

EXECUTIVE SUMMARY

Vidina Professional Office Park Phase II • Vidina Dr Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 2,000 - 30,000 SF

Lease Rate: \$30.00 SF/yr
(NNN\$6.00/sf)

Year Built: 2023

Building Size: 40,000 SF

Zoning: PUD

PROPERTY OVERVIEW

Three office buildings:
Two 10,000 sq/ft one story buildings
One 30,000 sq/ft two story building
Condos range from +/-2,000sf up to +/-30,000sf
The offices are suitable for office and/or medical space.
Surrounded by retail and professional users to be announced.
Building can be leased as raw shell or a buildout by the developer.
22 - 2,000 SF space available
Up to 30,000 SF
Office, Professional, or Medical
Onsite Parking
Easy access to major roadways
Beautiful Office Park in development

LOCATION OVERVIEW

Property located between Lake Andrew Dr. and Stadium Parkway
This office space is directly south of the Health First Hospital Viera
Two access points off of I-95, directly in the center of new development located in Viera

ROB BECKNER, SIOR

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$30.00 SF/YR (NNN\$6.00/SF) **Total Space** 2,000 - 30,000 SF
Lease Type: NNN\$6.00/sf **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Building One		\$30.00 SF/YR	NNN\$6.00/sf	2,000 - 4,000 SF	Negotiable	
Building Two		\$30.00 SF/YR	NNN\$6.00/sf	2,000 - 30,000 SF	Negotiable	
Building Three		\$30.00 SF/YR	NNN\$6.00/sf	2,000 - 10,000 SF	Negotiable	

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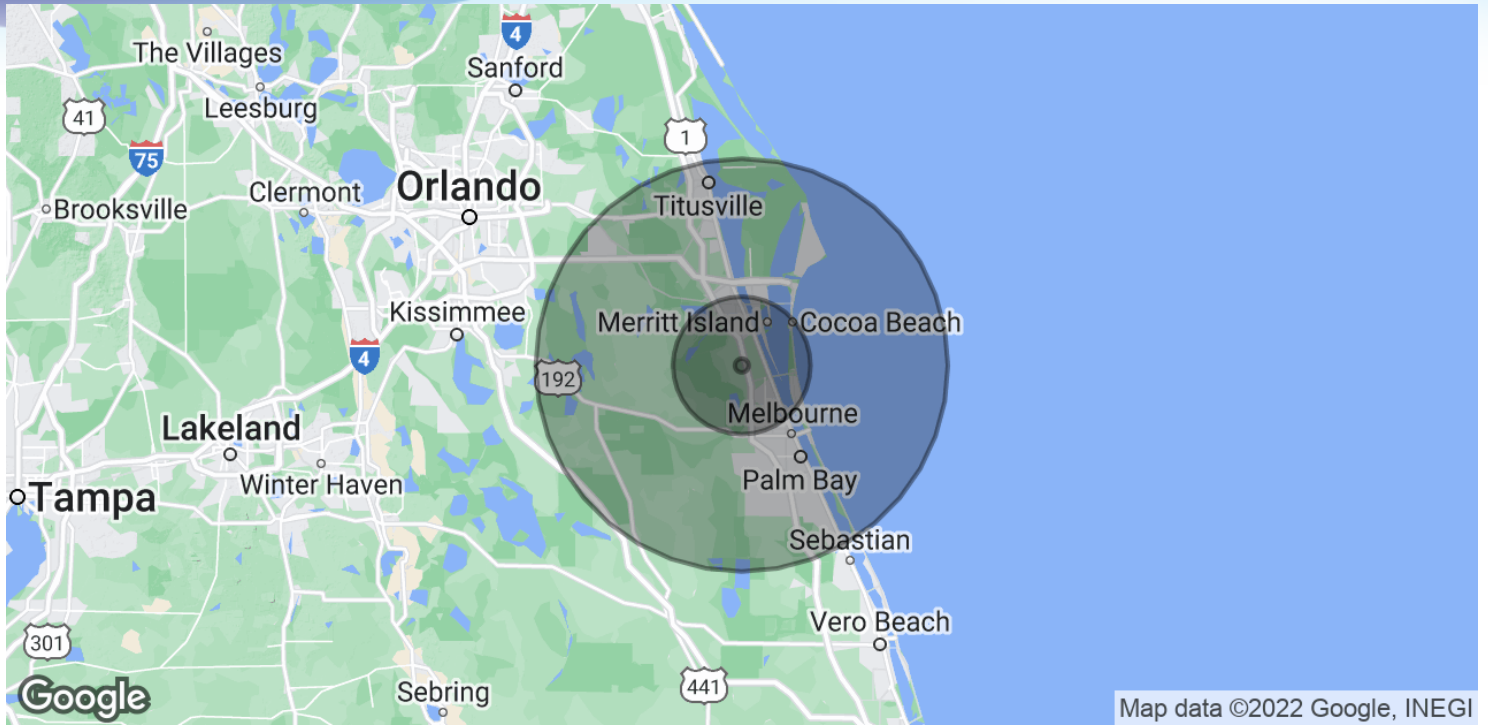
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	590	194,634	613,330
Average Age	41.0	44.6	43.5
Average Age (Male)	41.1	43.7	42.3
Average Age (Female)	40.9	45.3	44.6

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	221	80,040	248,685
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$83,890	\$71,769	\$65,888
Average House Value	\$256,360	\$264,769	\$240,169

* Demographic data derived from 2020 ACS - US Census

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