



SUITE 401- MEDICAL SPECIALTIES CENTER - FOR LEASE

1355 37th Street Suite 401, Vero Beach, FL 32960

LEASE



OFFERING SUMMARY

Available SF:	3,812 SF
Lease Rate:	\$17.50 SF/yr (NNN)
CAM (NNN):	\$4.75
Year Built:	2000
Building Size:	22,000 SF
Zoning:	Medical
Market:	Vero Beach

PROPERTY HIGHLIGHTS

- Class A Medical Office Condo In the heart of Vero's Medical Node
- Potential to combine units 401 & 402 to get 4,733/SF
- Multiple Medical Tenants in Building bringing synergy to the property
- Ample Parking & High Traffic Volume - Available for Immediate Occupancy



KITEPROPERTIESLLC.COM

Keith D. Kite
772 633 0292
keith@kitepropertiesllc.com

Kollin G. Kite
772 633 5640
kollin@kitepropertiesllc.com

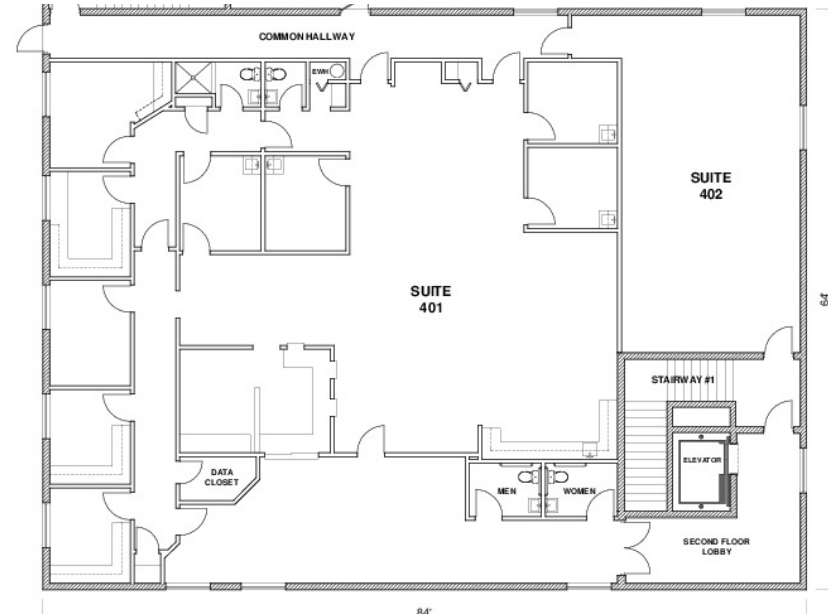




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PROPERTY OVERVIEW

Class A Medical Office Condo available for immediate occupancy. There are two units ready to be filled, 401, with a total of 3,812 SF available. The building is already home to multiple medical tenants, and offers ample parking, great street visibility, as well as easy access into and out of the property.

LOCATION OVERVIEW

Located less than a block West of Indian River Medical Center (IRMC) on the South side of 37th Street, Vero's main medical node. Being adjacent to Cleveland Clinic Indian River Hospital, the location offers an ample amount of vehicles passing per day, perfect for any incoming medical tenant.

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