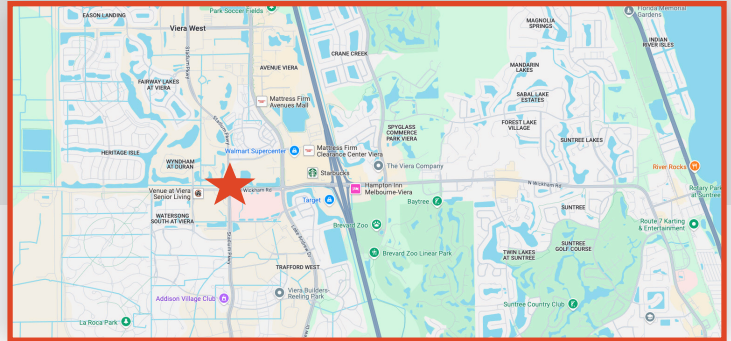




8240 Devereux Dr., 103B
 Melbourne, FL 32940
 407-848-1663
V3CommercialAdvisors.com

10,000 SF OFFICE/MEDICAL SPACE AVAILABLE
1755 BERGLUND LANE, MELBOURNE (VIERA), FL
FOR LEASE: \$38.00 PSF + NNN



PROPERTY HIGHLIGHTS

- 10,000 SF Office/Medical
- Located in the center of Brevard County
- New construction
- Ample parking
- Water views on South side
- Minutes from Viera Hospital, Brevard County Court House, School Board, The Avenue Viera, Space Coast Stadium, the U.S. Speciality Sports Assoc., and Costco
- 4 blocks to I-95, 3 miles to US HWY 1, short drive to Wickham Rd, A1A, Patric Space Force Base, 20 min. to Melbourne Airport, 35 min. to Orlando Airport
- Tenant Improvement dollars available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,593	46,076	79,542
Households	3,350	19,488	32,799
Avg. HH Income	\$89,701	\$96,897	\$97,337

For More Information:

Charine Lewis
 321-508-9030
 Charine@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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