

# EXECUTIVE SUMMARY

307 E. New Haven • 307 E New Haven Ave Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** 5,697 SF

**Lease Rate:** \$23.00 SF/yr (NNN)

**Lot Size:** 0.45 Acres

**Building Size:** 5,697 SF

**Zoning:** CI

## PROPERTY OVERVIEW

Beautiful building in the historic downtown Melbourne area with luxury landscaping. This Class A office space includes 6 exam rooms, large patient reception area, business office, conference room, kitchen, 3 executive offices and two large open treatment/procedure rooms. Dedicated server room with dedicated AC. Closed cell foam insulated roof minimizes cooling/heating expenses. Backup generator, ample parking, automatic double doors, handicap (ADA) certified, outdoor patio, certified ADA construction noise reduction construction with upgraded finishes and lighting.

## LOCATION OVERVIEW

Located at West entrance to Downtown Melbourne within blocks of ENH and US1. Surrounded by local businesses

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

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# ADDITIONAL PHOTOS

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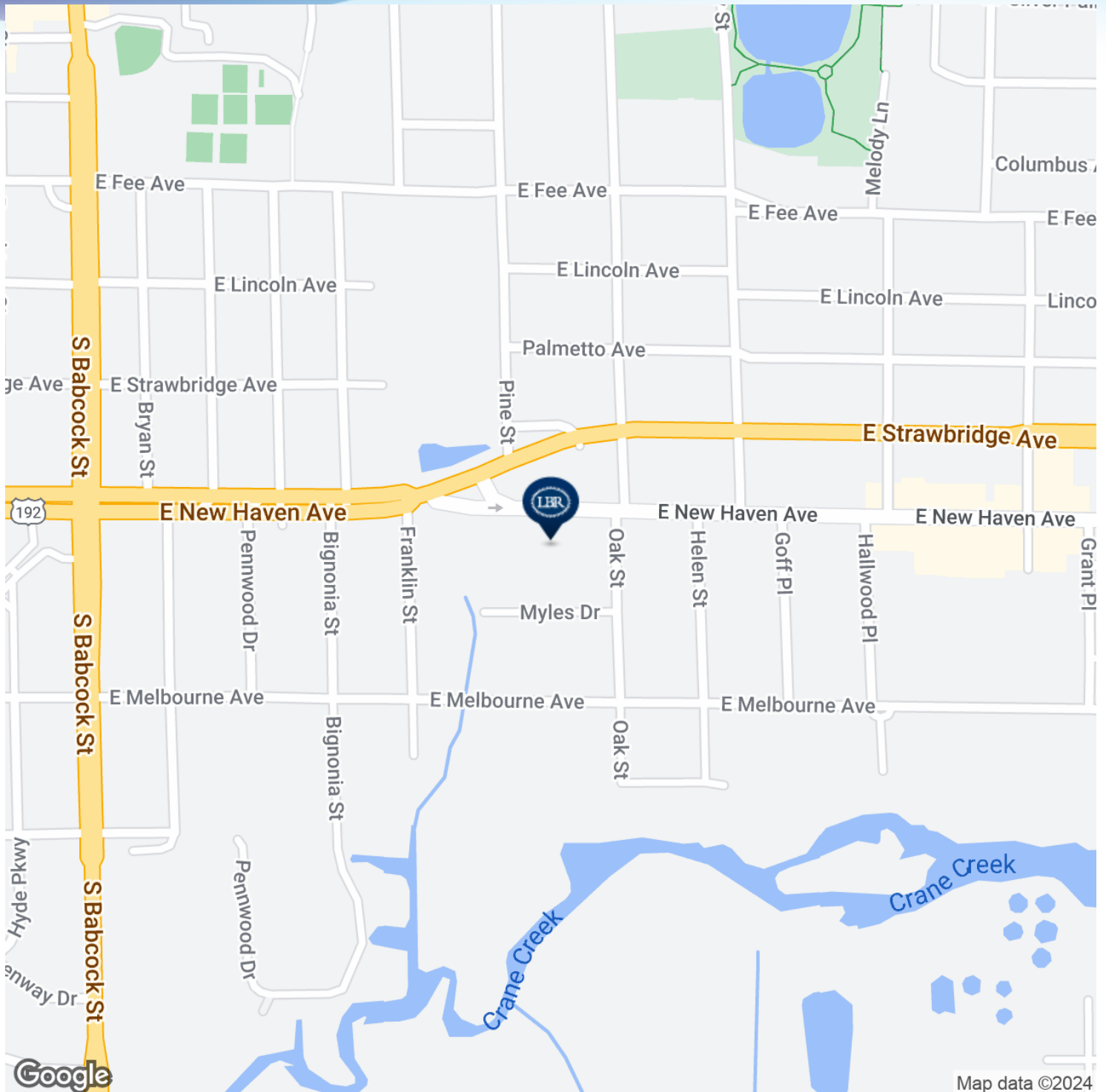
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# LOCATION MAP

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