

EXECUTIVE SUMMARY

Rivercrest Professional Center • 3440-3594 Harbor City Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 2,400 - 6,540 SF

Lease Rate: \$17.00 SF/yr
(\$4.50/sf NNN)

Lot Size: 6.61 Acres

Building Size: 45,475 SF

Zoning: CP

PROPERTY OVERVIEW

Beautiful Medical/Professional Center
Ready for new tenants
Monument and Building Signage
Ample parking

LOCATION OVERVIEW

Office complex located on US Hwy 1 between Post Rd and Parkway Dr.
Easy access

JEFFERY T. ROBISON, CCIM

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ROB BECKNER, SIOR

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AVAILABLE SPACES

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Lease Rate: \$17.00 SF/YR (\$4.50/SF NNN)

Total Space 2,400 - 6,540 SF

Lease Type: \$4.50/sf NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
3542	Office Building	\$17.00 SF/YR	\$4.50/sf NNN	4,140 - 6,540 SF	Negotiable
3558	Office Building	\$17.00 SF/YR	\$4.50/sf NNN	2,400 SF	Negotiable

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INTERIOR PHOTOS

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ADDITIONAL PHOTOS

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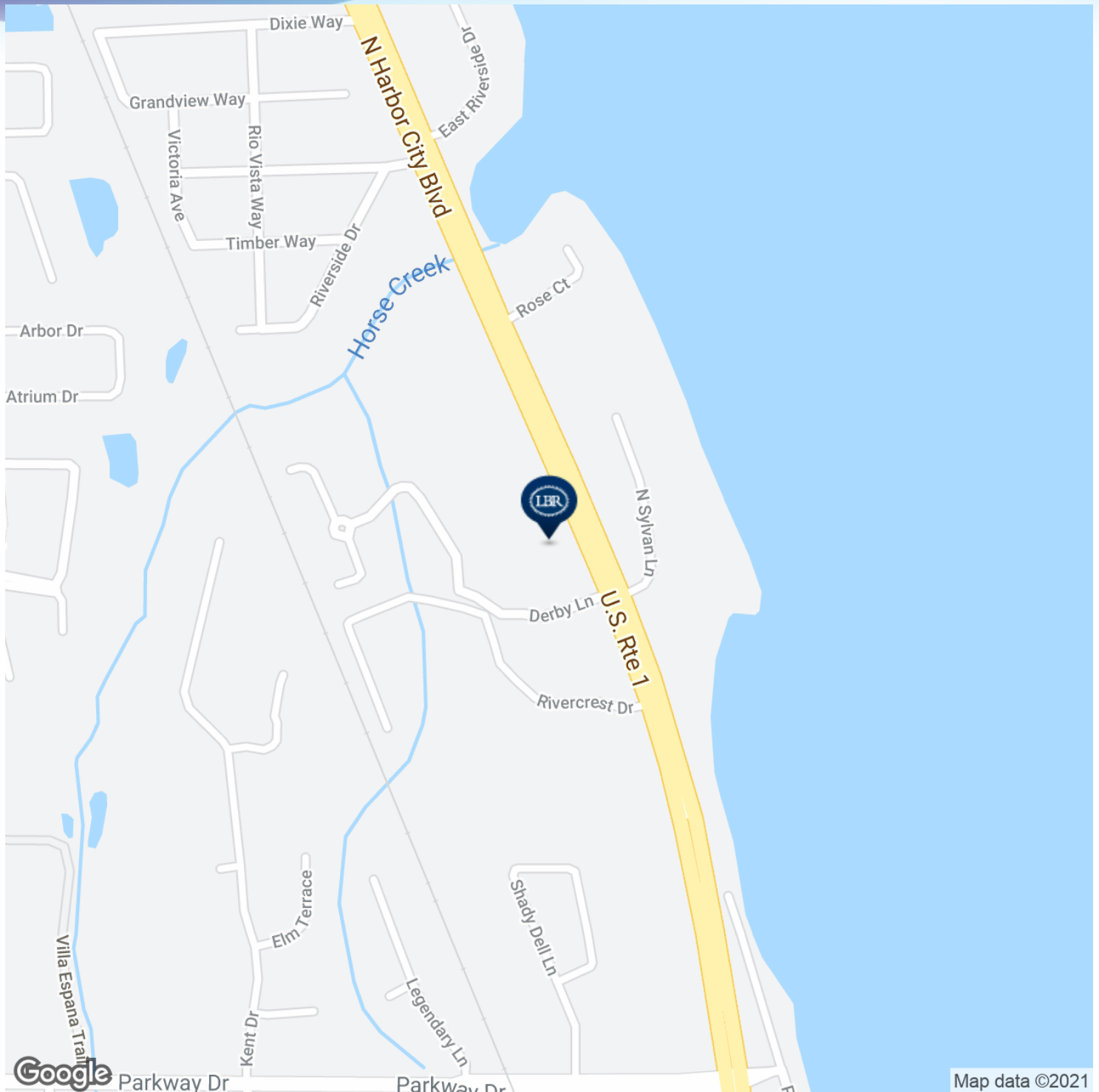
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LOCATION MAPS

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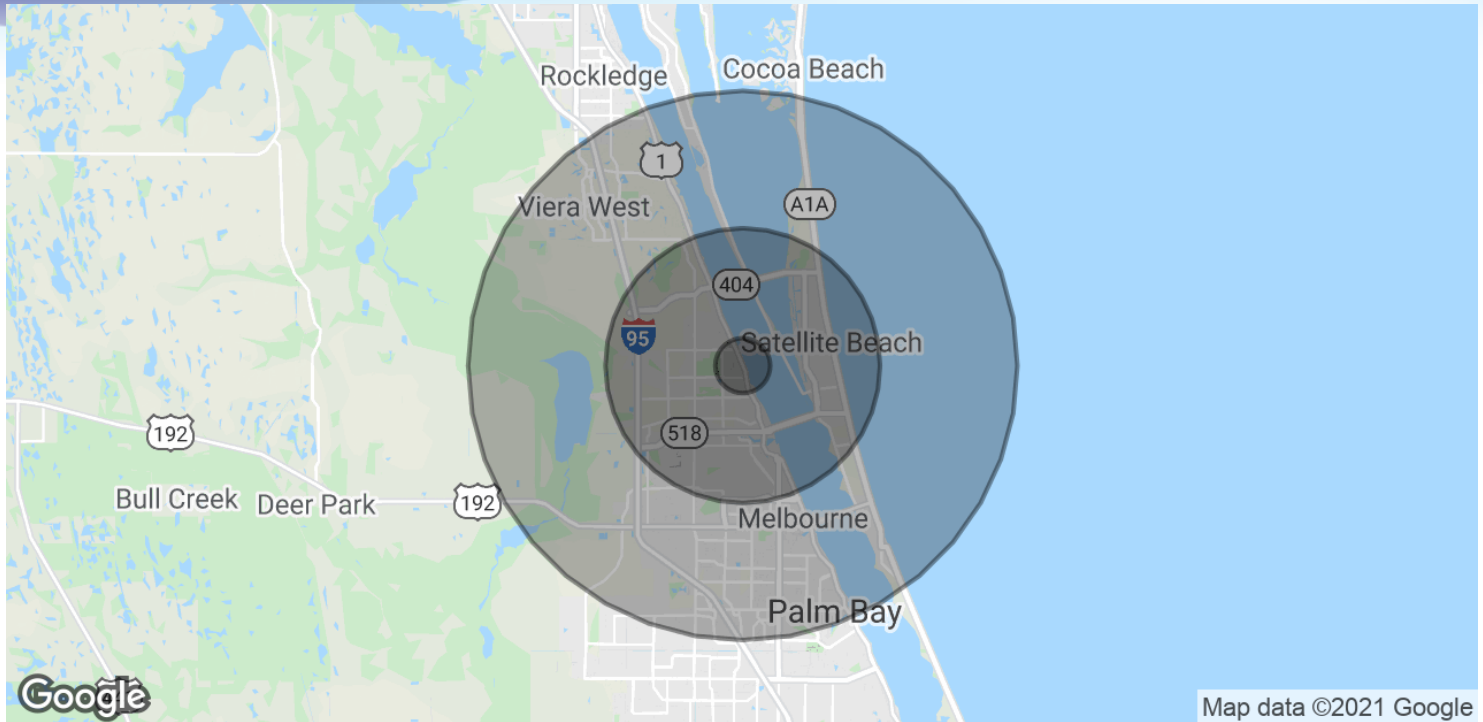
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,144	112,902	240,019
Average age	47.3	45.4	45.0
Average age (Male)	44.9	44.1	43.3
Average age (Female)	49.7	46.8	46.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,579	48,026	100,944
# of persons per HH	2.0	2.4	2.4
Average HH income	\$49,767	\$70,717	\$69,127
Average house value	\$166,691	\$264,208	\$244,378

* Demographic data derived from 2010 US Census

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