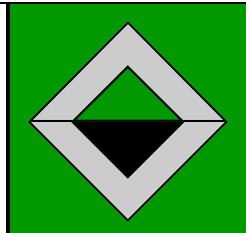


**MEDICAL SPACE FOR LEASE—SUITE 105**

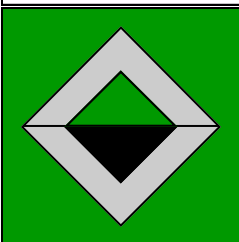
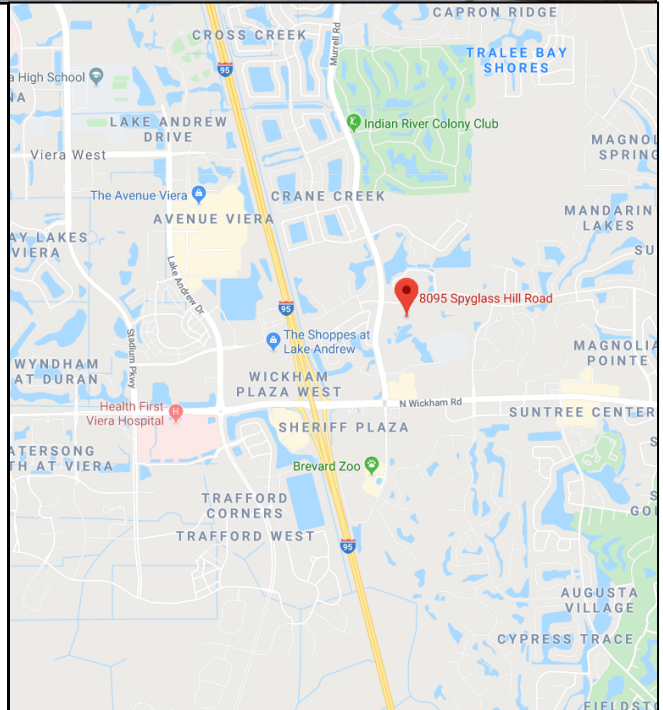
# SPYGLASS CONDOMINIUM

8095 Spyglass Hill Road, Melbourne, FL 32940



## FIRST CLASS MEDICAL OFFICE MINUTES FROM VIERA HOSPITAL

- ▲ Located on Medical Corridor of Viera, Close to I-95, Wickham Road, Murrell Road and Viera Blvd.
- ▲ Turn-Key Operation
- ▲ Located on Main Medical Corridor of Viera Community
- ▲ Quality Construction, Built in 2007
- ▲ Available February 2020
- ▲ 2000 Square Feet
- ▲ Three Exam Rooms, Procedure Room, Lab Area, Nurses Office, Large Reception Area and Work Station, Two Doctor's Offices, Secure Storage, Kitchen/Break Room, Two Restrooms - One Private w/Shower
- ▲ Marble Tile
- ▲ Impact Resistant Windows
- ▲ Separate Side Entrance
- ▲ \$22/SF/YR Plus NNN \$5.79/SF/YR



*Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.*

Licensed Real Estate Broker



**Commercial**

- ▲ Management
- ▲ Leasing
- ▲ Sales

Leasing Contact:

**Charine Lewis**

JM Real Estate, Inc.

Office: 321.242.2882 ext.208

Cell: 321.508.9030

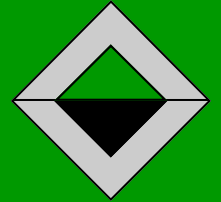
Email: [Charine@JMRealEstate.com](mailto:Charine@JMRealEstate.com)

[WWW.JMREALESTATE.COM](http://WWW.JMREALESTATE.COM)

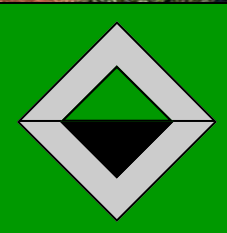
**MEDICAL SPACE FOR LEASE—SUITE 105**

# SPYGLASS CONDOMINIUM

8095 Spyglass Hill Road, Melbourne, FL 32940



Radius	1 Mile	3 Mile	5 Mile
2019 Population	4,397	41,522	71,675
2019 Average Household Income	\$85,609	\$99,924	\$102,793
Median Age	48.8	50.7	49.8



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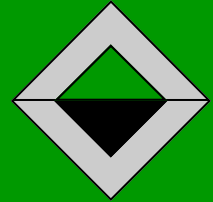
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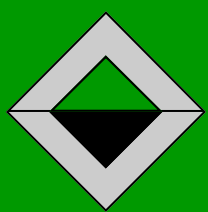
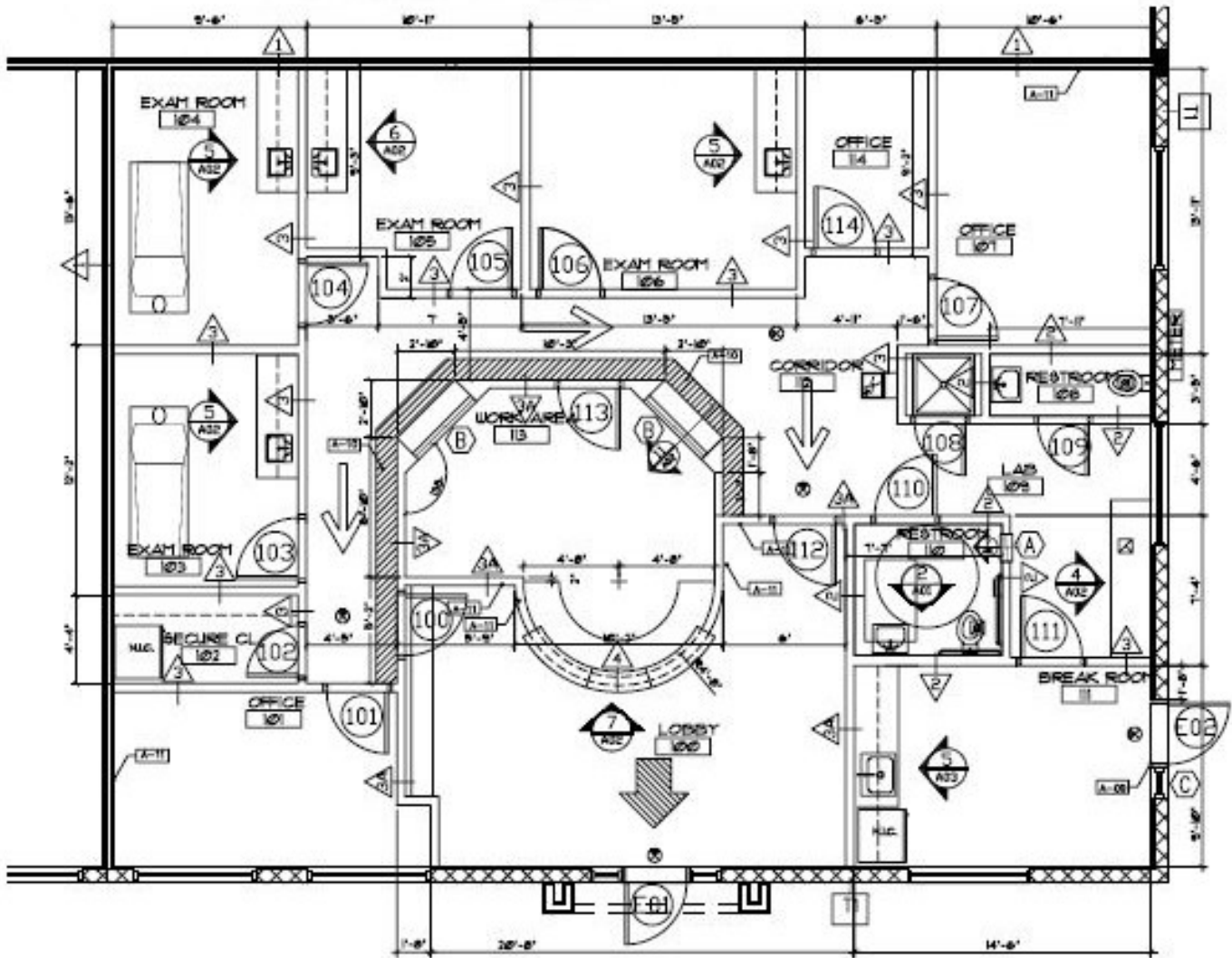
MEDICAL SPACE FOR LEASE—SUITE 105

# SPYGLASS CONDOMINIUM

8095 Spyglass Hill Road, Melbourne, FL 32940



## Suite 105 2,000 SF



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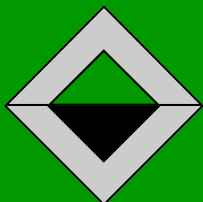
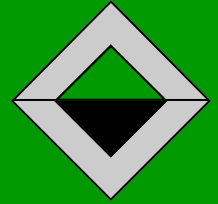
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**MEDICAL SPACE FOR LEASE—SUITE 105**

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