MEDICAL SPACE FOR LEASE—SUITE 105 SPYGLASS CONDOMINIUM 8095 Spyglass Hill Road, Melbourne, FL 32940





CROSS CREEP

CRANE CREE

95

Che Shoppes a Lake Andrew

SHERIFF PLAZA

Brevard Zoo

СКНАМ

LAZA WEST

TRAFFORD

CORNERS

LAKE ANDREW

DRIVE

AVENUE VIERA

The Avenue Viera 🥥

ligh School 🕤

Viera West

LAKES

NYNDHAM

T DURAN

TERSONG H AT VIERA

Viera Hospital

IERA

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



Leasing Contact: Charine Lewis JM Real Estate, Inc. Office: 321.242.2882 ext.208 Cell: 321.508.9030 Email: Charine@JMRealEstate.com WWW.JMREALESTATE.COM

TRALEE BAY SHORES

MAGNO

MANDARIN

AKES

MAGNO

POINT

GO

AUGUSTA VILLAGE

CYPRESS TRACE

SUNTREE CENTER

SPRIN

River Colony Club

8095 Spyglass Hill Road

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	8085-8095		Radius	1 Mile	3 Mile	5 Mile
	AQUATIC HEALTH & LASER CENTER BREVARD PAIN MANAGEMENT YOUR NAME		2019 Population	4,397	41,522	71,675
	DENTIST		2019 Average Household Income	\$85,609	\$99,924	\$102,793
			Median Age	48.8	50.7	49.8
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