



17th St Office Plaza

333 17th St, Vero Beach, FL 32960



Scott Parker

Florida Statewide Realty
Vero Beach, FL 32964
scott@abgcos.com
(772) 252-1999



17th St Office Plaza

\$20.00 - \$24.00 /SF/YR

Prime office location in Vero Beach at the base of the 17th Street bridge, at 17th street and Indian River Blvd. Close to Three Corners future development with Traffic count of 20,400 individual cars per day! This location provides convenient access from both the island and the mainland. 1st and 2nd floor spaces available, from 800-3000 Sq ft offices with a reception area and conference room. All units have been upgraded with impact doors and windows, and LED lighting. Nicely appointed spaces - ready for your business! Medical Use Approved, 24hr access and Ample Parking, click Aerial Video! Call us today #772-252-1999...

- Prime Location for Office/Medical/Retail Space! Ample Parking for your Business and 24hr Access. Call us today!



Rental Rate: \$20.00 - \$24.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 45,914 SF

Year Built: 1986

Walk Score ®: 60 (Moderately friendly)

Rental Rate Mo: \$2.00 /SF/MO

1st Floor Ste T

Space Available	800 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	1 Years

JUST LISTED! 1ST FLOOR 800 SQFT OFFICE FOR LEASE W/NEW AC, READY FOR YOUR BUSINESS! CALL US TODAY #772-766-3333

1

1st Floor Ste X

Space Available	1,250 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 Years

LAST END CAP SPACE AVAILABLE IN OFFICE PLAZA! 1250 SQ FT WITH EXISTING LOCATIONS FOR WET AREAS/WASHER/DRYER READY, SINK/PREP AREA, MIRRORS THROUGHOUT, ETC. GREAT BRIGHT CORNER SPACE, AMPLE PARKING FOR YOUR CLIENTS, STEPS AWAYS FROM ENTRANCE DOORS FOR EASY ACCESS, READY FOR YOUR BUSINESS! CALL TODAY #772-766-3333

2

2nd Floor Ste 2E

Space Available	1,150 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	1 Years

JUST LISTED! 1,150 SQFT OFFICE SPACE AVAILABLE RIGHT OFF 17TH ST BRIDGE, PRIME LOCATION-READY FOR YOUR BUSINESS! CALL US TODAY FOR A SHOWING #772-766-3333

3

2nd Floor Ste 2R

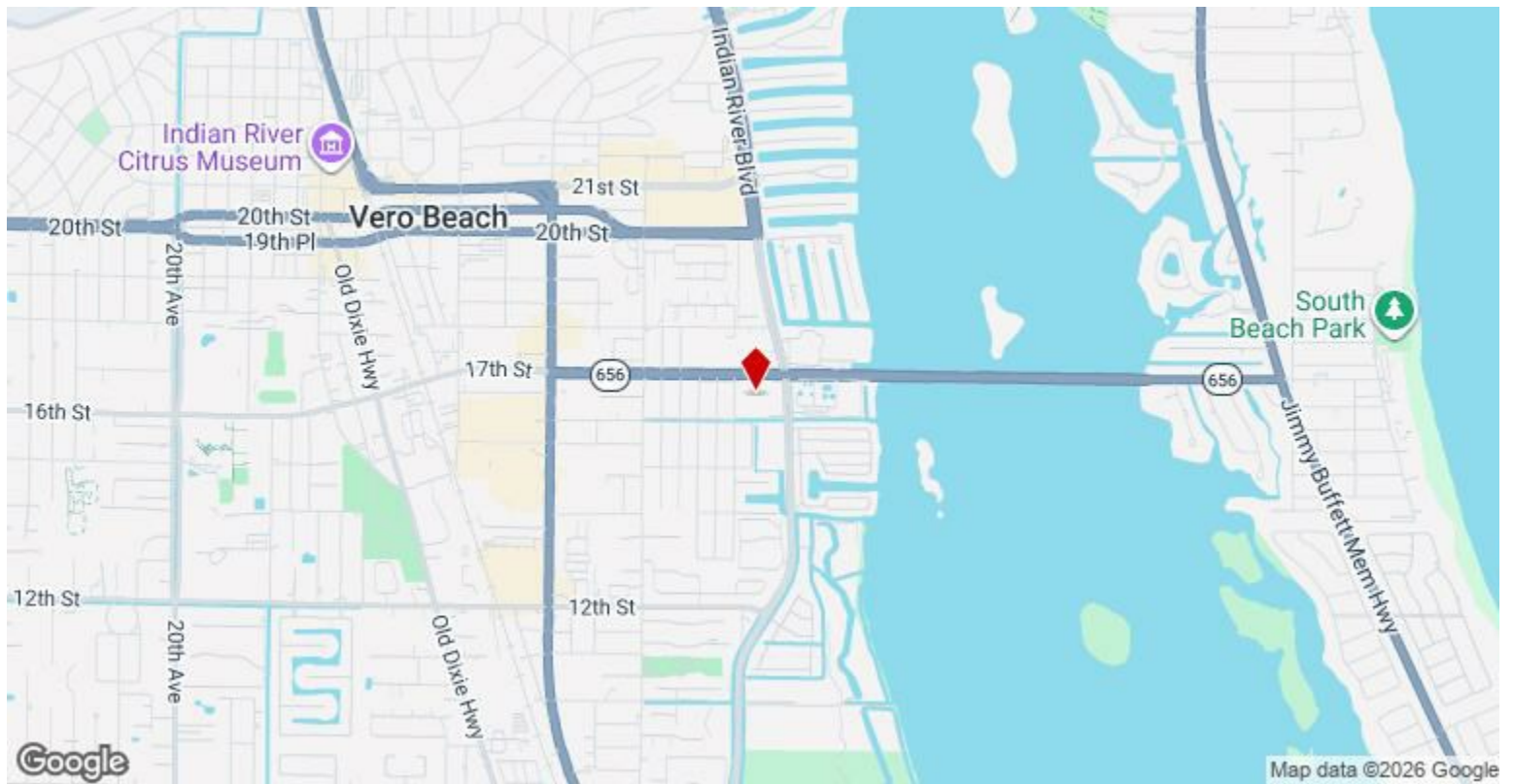
Space Available	1,600 SF
Rental Rate	\$20.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	1 Years

OFFICE SPACE AVAILABLE RIGHT OFF 17TH ST BRIDGE! 1250 SQFT W/AMPLE PARKING- READY FOR YOUR BUSINESS! CALL US TO BOOK YOUR SHOWING #772-766-3333

4

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Treasure Coast Eye Associates	-	



333 17th St, Vero Beach, FL 32960

Prime office location in Vero Beach at the base of the 17th Street bridge, at 17th street and Indian River Blvd. Close to Three Corners future development with Traffic count of 20,400 individual cars per day! This location provides convenient access from both the island and the mainland. 1st and 2nd floor spaces available, from 800-3000 Sq ft offices with a reception area and conference room. All units have been upgraded with impact doors and windows, and LED lighting. Nicely appointed spaces - ready for your business! Medical Use Approved, 24hr access and Ample Parking, click Aerial Video! Call us today #772-252-1999

Property Photos



OV-2024 bldg pic2



Aerial Photo