



PROPERTY DESCRIPTION

Gateway Business Center is a two-building campus setting with both office and flex spaces available.

Each suite has its own exterior access and individual A/C and restroom facilities. 3-phase power available. Façade building signage and ample parking.

LOCATION DESCRIPTION

Located between NASA Blvd. and W Hibiscus Blvd. on Gateway Dr. in the heart of Melbourne's high-tech office market. This property is in south Brevard County on Florida's Space Coast, 45 minutes east of Orlando and many tourist attractions.

Less than 1/2 mile from shopping and restaurants and Melbourne Square Mall with over 125 retailers including new LA Fitness, food court and many national restaurants.

Less than 2 miles from Melbourne International Airport

The surrounding area is home to many major employers: Harris Corp, Rockwell Collins, GE, and Northrop Grumman, as well as many large companies.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (\$3.14/sf NNN)
Available SF:	1,355 - 4,727 SF
Lot Size:	10.24 Acres
Building Size:	117,940 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,498	55,471	115,506
Total Population	3,619	129,755	284,649
Average HH Income	\$53,224	\$56,256	\$64,794

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com



LEASE INFORMATION

Lease Type:	\$3.14/sf NNN	Lease Term:	Negotiable
Total Space:	1,355 - 4,727 SF	Lease Rate:	\$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#1013	Available	2,555 SF	\$3.14/sf NNN	\$14.00 SF/yr	-
#1016	Available	1,355 SF	\$3.14/sf NNN	\$14.00 SF/yr	Available 4/1/26
#1017	Available	1,924 SF	\$3.14/sf NNN	\$14.00 SF/yr	Available 4/1/26
#1020-1021	Available	4,727 SF	\$3.14/sf NNN	\$14.00 SF/yr	-
#1022	Available	3,008 SF	\$3.14/sf NNN	\$14.00 SF/yr	Available 7/1/26
#1016 - 1017	Available	3,279 SF	\$3.14/sf NNN	\$14.00 SF/yr	-

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Additional Photos

Gateway Business Center Office/Flex
For Lease



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Additional Photos

Gateway Business Center Office/Flex
For Lease



Suite 1020

Suite 1020



Suite 1020



Suite 1020

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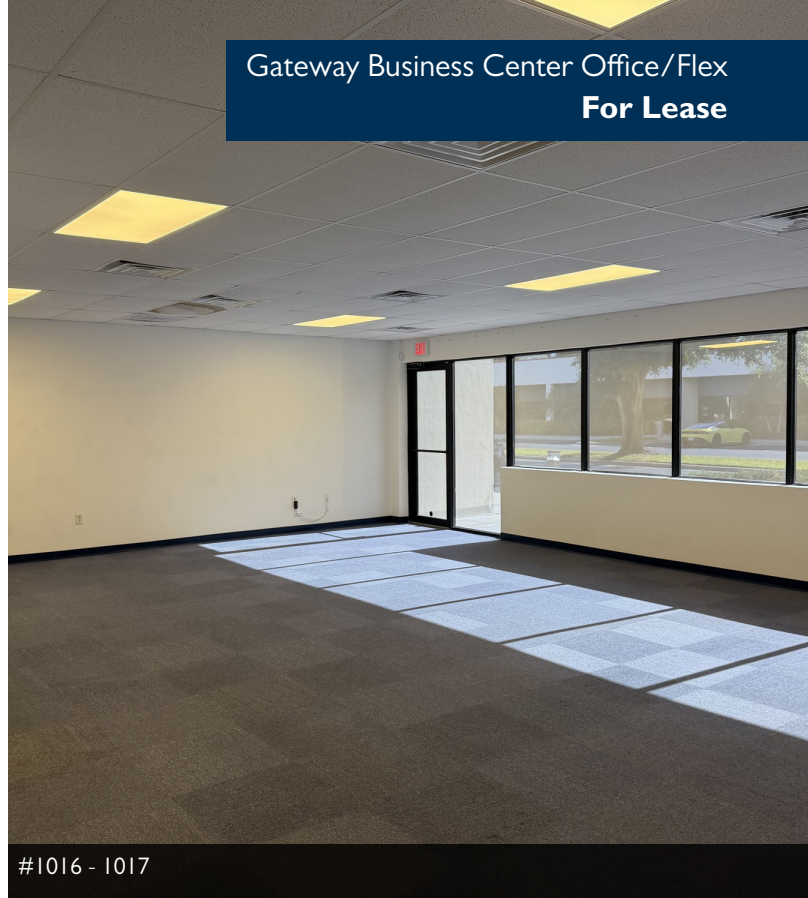
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Additional Photos



#1016 - 1017

Gateway Business Center Office/Flex For Lease



#1016 - 1017



#1013



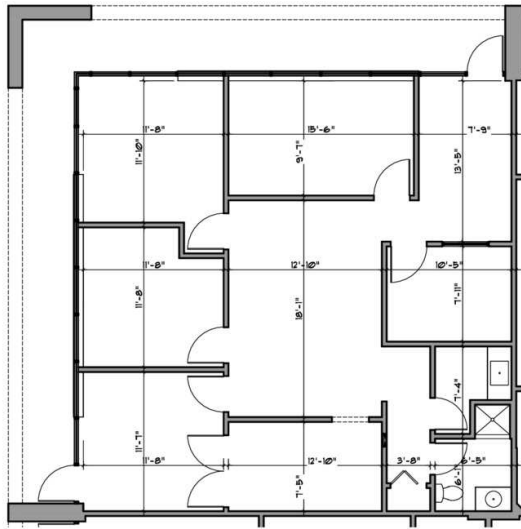
#1013

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SUITE 1016 FLOOR PLAN
SCALE: 1/8"=1'-0"

Sq. Ft. Calc
1,355 sq. ft.

meD
studio
ARCHITECTURE

1542 GUAVA AVE.
MELBOURNE, FL 32935
321-428-3869
design@meldstudioarchitecture.com

JOB #: B-2015-020

DRAWN: AMWC

CHECKED: AMWC

SUITE NUMBER

1016

PROJECT NAME

GATEWAY
BUSINESS
CENTER
1333 & 1335
GATEWAY DRIVE
MELBOURNE, FL.

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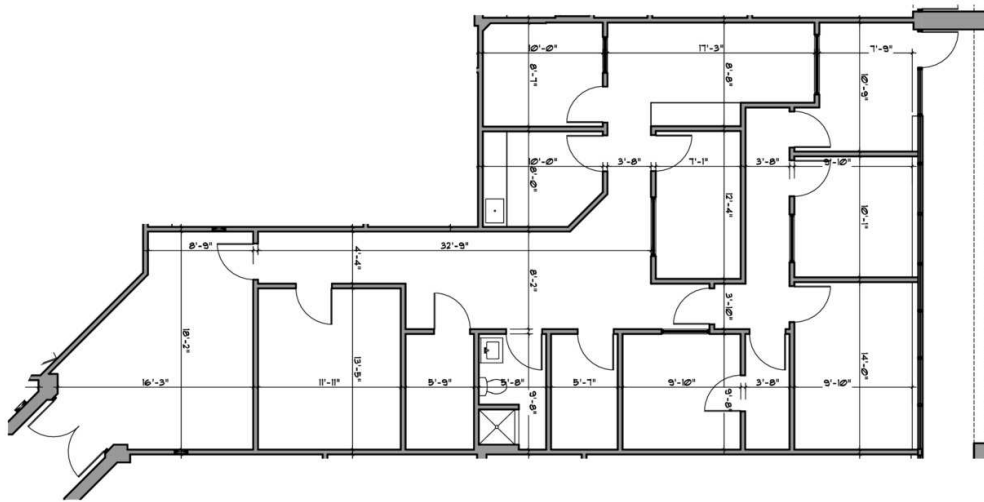
CHECKED: AMWC

SUITE NUMBER

1017

PROJECT NAME

GATEWAY
BUSINESS
CENTER
1333 & 1335
GATEWAY DRIVE
MELBOURNE, FL.



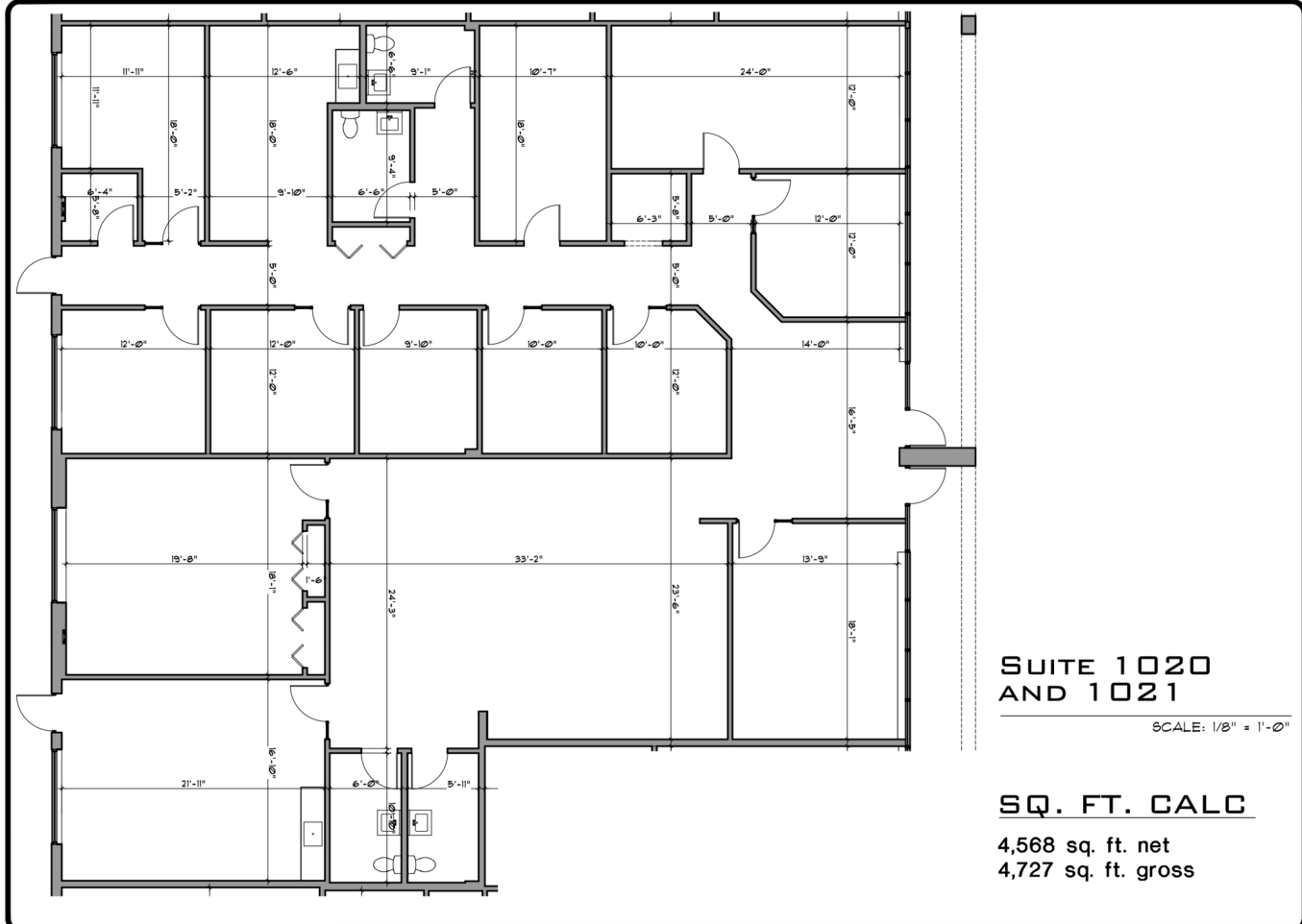
SUITE 1017 FLOOR PLAN
SCALE: 1/8"=1'-0"

SQ. FT. CALC
1,924 sq. ft.

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**SUITE 1020
AND 1021**
SCALE: 1/8" = 1'-0"

SQ. FT. CALC
4,568 sq. ft. net
4,727 sq. ft. gross

**meD
studio**
ARCHITECTURE
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JOB #: B-2015-020
DRAWN: AMWC
CHECKED: AMWC

SUITE NUMBER
**1020
1021**

PROJECT NAME
**GATEWAY
BUSINESS
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1333 & 1335
GATEWAY DRIVE
MELBOURNE, FL.**



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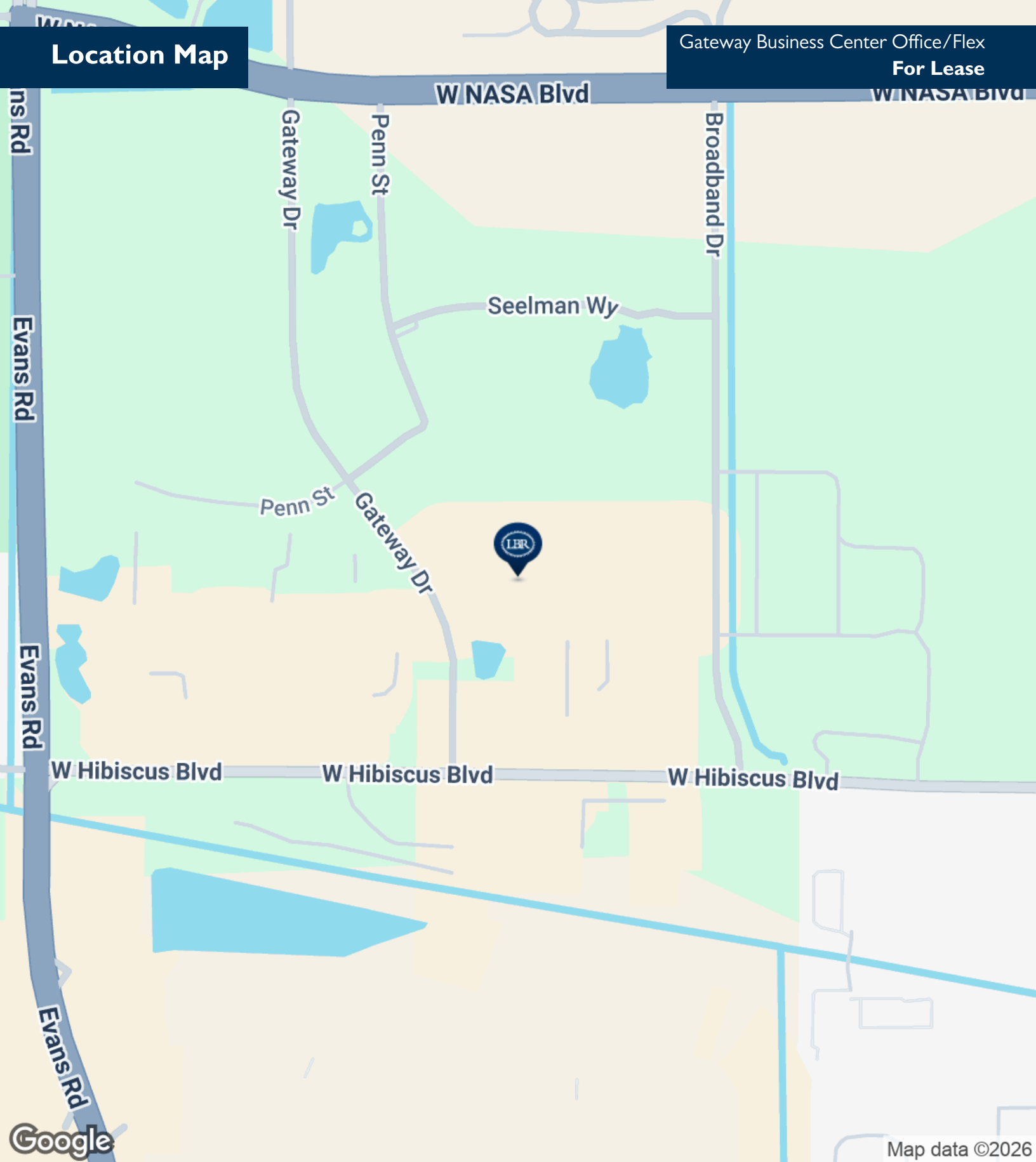
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Location Map

Gateway Business Center Office/Flex
For Lease



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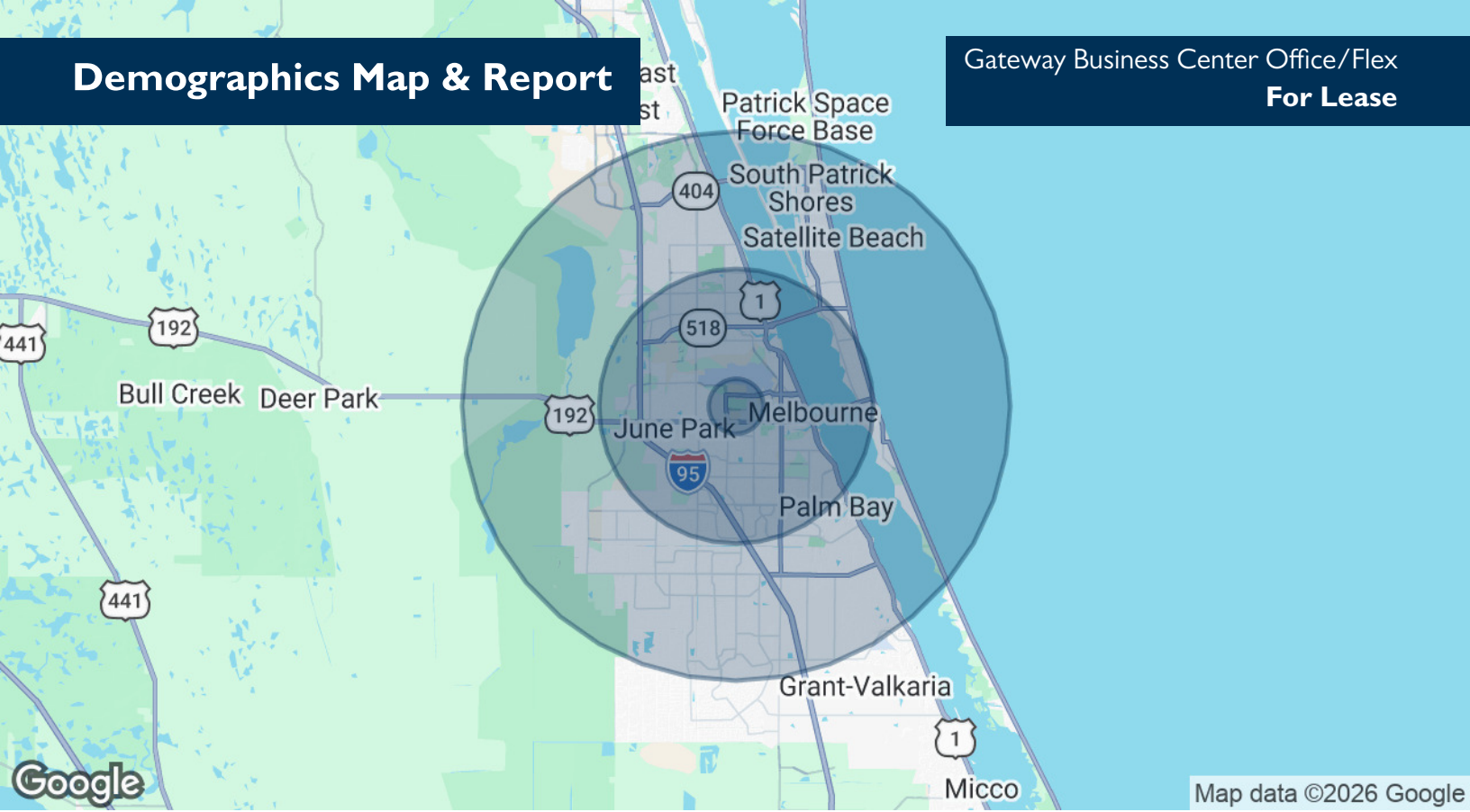
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Demographics Map & Report

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For Lease



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,619	129,755	284,649
Average Age	47.4	43.8	43.6
Average Age (Male)	45.0	41.2	41.9
Average Age (Female)	49.2	46.0	45.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,498	55,471	115,506
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$53,224	\$56,256	\$64,794
Average House Value	\$192,918	\$176,926	\$230,876

2020 American Community Survey (ACS)

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