

# OFFICE / FLEX SPACES AVAILABLE

Gateway Business Center Office/Flex • 1333 - 1335 Gateway Dr. Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	1,259 - 5,826 SF
<b>Lease Rate:</b>	\$10.00 - \$12.00SF/yr (\$3.14/sf NNN)
<b>Lot Size:</b>	10.24 Acres
<b>Year Built:</b>	1986
<b>Building Size:</b>	117,940 SF
<b>Zoning:</b>	MI
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Melbourne

## PROPERTY OVERVIEW

Gateway Business Center is a two-building campus setting with both office and flex spaces available.

Each suite has its own exterior access and individual A/C and restroom facilities. 3-phase power available. Façade building signage and ample parking.

## LOCATION OVERVIEW

Located between NASA Blvd. and W Hibiscus Blvd. on Gateway Dr. in the heart of Melbourne's high-tech office market. This property is in south Brevard County on Florida's Space Coast, 45 minutes east of Orlando and many tourist attractions.

Less than 1/2 mile from shopping and restaurants and Melbourne Square Mall with over 125 retailers including new LA Fitness, food court and many national restaurants.

Less than 2 miles from Melbourne International Airport

The surrounding area is home to many major employers: Harris Corp, Rockwell Collins, GE, and Northrop Grumman, as well as many large local companies.

### ROB BECKNER, SIOR

Principal  
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### Lightle Beckner Robison

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# ADDITIONAL PHOTOS

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<b>Lease Rate:</b>	\$10.00 - 12.00 SF/YR (3.14/SF NNN; \$3.14/SF NNN; \$3.14/SF NNN; \$3.14/SF/NNN; \$3.14/SF/NNN)	<b>Total Space:</b>	1,259 - 5,826 SF
<b>Lease Type:</b>	3.14/sf NNN; \$3.14/sf NNN; \$3.14/SF NNN; \$3.14/SF/NNN; \$3.14	<b>Lease Term:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
#1001-1002	Office Building	\$10.00 - 12.00 SF/YR	3.14/sf NNN	4,340 SF
#1003 - 1004	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/sf NNN	2,897 - 5,826 SF
#1016	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/SF NNN	1,355 SF
#2003-2004	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/sf NNN	5,145 SF
#2005-2006	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/sf NNN	5,160 SF
#1028	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/SF/NNN	2,900 SF
#2010	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/SF/NNN	1,259 SF
#1013	Office Building	\$10.00 - 12.00 SF/YR	\$3.14/SF/NNN	2,555 SF
#1015	Office Building	\$10.00 - 12.00 SF/YR	\$3.14	1,509 SF

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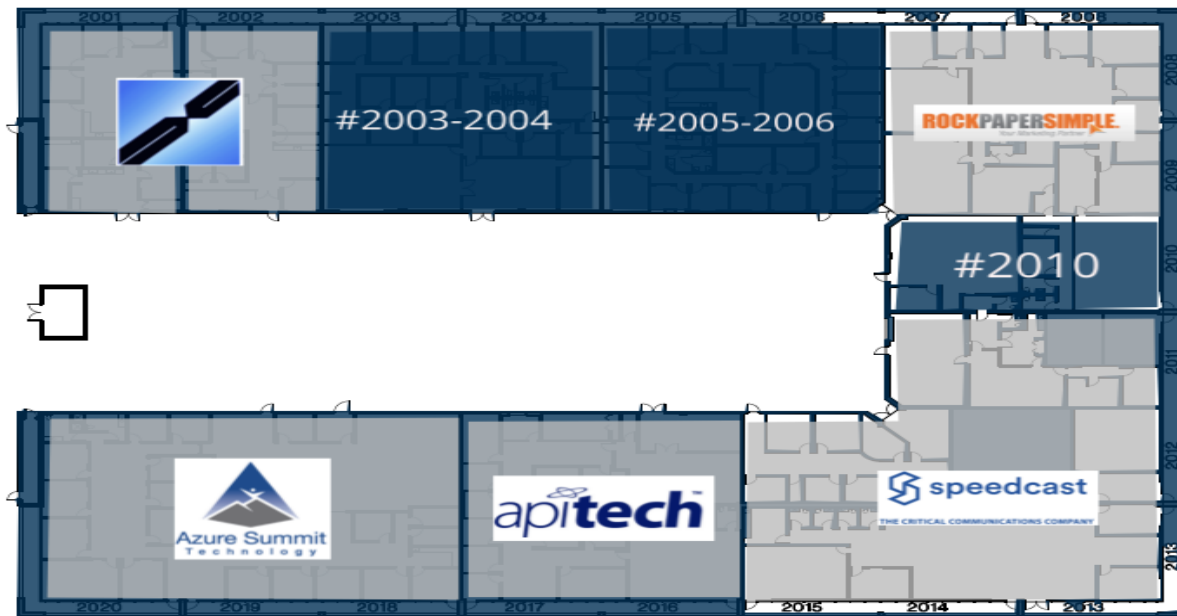
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# AVAILABLE SPACES



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SUITE #	LEASABLE SQ. FT.	SUITE #	LEASABLE SQ. FT.
SUITE 2001:	2,803 SQ. FT.	SUITE 2012-2015:	1,833 SQ. FT.
SUITE 2002:	2,512 SQ. FT.	SUITE 2016-2017:	5,114 SQ. FT.
SUITE 2003-2004:	5,145 SQ. FT.	SUITE 2018-2020:	1,934 SQ. FT.
SUITE 2005-2006:	5,160 SQ. FT.	TOTAL:	46,992 SQ. FT.
SUITE 2007-2011:	10,371 SQ. FT.		



1335 GATEWAY CENTER

SCALE: N/A

	AVAILABLE
	UNAVAILABLE

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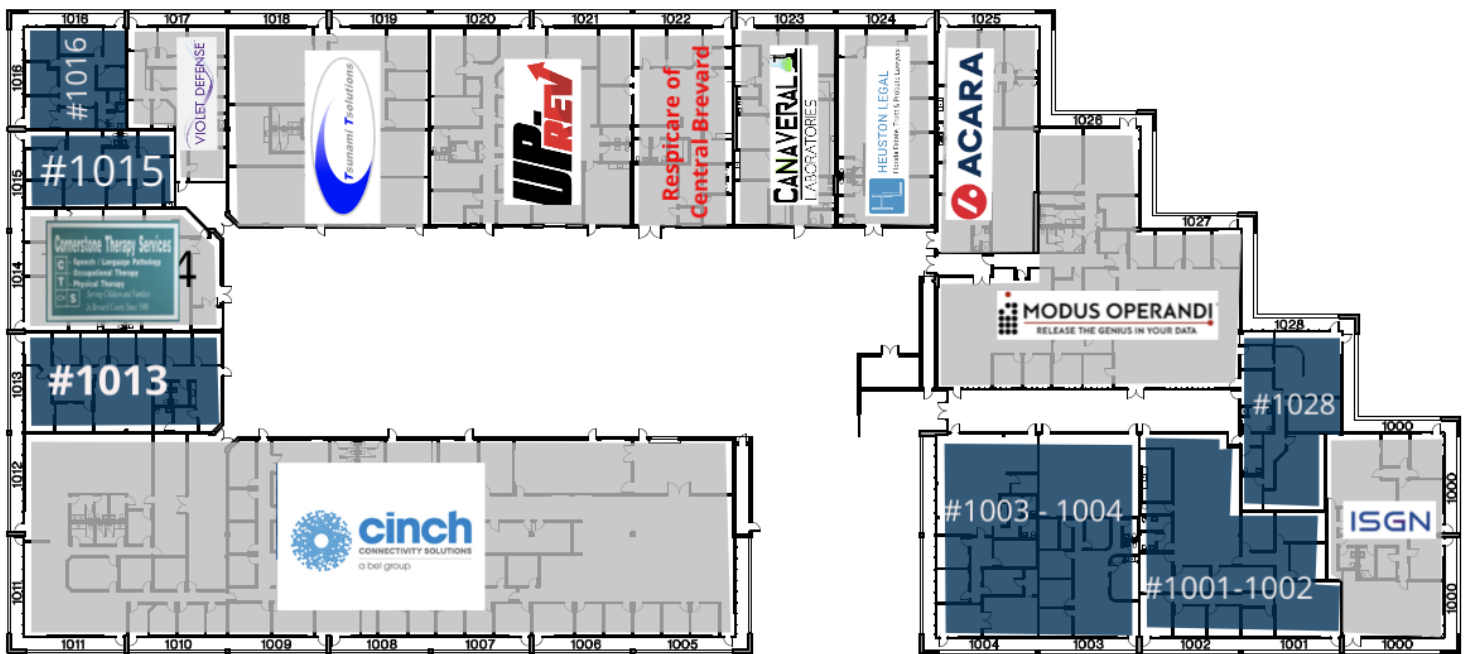
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# AVAILABLE SPACES

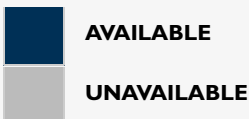
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SUITE #	LEASABLE SQ. FT.	SUITE #	LEASABLE SQ. FT.
SUITE 1000:	2,911 SQ. FT.	SUITE 1017:	1,924 SQ. FT.
SUITE 1001-1002:	4,340 SQ. FT.	SUITE 1018-1019:	5,131 SQ. FT.
SUITE 1003:	2,897 SQ. FT.	SUITE 1020-1021:	4,121 SQ. FT.
SUITE 1004:	2,929 SQ. FT.	SUITE 1022:	3,008 SQ. FT.
SUITE 1005-1012:	18,332 SQ. FT.	SUITE 1023:	2,600 SQ. FT.
SUITE 1013:	2,555 SQ. FT.	SUITE 1024:	2,530 SQ. FT.
SUITE 1014:	3,045 SQ. FT.	SUITE 1025:	2,961 SQ. FT.
SUITE 1015:	1,509 SQ. FT.	SUITE 1026-1028:	10,480 SQ. FT.
SUITE 1016:	1,355 SQ. FT.	TOTAL:	13,300 SQ. FT.



1333 GATEWAY CENTER

SCALE: N/A



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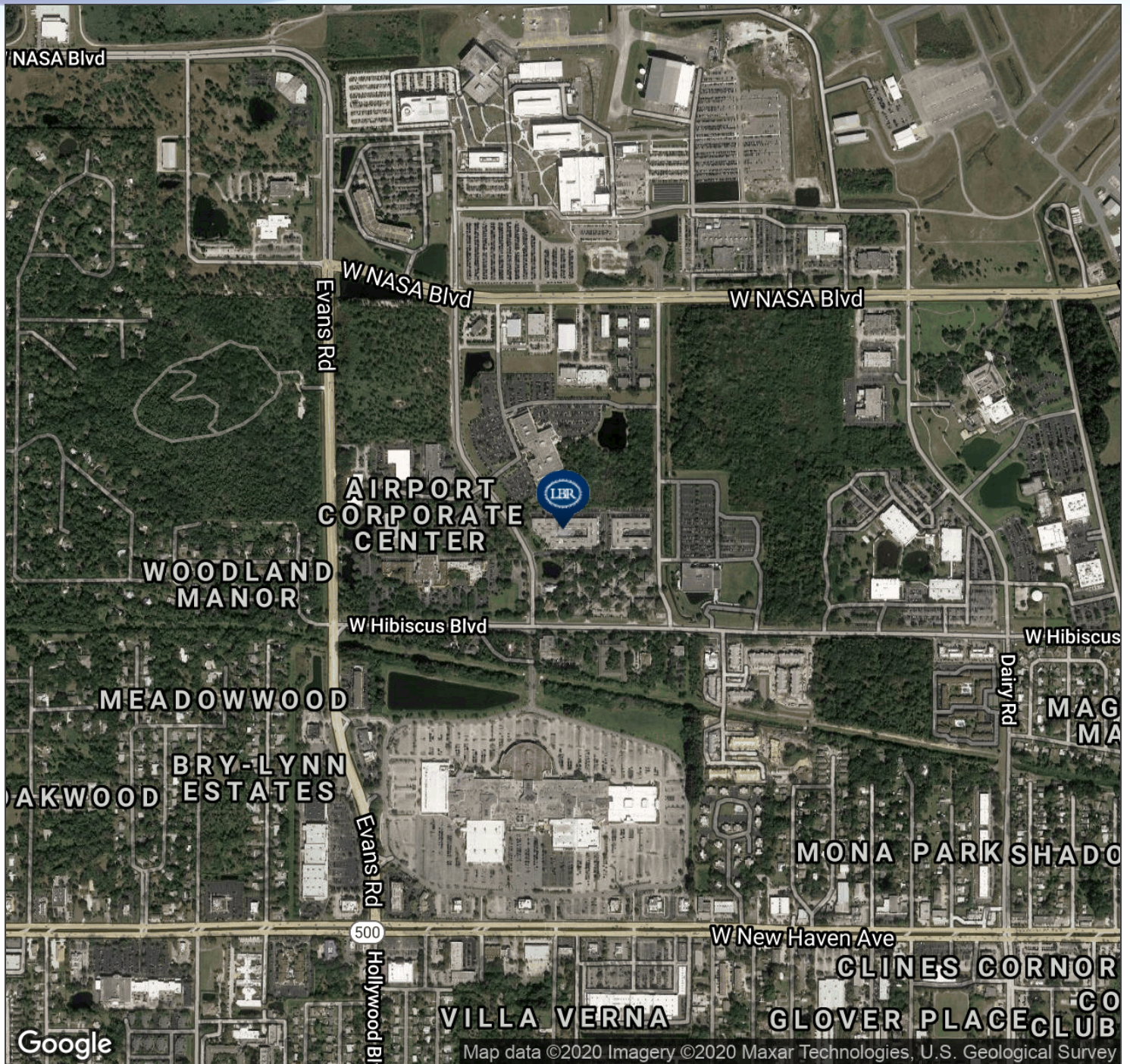
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# AERIAL MAP

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# LOCATION MAPS

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