

FOR LEASE

\$20.00 SF/YR + CAM

**COLDWELL
BANKER
COMMERCIAL****Paradise**

820 37TH PLACE, VERO BEACH, FL 32960

820 37TH PLACE - MEDICAL OFFICE**Property Highlights**

- 7 Exam Rooms, 1 Procedure Room, 2 Doctors Offices
- Across from Indian River Medical Center
- Class A Built-out Medical Office
- Available for Immediate Occupancy
- Ample Parking, Excellent Visibility & Easy Access

Offering Summary

Available SF:	3,750 SF
Lease Rate:	\$21.00 SF/yr (NNN)
CAM/NNN:	\$5.50/SF/yr
Lot Size:	1.56 Acres
Building Size:	14,984 SF

Demographics (Drive Time)

	5Min	10min	15min
Total Households	2,835	17,038	38,462
Total Population	5,502	36,312	84,440
Average HH Income	\$75,839	\$70,500	\$79,062

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WWW.CBCWORLDWIDE.COM / WWW.KITEPROPERTIESLLC.COM**COLDWELL BANKER COMMERCIAL | PARADISE**

1950 US HIGHWAY 1, VERO BEACH, FL 32960

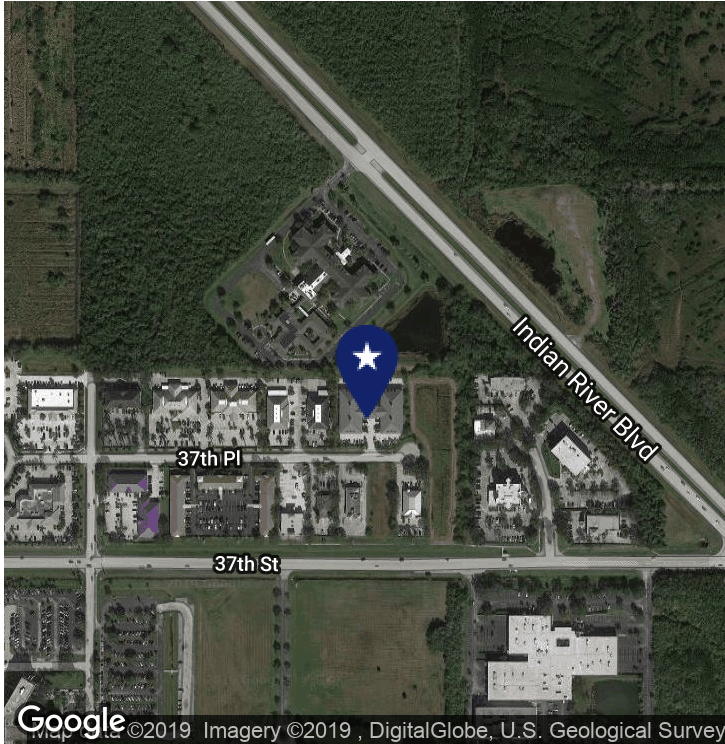
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The Kite Team

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820 MEDICAL BUILDING
840 37TH PLACE
VERO BEACH, FL

INTERIOR LAYOUT

