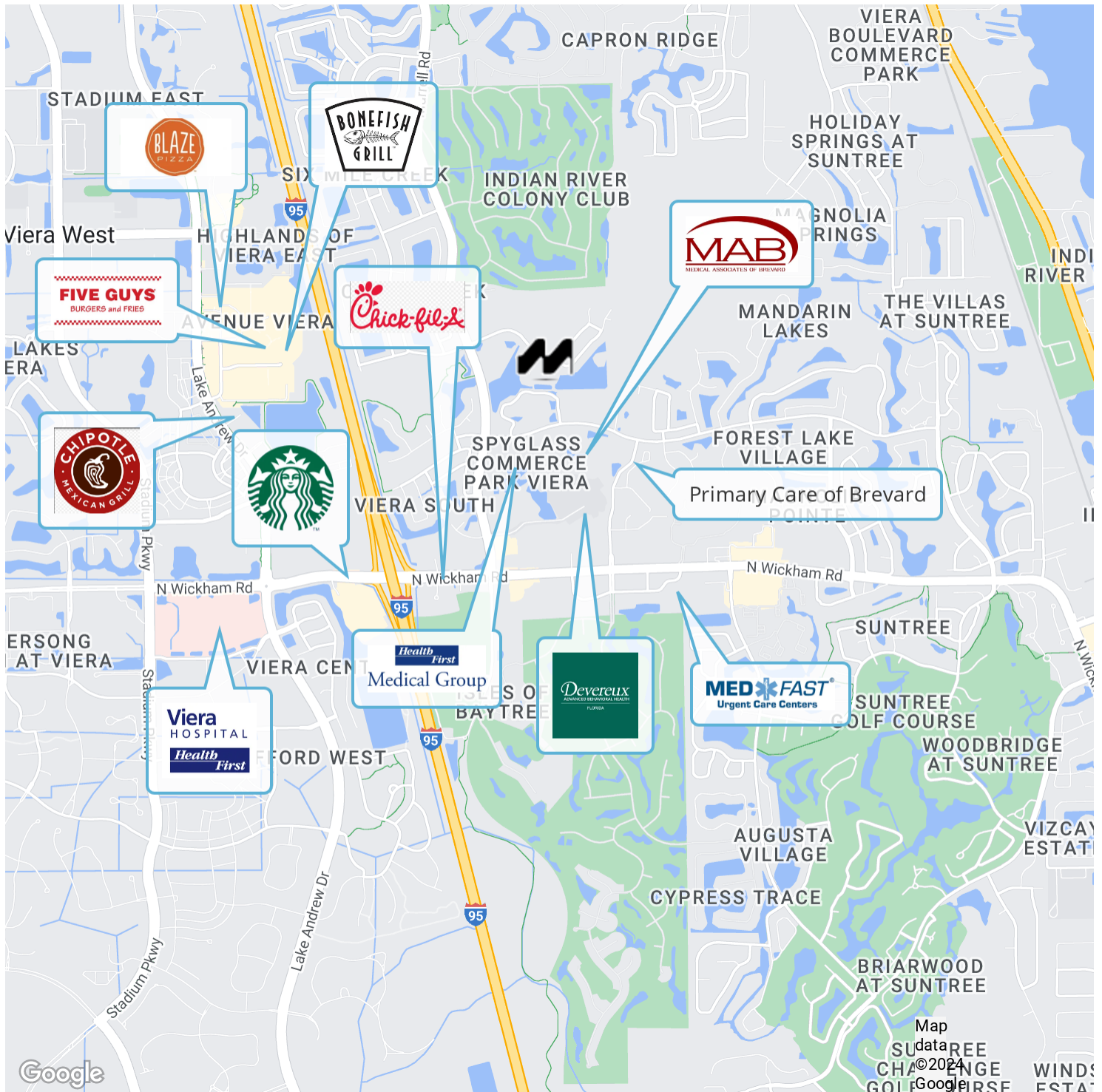
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RETAILER MAP

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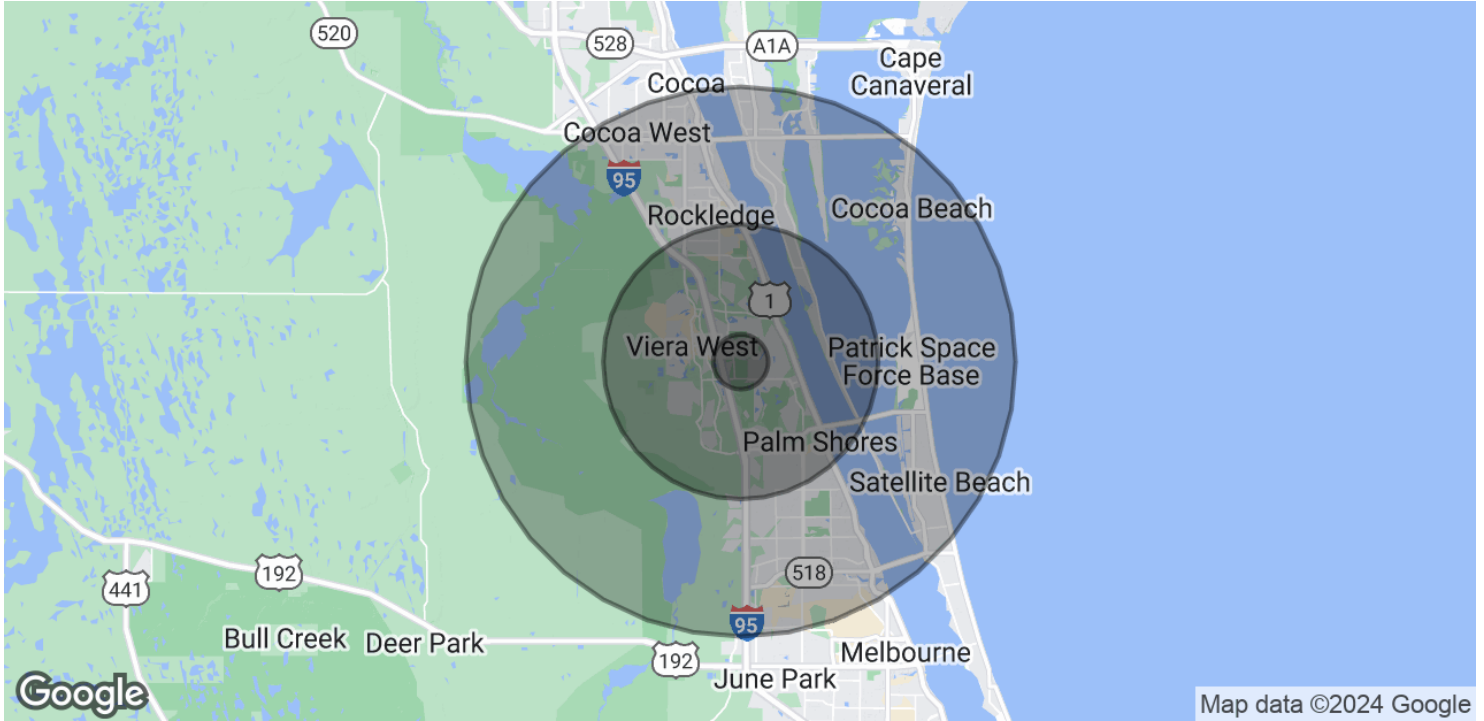
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DEMOGRAPHICS MAP & REPORT

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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	7,712	70,239	228,530
Average Age	46.6	47.9	46.2
Average Age (Male)	44.3	47.5	44.7
Average Age (Female)	48.1	48.4	47.1

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	3,384	31,335	107,780
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$80,143	\$96,388	\$75,918
Average House Value	\$291,330	\$334,129	\$268,919

2020 American Community Survey (ACS)

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