

FOR LEASE

\$22.00 SF/YR

**COLDWELL
BANKER
COMMERCIAL****Paradise**595 21ST STREET, SUITE 200, VERO BEACH, FL 32960
MIRACLE MILE WALK**Property Highlights**

- Class A Professional Office -Available for immediate occupancy
- 6+ Offices, 2 Large Conference Rooms, Kitchen, Break/Storage Room
- 2nd Floor office
- Elevator and Private Stair entrance
- Located in the Heart of Miracle Mile - Adjacent to Publix
- Easy Access - Ample Parking - Excellent Visibility

Offering Summary

Available SF:	2,200 SF
Lease Rate:	\$22.00 SF/yr (Gross)
Lot Size:	0.72 Acres
Building Size:	13,408 SF
Zoning:	C-1B

Demographics (Drive Time)

	5 Min	10 Min	15 Min
Total Households	3,945	19,088	41,500
Total Population	7,341	40,490	93,738
Average HH Income	\$50,522	\$69,992	\$78,731

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WWW.CBCWORLDWIDE.COM / WWW.KITEPROPERTIESLLC.COM**COLDWELL BANKER COMMERCIAL | THE KITE TEAM**

1950 US HIGHWAY 1, VERO BEACH, FL 32960

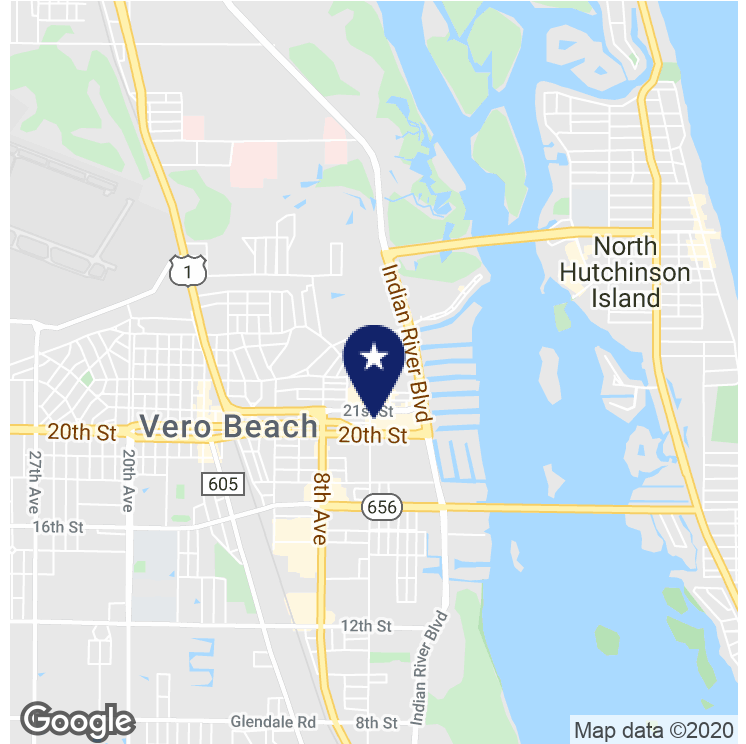
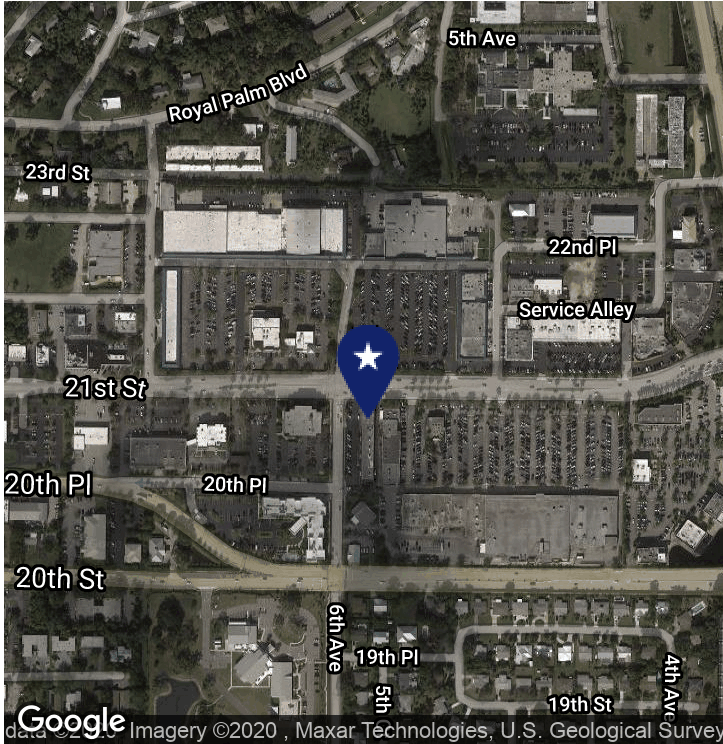
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