

EXECUTIVE SUMMARY

Marina Towers • 709 S Harbor City Blvd Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	3,158-34,772 SF
Lease Rate:	\$25.00 SF/yr (Full Service)
Lot Size:	1.95 Acres
Year Built:	1994
Building Size:	71,989 SF
Zoning:	CCI
Market:	South Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

Riverfront office space!
Equipped with multiple meeting and conference rooms
Underground parking
Monument sign options
Potential restaurant & marina development on-site

Conveniently situated on US 1 with river views Indian River Lagoon creating a pleasurable work atmosphere.

LOCATION OVERVIEW

Located on South Harbor City Boulevard (US Hwy 1) provides easy access.

Marina Towers is situated midway between Eau Gallie Causeway (SR 518) and Melbourne Causeway (US 192)

ROB BECKNER, SIOR

Principal
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rob@teamlbr.com

Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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AVAILABLE SPACES

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Lease Rate: \$25.00 SF/YR (FULL SERVICE)

Total Space 3,158 - 34,772 SF

Lease Type: Full Service

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Second Floor	Office/Medical Space	\$25.00 SF/YR	Full Service	6,000 - 13,972 SF	Negotiable
Third Floor	Office Space	\$25.00 SF/YR	Full Service	6,000 - 13,972 SF	Negotiable

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ADDITIONAL PHOTOS

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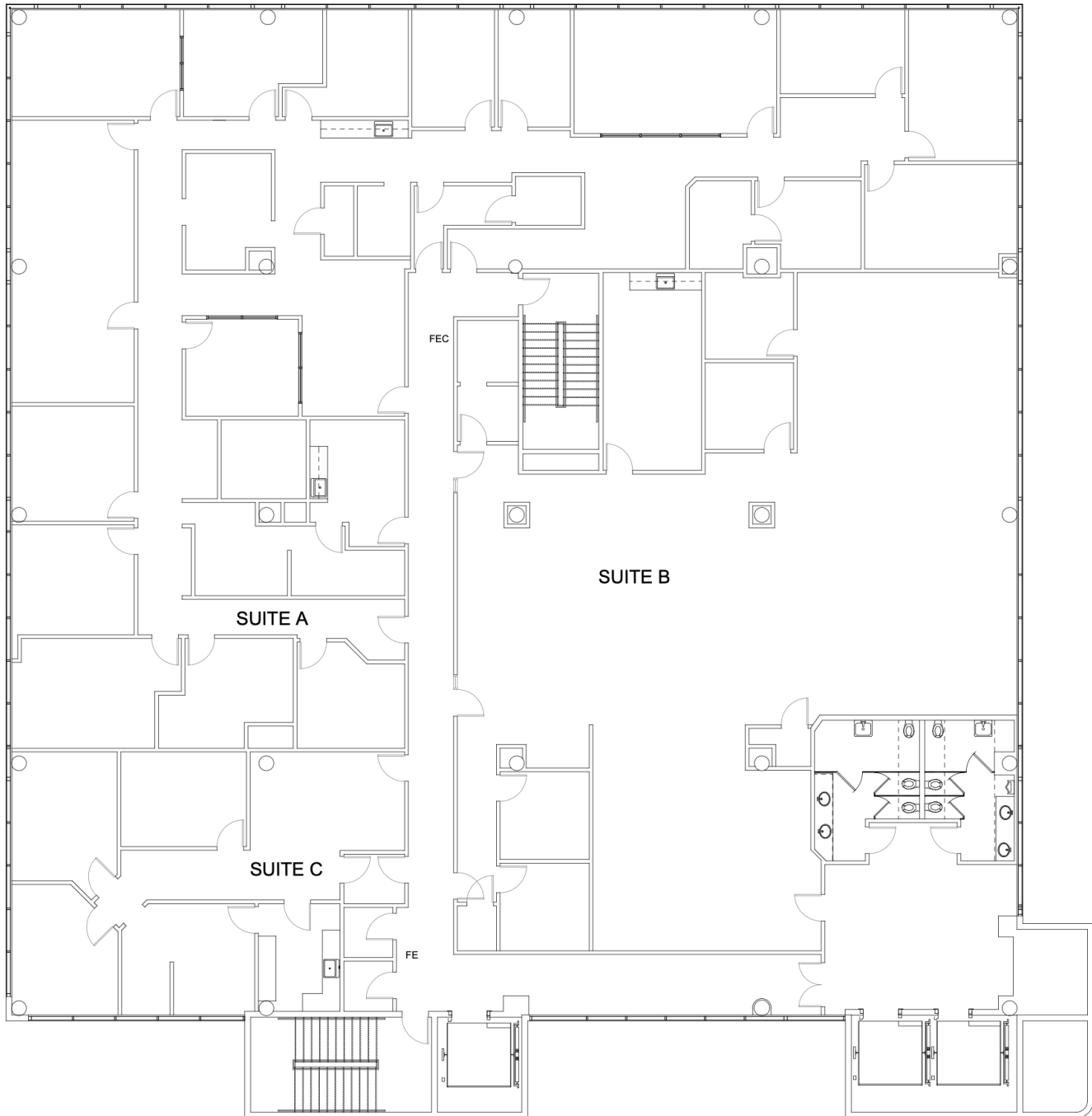
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SECOND FLOOR PLAN

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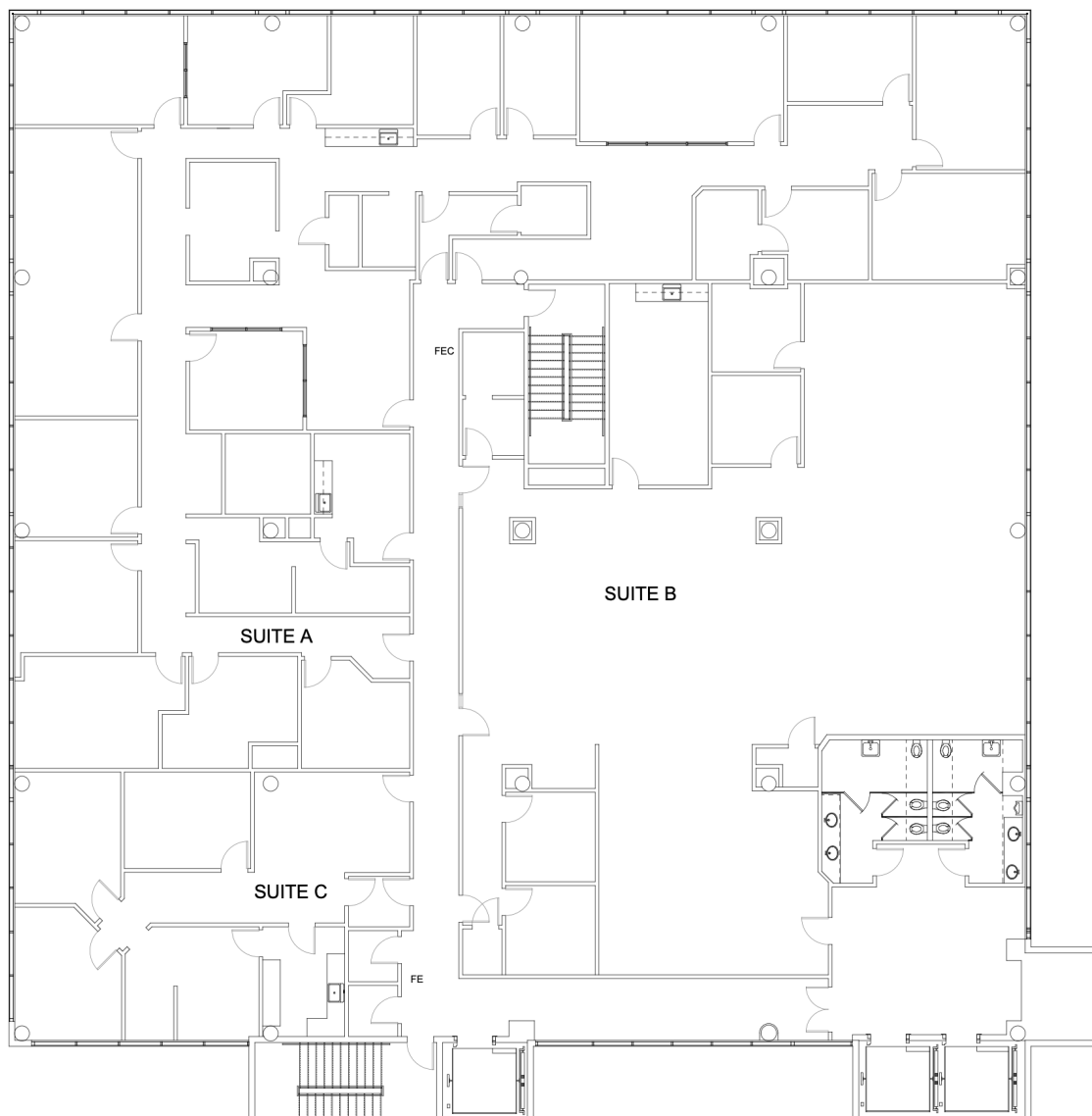
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THIRD FLOOR PLAN

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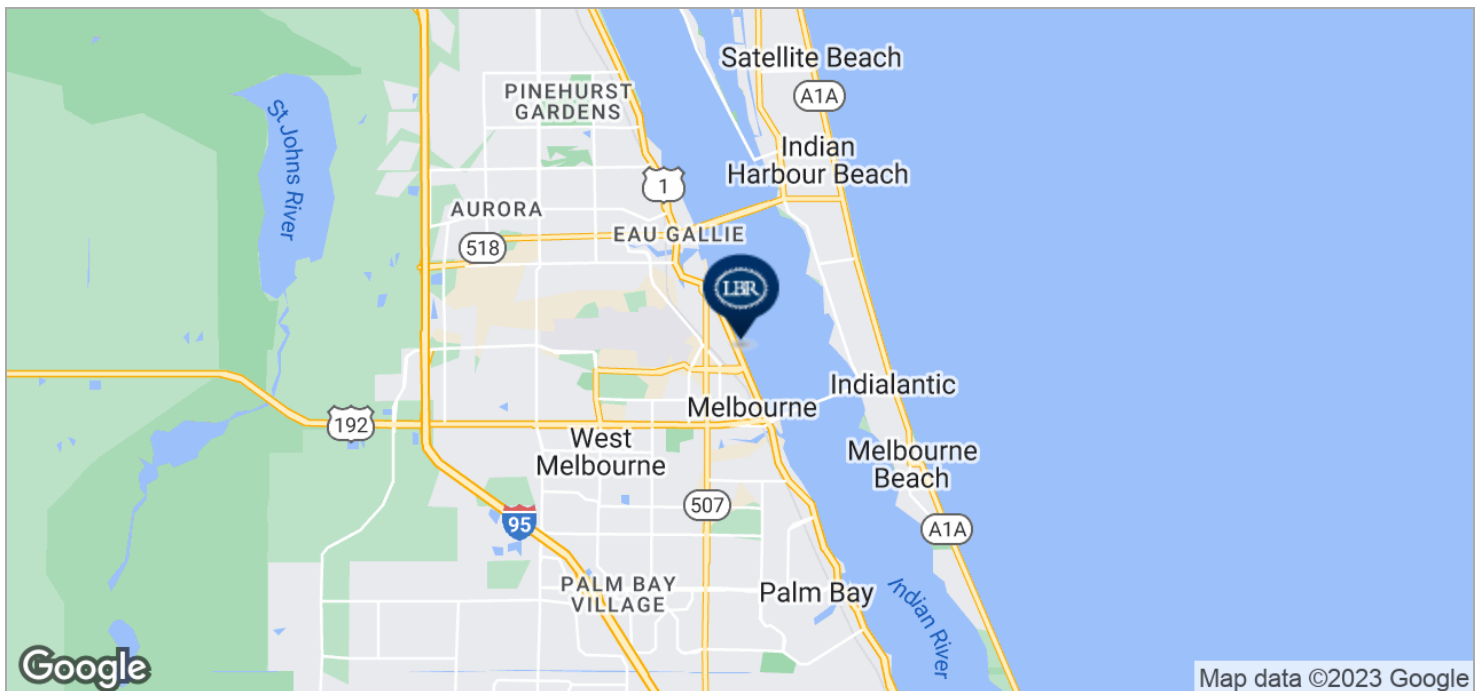
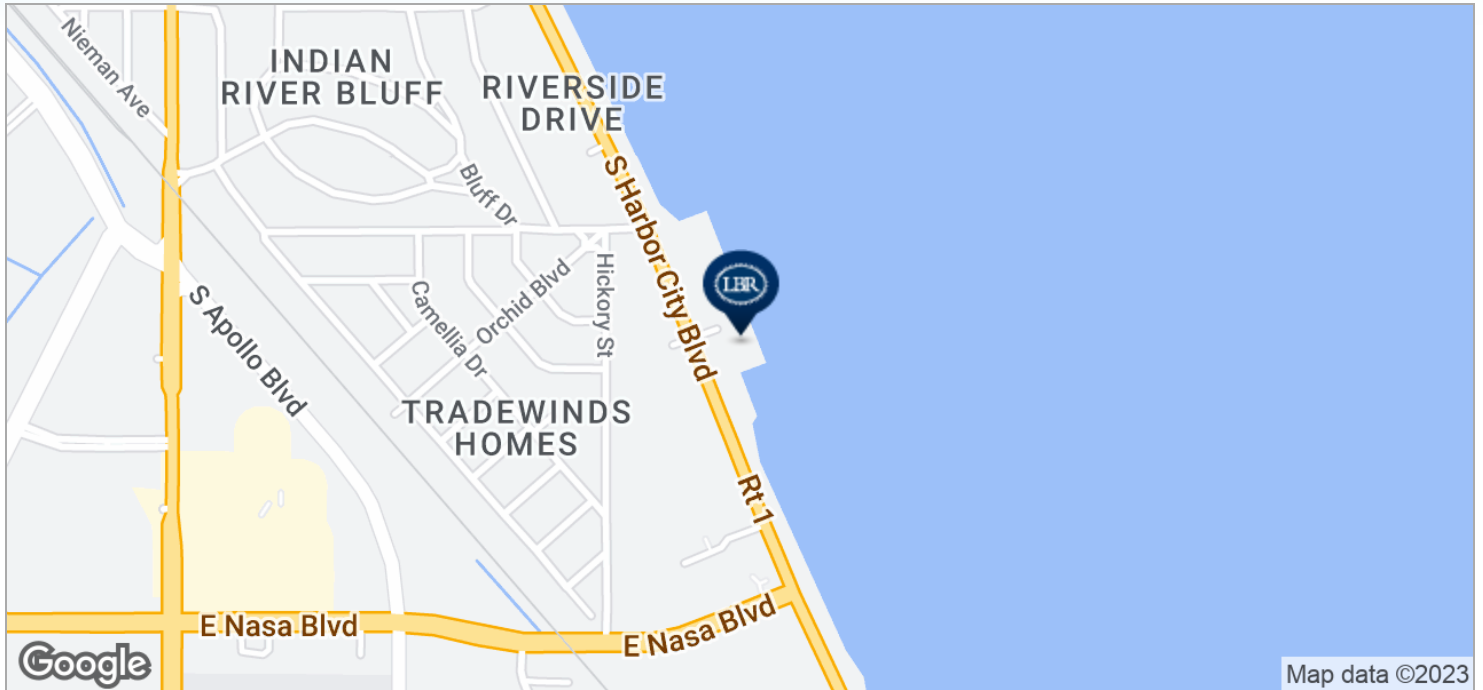
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LOCATION MAPS

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