

OFFICE SPACE FOR LEASE

Hibiscus Business Center • 1101 - 1103 W Hibiscus Blvd Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	460 - 1,800 SF
Lease Rate:	Negotiable
Lot Size:	2.34 Acres
Year Built:	1978
Building Size:	32,135 SF
Zoning:	CI
Market:	South Brevard
Submarket:	West Melbourne
Traffic Count:	17,940

PROPERTY OVERVIEW

Multi-tenant office property. Common areas include restrooms, hallways, elevators, stairwells and garden seating areas with running water fountains. Conveniently located and close to shopping, restaurants, Melbourne International Airport and some of Brevard County's largest employers. Bus stops are located in front of and across Hibiscus Blvd. with signalized traffic light for crossing.

PROPERTY HIGHLIGHTS

- Well maintained property and lush landscaping
- Quiet and peaceful environment
- On-site maintenance
- Professionally managed and inspected regularly
- Easy access from two main roads, Hibiscus Blvd. and Dairy Rd.
- Small leasable spaces easily convert to larger spaces
- Convenient and easy parking - ingress/egress

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AVAILABLE SPACES

Hibiscus Business Center • 1101 - 1103 W Hibiscus Blvd Melbourne, FL 32901

Lease Rate: NEGOTIABLE (MG; GROSS) **Total Space:** 460 - 1,800 SF
Lease Type: Gross; MG **Lease Term:** 2-3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
1101 W Hibiscus Blvd / Suite 105	Office Building	\$18.00 SF/YR	Gross	1,200 SF	Reception and six offices. Storage room. Rent does not include electric. Two Entrances. Street level, windows throughout.
1101 W Hibiscus Blvd / Suite 106B	Office Building	\$20.00 SF/YR	Gross	600 SF	
1101 W Hibiscus Blvd / Suite 203	Office Building	\$20.00 SF/YR	Modified Gross	500 SF	2 offices, and storage. The room at the entrance may be used as a reception area with an office in the rear of the space. Restrooms located in the common areas.
1101 W Hibiscus Blvd / Suite 210	Office Building	\$20.00 SF/YR	Modified Gross	470 SF	This suite is available now! Small but quaint unit on the 2nd floor (no elevator access). Does have it's own bathroom.
1103 W Hibiscus Blvd / Suite 400	Office Building	\$20.00 SF/YR	Modified Gross	890 SF	Unique loft space. Restrooms in common area.
1103 W Hibiscus Blvd / Suite 401	Office Building	\$20.00 SF/YR	Modified Gross	540 SF	Rent includes electric.
1103 W Hibiscus Blvd / Suite 402	Office Building	\$20.00 SF/YR	Gross	500 SF	Open area with two entrances/exits. Restrooms in common area.
1103 W Hibiscus Blvd / Suite 408	Office Building	\$16.00 - 18.00 SF/YR	Modified Gross	1,800 SF	5 offices, conference room, open areas, 2 restrooms and open break area. This is a second floor office. No elevator. Fireplace.
1103 W Hibiscus Blvd / Suite 309B	Office Building	\$18.00 SF/YR	Gross	920 SF	

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
1103 W Hibiscus Blvd / Suite 408A		\$20.00 SF/YR	Gross	460 SF	
1101 W Hibiscus Blvd / Suite 209		\$20.00 SF/YR	Gross	530 SF	

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ADDITIONAL PHOTOS

Hibiscus Business Center • 1101 - 1103 W Hibiscus Blvd Melbourne, FL 32901



Hibiscus Business Center



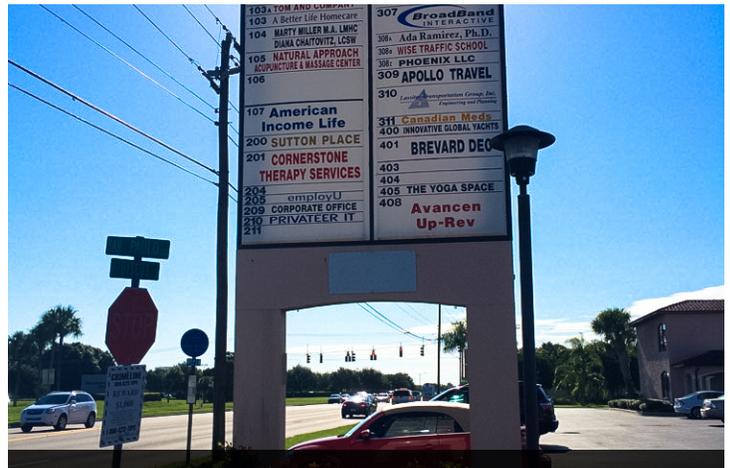
HBC



Suite 210 Walk Up



Suite 210



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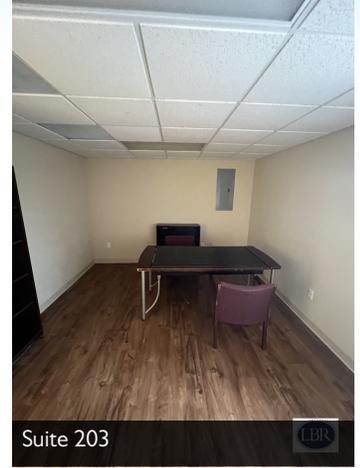
Suite 203



Suite 203



Suite 203



Suite 203



Suite 400



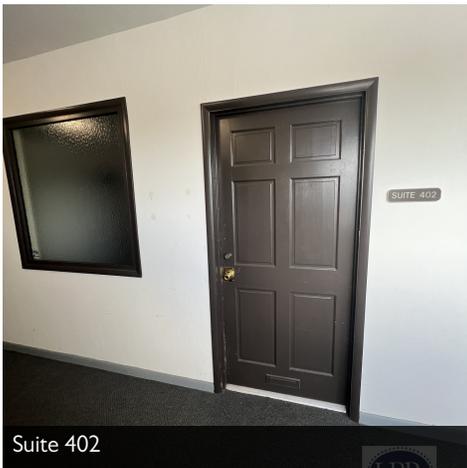
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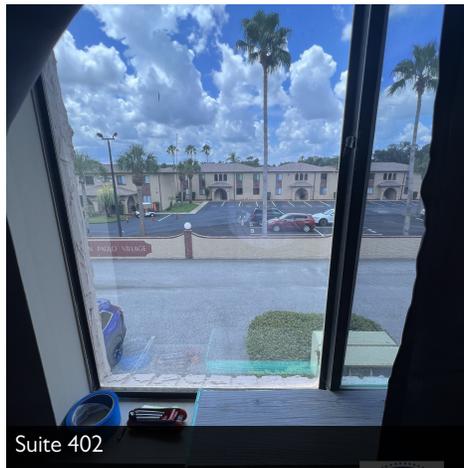
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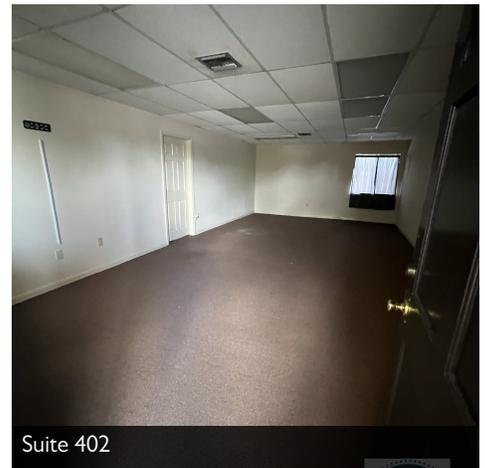
Suite 400



Suite 402



Suite 402



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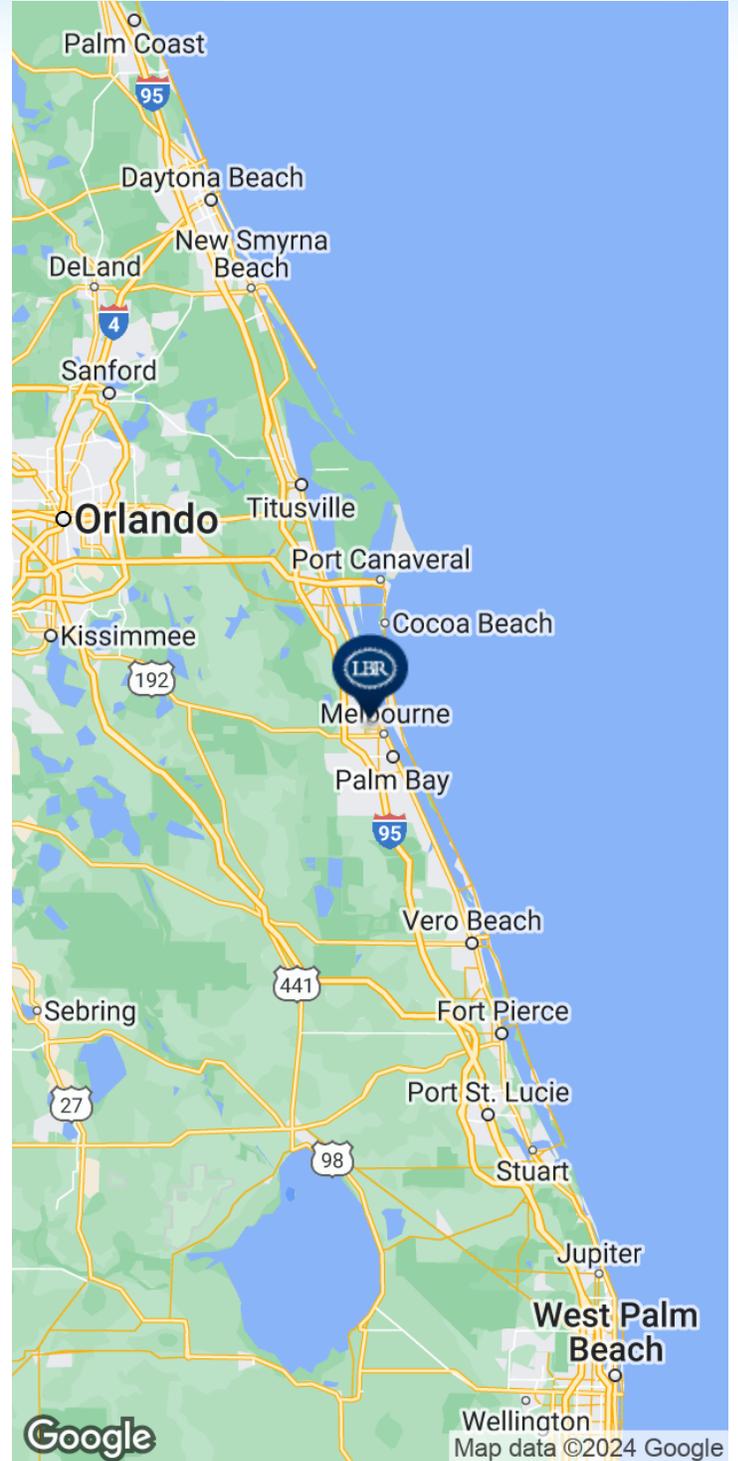
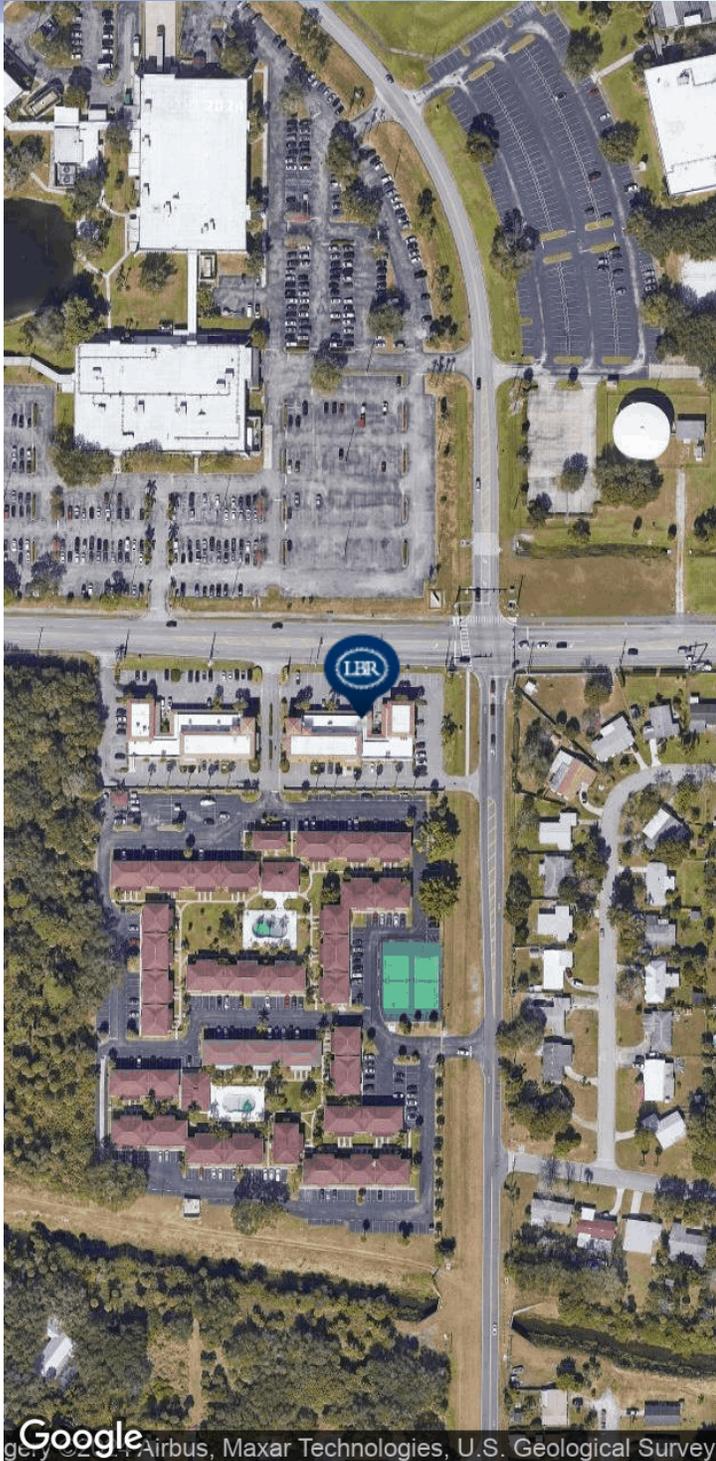
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AERIAL MAP

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