



SPACE COAST
TOWN CENTRE

Tower
one



OFFICE SPACE FOR LEASE

WEST MELBOURNE, FL

MULTIVERSE GLOBAL | **FOUNDRY**
COMMERCIAL

Property Overview

Tower One will be a brand new office building located within Space Coast Town Centre, a master planned walkable 150-acre spectacular mixed-use town center. The project features a mix of luxury apartments, restaurants appealing to all palates and convenient and enticing retail situated around two recreational lakes creating gorgeous views and opportunities to exercise in a relaxed environment.

- Brand new 4-story office building located in the heart of the Space Coast in West Melbourne, Florida
- Ideal location for aerospace, defense and high-tech employers
- Excellent amenities will surround the project including numerous restaurants, banks, hotels, retail and entertainment
- Efficient floor plates for multi-tenant or full floor requirements
- Ample parking

TOTAL BUILDING SIZE	±80,000
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STORIES	4
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TYPICAL FLOOR PLATE	±20,000 SF
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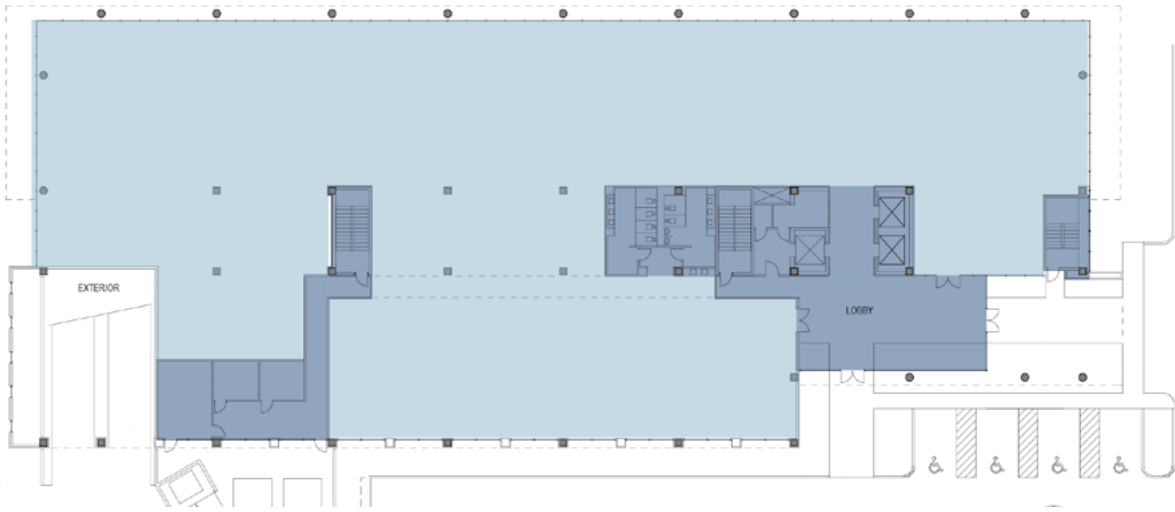
PARKING RATIO	4:1,000 SF
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ESTIMATED DELIVERY	Q4 2020
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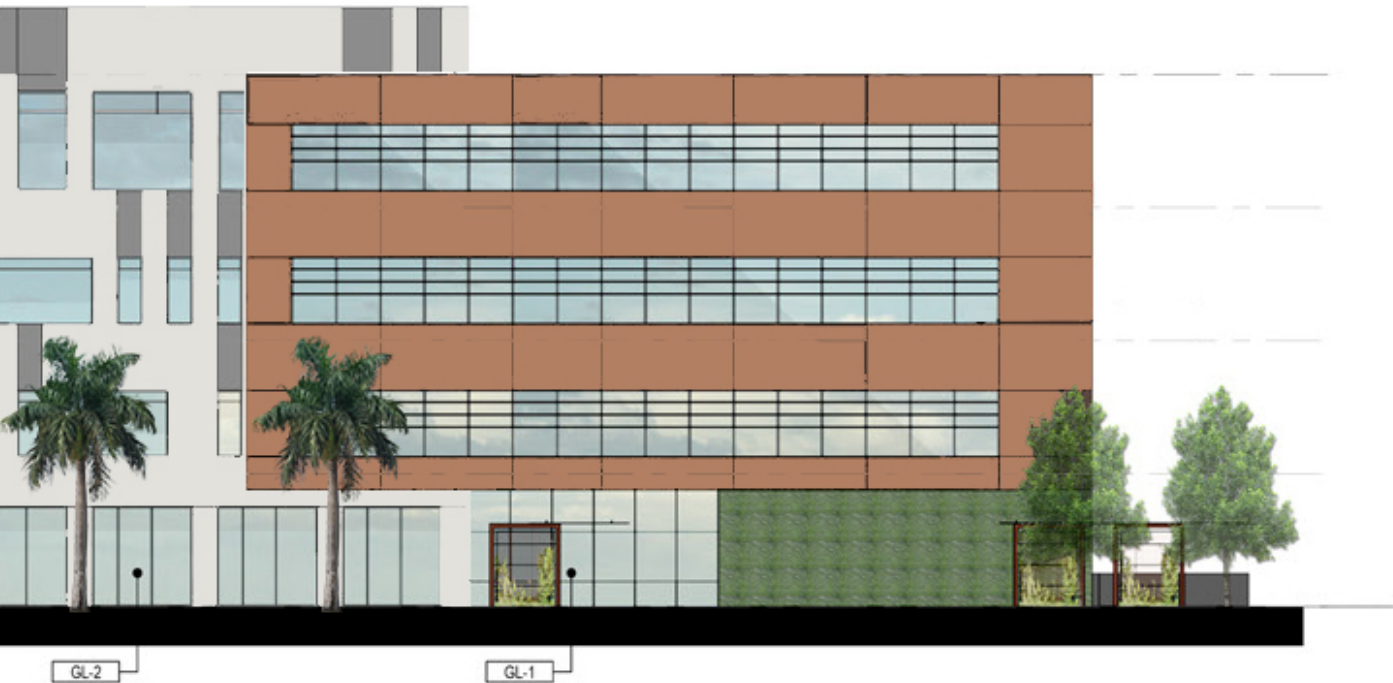
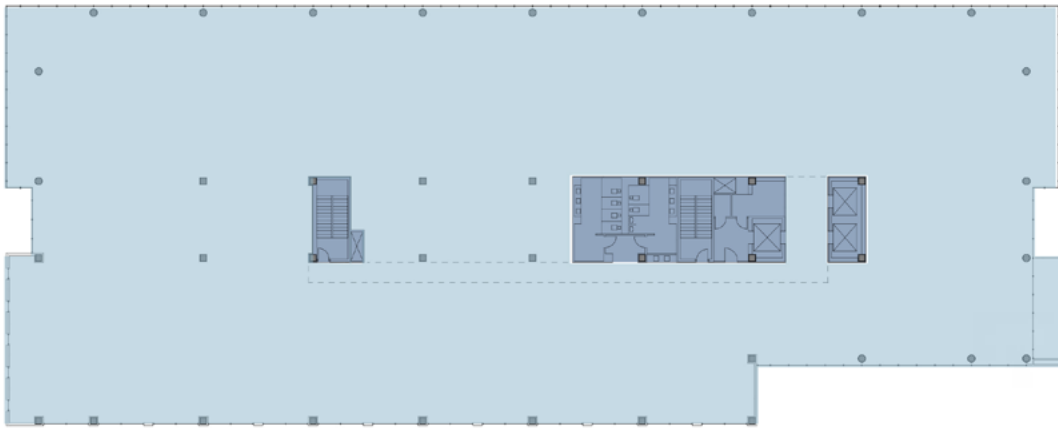
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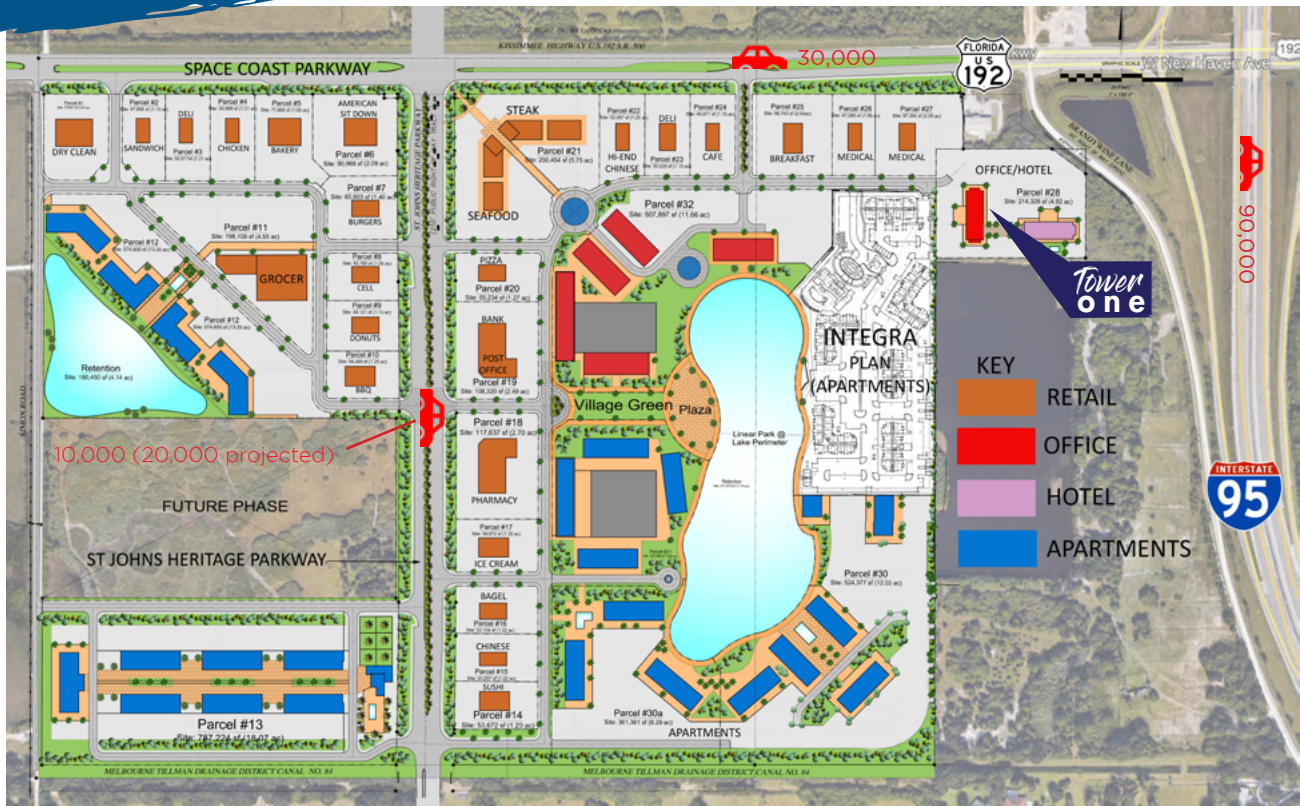
GROUND FLOOR



FLOORS 2, 3 & 4



Site Plan



LOCATION ADVANTAGES

- West Melbourne location near numerous defense and aerospace employers
- High concentration of high-tech workers in labor pool
- Located on SR 192 with immediate access to I-95
- Approximately 10 minutes from Melbourne International Airport and 1 hour from Orlando International Airport
- Within close proximity to several golf courses, the beach, and numerous entertainment destinations in central Florida.



LEASING INFORMATION

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