

OFFICE SPACE FOR LEASE

Hibiscus Business Center • 1101 - 1103 W Hibiscus Blvd Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	600 - 1,200 SF
Lease Rate:	\$395 - \$450 per month (MG)
Lot Size:	2.34 Acres
Year Built:	1978
Building Size:	32,135 SF
Zoning:	C1
Market:	South Brevard
Submarket:	West Melbourne
Traffic Count:	17,940

PROPERTY OVERVIEW

This is a two-building, multi-tenant office property with 27,045 net leasable sf and averages 37 individual leasable suites. This property's common areas include restrooms, hallways, elevators, stairwells and garden seating areas with running water fountains. Conveniently located and close to shopping, restaurants, Melbourne International Airport and some of Brevard County's largest employers. Bus stops are located in front of and across Hibiscus Blvd. with signalized traffic light for crossing.

PROPERTY HIGHLIGHTS

- Well maintained property and lush landscaping
- Quiet and peaceful environment
- On-site maintenance
- Professionally managed and inspected regularly
- Easy access from two main roads, Hibiscus Blvd. and Dairy Rd.
- Small leasable spaces easily convert to larger spaces
- Convenient and easy parking - ingress/egress

ROB BECKNER, SIOR

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AVAILABLE SPACES

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Lease Rate: \$15.00 SF/YR (GROSS)

Total Space 600 - 1,200 SF

Lease Type: Gross

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
#105	Office Building	\$15.00 SF/YR	Gross	1,200 SF	Reception and six offices. Storage room. Rent does not include electric.
#106B	Office Building	\$15.00 SF/YR	Gross	600 SF	Includes Electric
#309-B	Office Building	\$15.00 SF/YR	Gross	920 SF	

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ADDITIONAL PHOTOS

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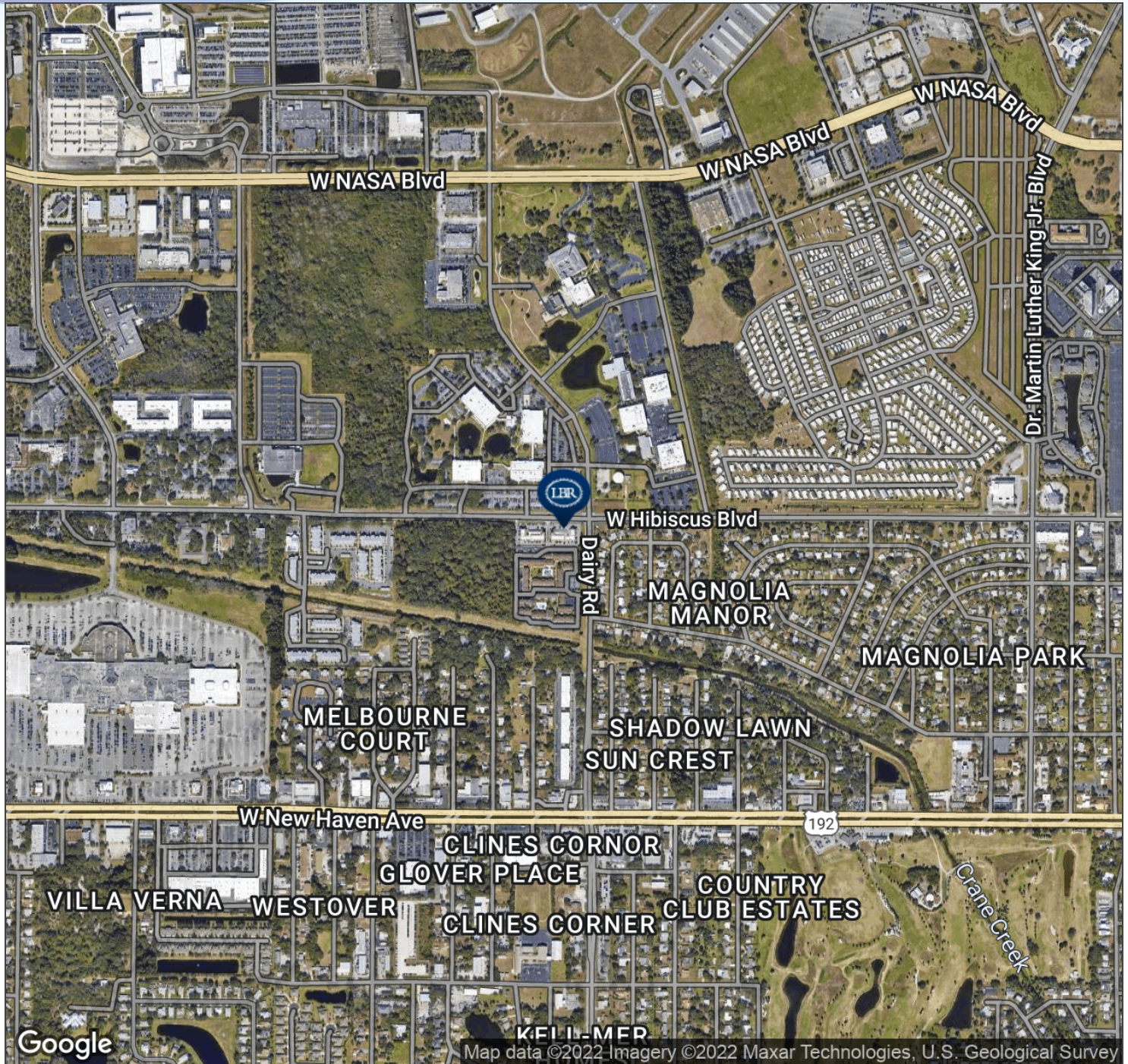
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AERIAL MAP

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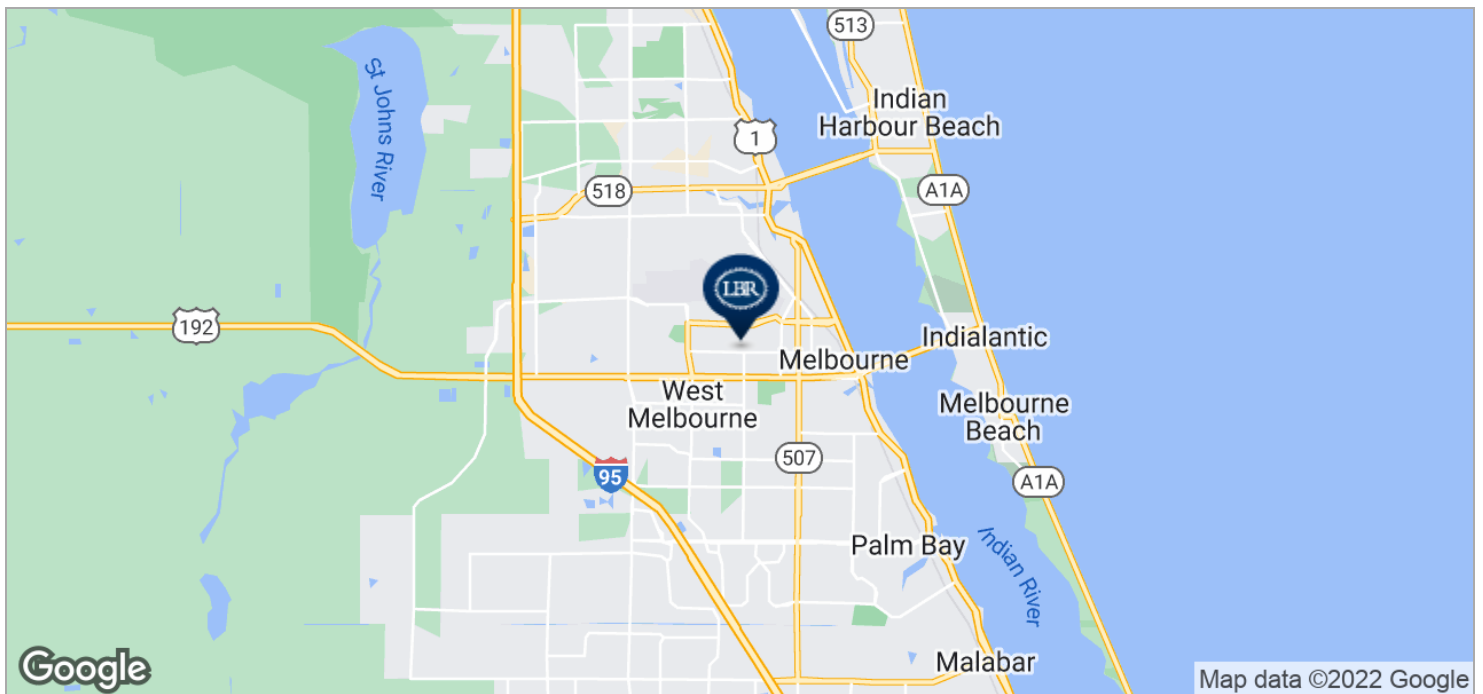
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LOCATION MAPS

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