



FOR LEASE

■ 1260 37th St

1260 37th St

Vero Beach, FL 32960

PROPERTY OVERVIEW

1260 37th Street is a medical office property prominently located across from Cleveland Clinic Indian River Hospital. Available space within the larger 10,668sf MOB consists of a 5,712sf +/- built out medical office most recently used by an orthopedic practice. Co tenant in the building is a long standing Dermatology practice. Dedicated walk up access to the office entrance from parking lot which offers a very generous 6.8/1000 parking ratio. Situated on CORNER LOT fronting (2) streets with monument signage directly on the primary street within the hospital district (37th Street). Current floorplan consists of large patient waiting room, patient reception & business office, (13) exam rooms, (2) large procedure rooms, large physical therapy/treatment area, staff break room, physician offices, several restrooms and storage areas.

OFFERING SUMMARY

Building Size:	10,668 SF
Land Size:	1.55 Acres
Utilities:	Water, Sewer, Electric
Available SF:	5,712 SF (9/1/24)

LEASE RATE

\$28.00 SF/yr (NNN)

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Property Description

FOR LEASE - VERO BEACH MEDICAL OFFICE

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LOCATION DESCRIPTION

Rare available office space in a single story standalone bldg. Prominently located on the primary street within the hospital district (37th Street) across from Cleveland Clinic Indian River Hospital. Well maintained property with excellent curb appeal and situated on a corner lot providing excellent access, visibility and monument signage. Flexible MED zoning. Generous 6.8/1000 parking ratio providing an abundance of parking.

HIGHLIGHTS

- Standalone single story building in hospital district
- Situated on main street in Hospital District
- Abundant parking
- Walk up entrance from parking lot
- Functional medical office floorplan
- NO ELEVATORS



Property Details

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Lease Rate	\$28.00 SF/YR (NNN)
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	MED
Lot Size	1.55 Acres
APN #	32392600012000000001.1
Lot Depth	4,100 ft
Traffic Count	9900
Traffic Count Street	37th St.

PARKING & TRANSPORTATION

Street Parking	No
Parking Ratio	6.8
Number of Parking Spaces	75

LOCATION INFORMATION

Building Name	Vero Beach Medical Office
Street Address	1260 37th St.
City, State, Zip	Vero Beach, FL 32960
County	Indian River
Market	Indian River County
Sub-market	Vero Beach
Cross-Streets	37th St & 12th Ct

BUILDING INFORMATION

Building Size	10,668 SF
Building Class	B
Number of Floors	1
Year Built	1991
Gross Leasable Area	5,712 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1



Additional Photos

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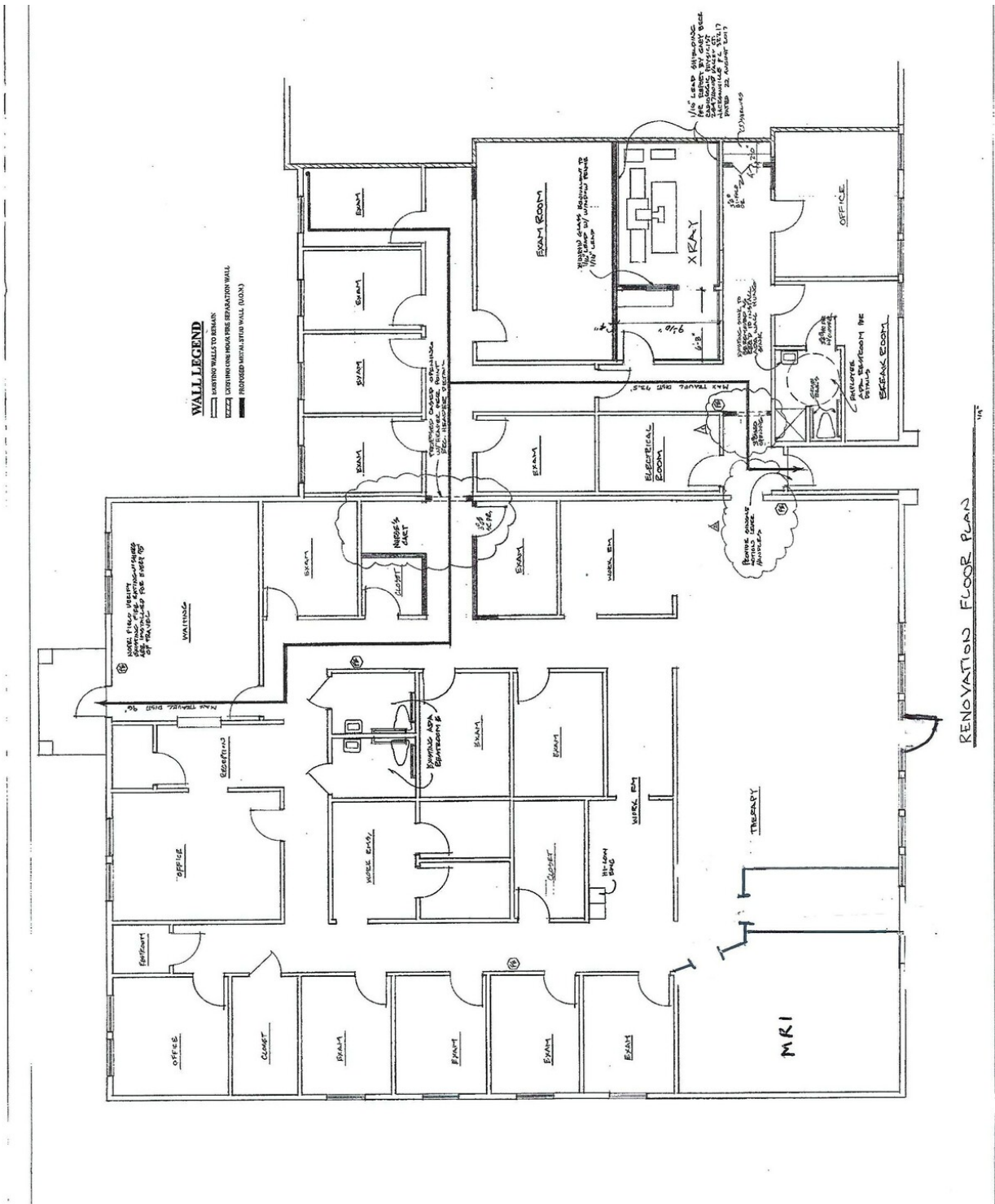


Floor Plans

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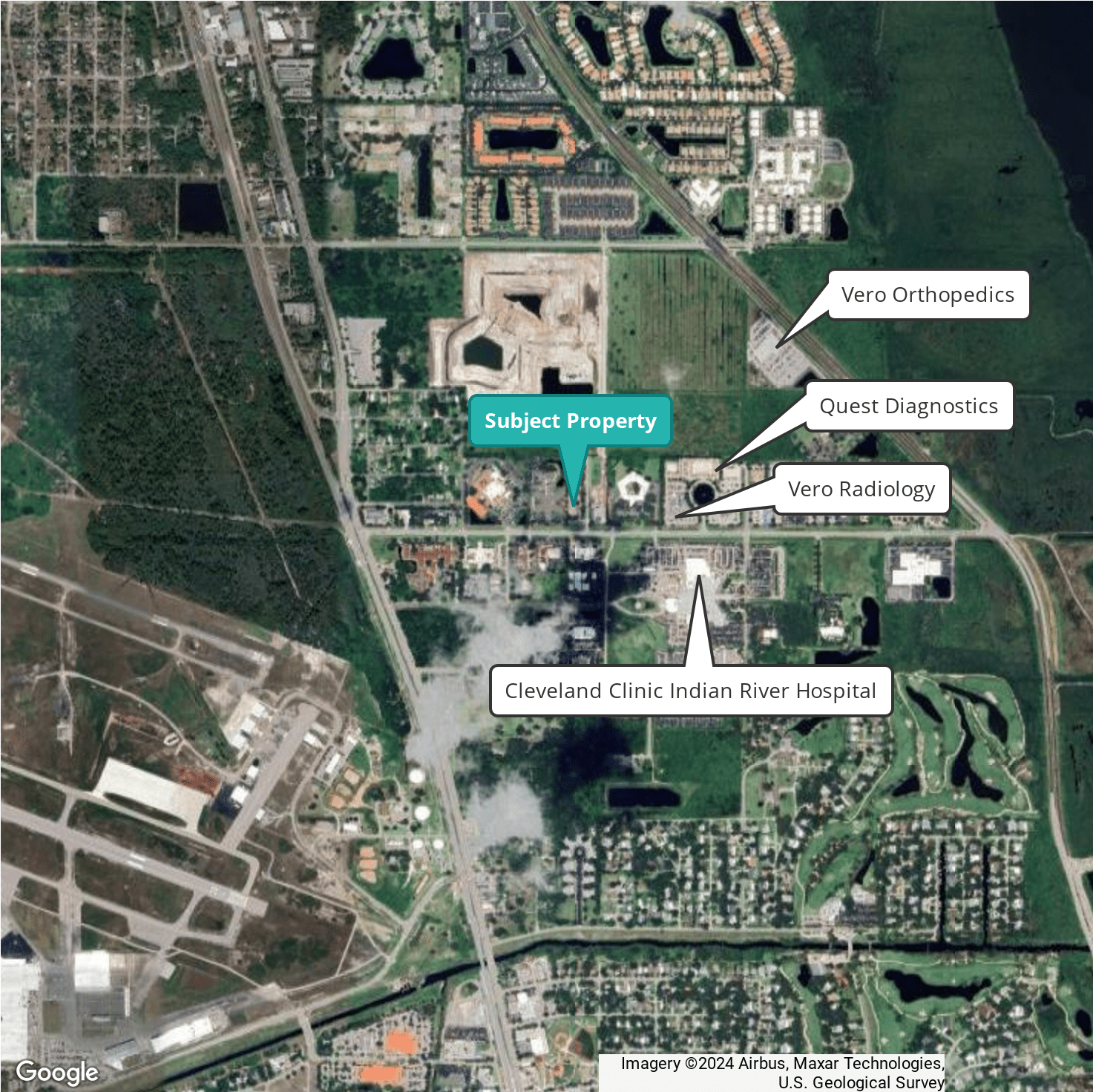


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Location Map

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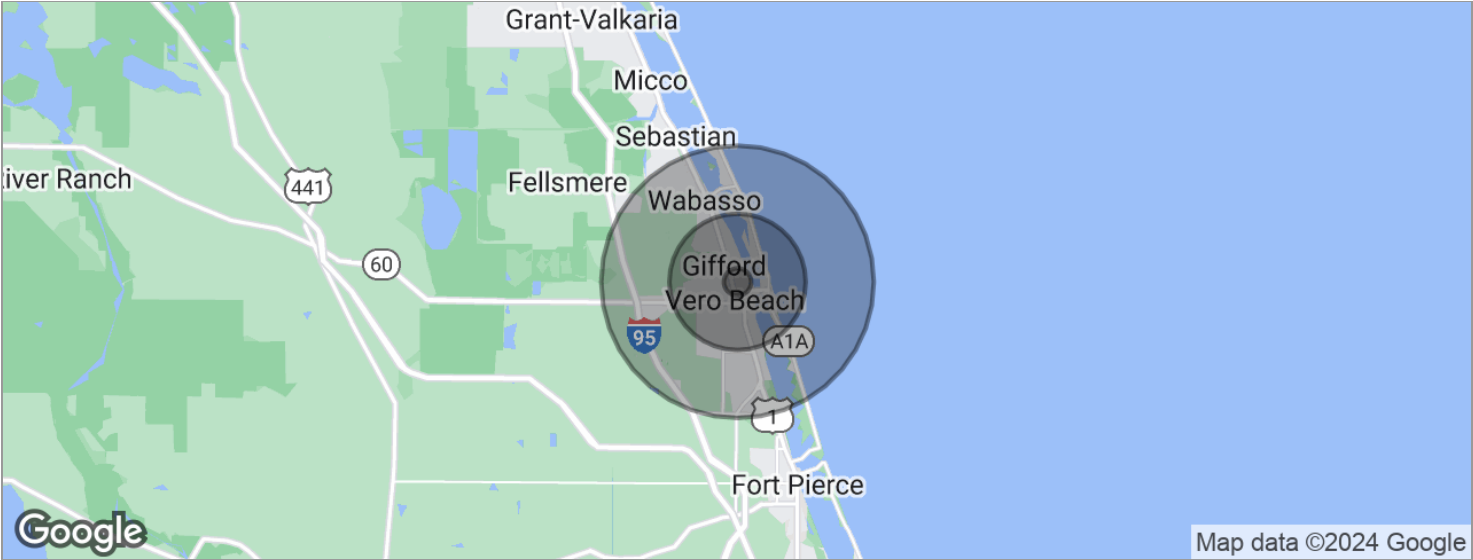
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,278	71,464	148,300
Median age	53.9	51.1	52.5
Median age (Male)	38.1	50.3	51.4
Median age (Female)	58.6	51.9	53.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,274	40,572	79,361
# of persons per HH	1.8	1.8	1.9
Average HH income	\$44,008	\$68,446	\$66,692
Average house value	\$283,428	\$320,277	\$294,334

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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