

# OFFICE / FLEX SPACES AVAILABLE

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



## OFFERING SUMMARY

<b>Available SF:</b>	2,977 - 5,160 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  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

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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.



# ADDITIONAL PHOTOS

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**Lease Rate:** \$12.00 - 14.00 SF/YR (3.14/SF NNN; \$3.14/SF NNN)

**Total Space** 2,977 - 5,160 SF

**Lease Type:** 3.14/sf NNN; \$3.14/sf NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
#1000	Office Building	\$12.00 - 14.00 SF/YR	3.14/sf NNN	2,977 SF
#1001-1002	Office Building	\$12.00 - 14.00 SF/YR	\$3.14/sf NNN	4,340 SF
#2005-2006	Office Building	\$12.00 - 14.00 SF/YR	\$3.14/sf NNN	5,160 SF

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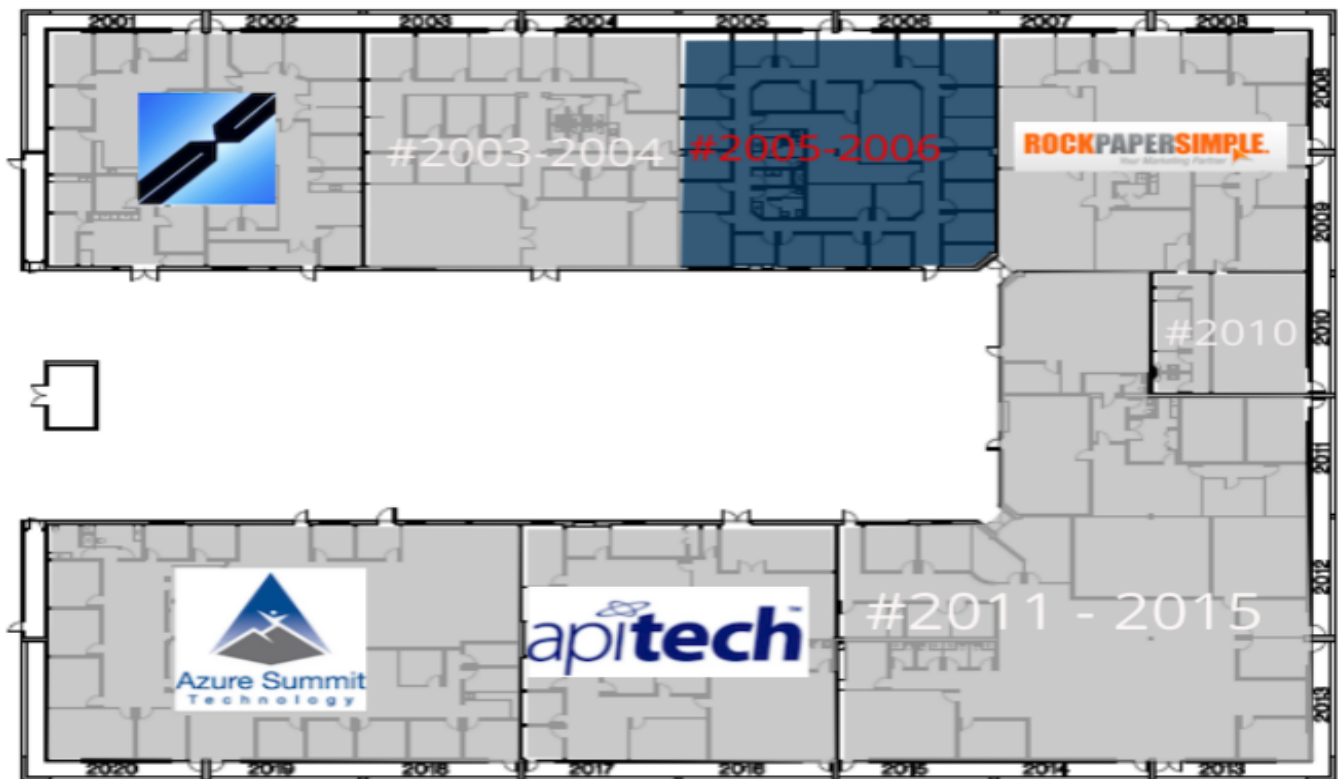
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# AVAILABLE SPACES

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**1335 GATEWAY CENTER**

SCALE: N/A



**AVAILABLE**

**UNAVAILABLE**

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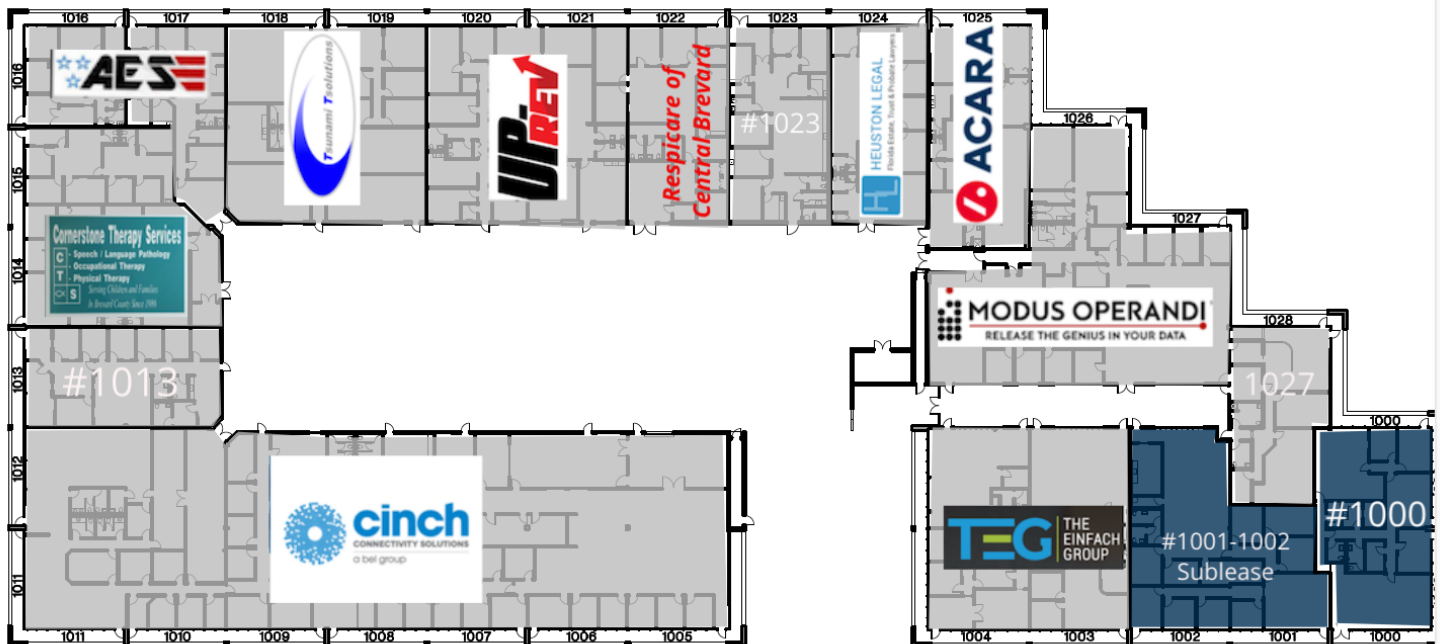
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## 1333 GATEWAY CENTER

SCALE: N/A

AVAILABLE

UNAVAILABLE

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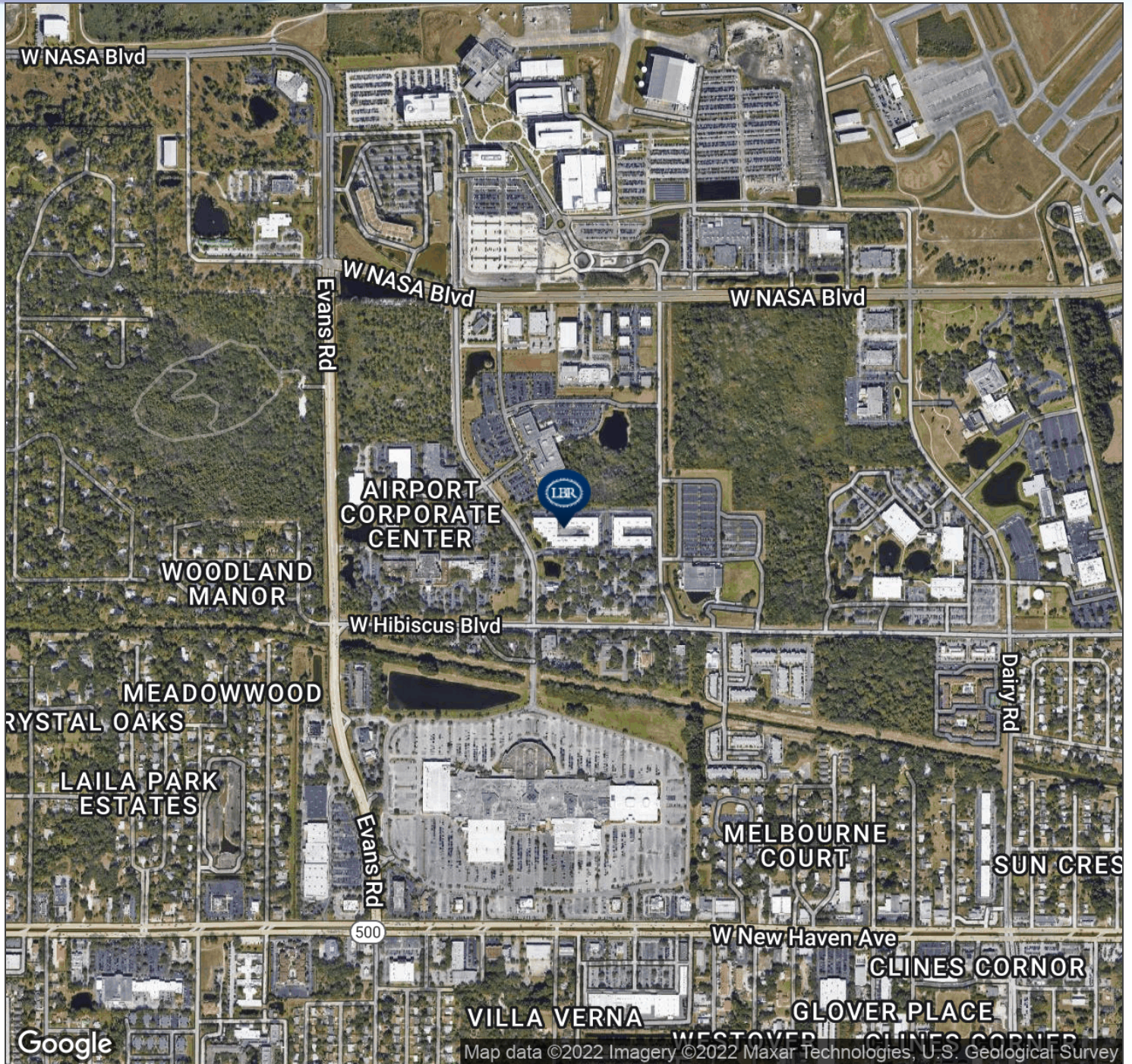
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# AERIAL MAP

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# LOCATION MAPS

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