



PROPERTY DESCRIPTION

FREE RENT WITH LEASES 3 YEARS OR LONGER. Introducing a prime commercial opportunity at 490 Centre Lake Dr NE, Suite 100-A in Palm Bay, FL. This professional office space boasts a 1st floor location, with build out offices. On top of these appealing features, a one-month free rent incentive awaits those opting for a 3-year lease, with an even more generous 3-month concession for a 5-year term. Notably, the lobby has undergone a recent renovation in November 2025, ensuring a modern and welcoming entry point for clients and employees alike. Don't miss out on this exceptional leasing opportunity.

PROPERTY HIGHLIGHTS

- One month free rent for 3 year term and 3 months free with 5 year term.
- Professional Office
- 1st Floor Office - Suite 100A available on 10/1/26
- Lobby renovation completed in November 2025
- CAM estimated at \$8.51/sf in 2026

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Number of Units:	8
Available SF:	2,010 SF
Lot Size:	74,052 SF
Building Size:	18,516 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,913	29,264	57,230
Total Population	7,014	76,230	153,287
Average HH Income	\$85,151	\$86,138	\$83,916

ADAM RATHBUN, CCIM, SIOR

321.266.9200

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SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





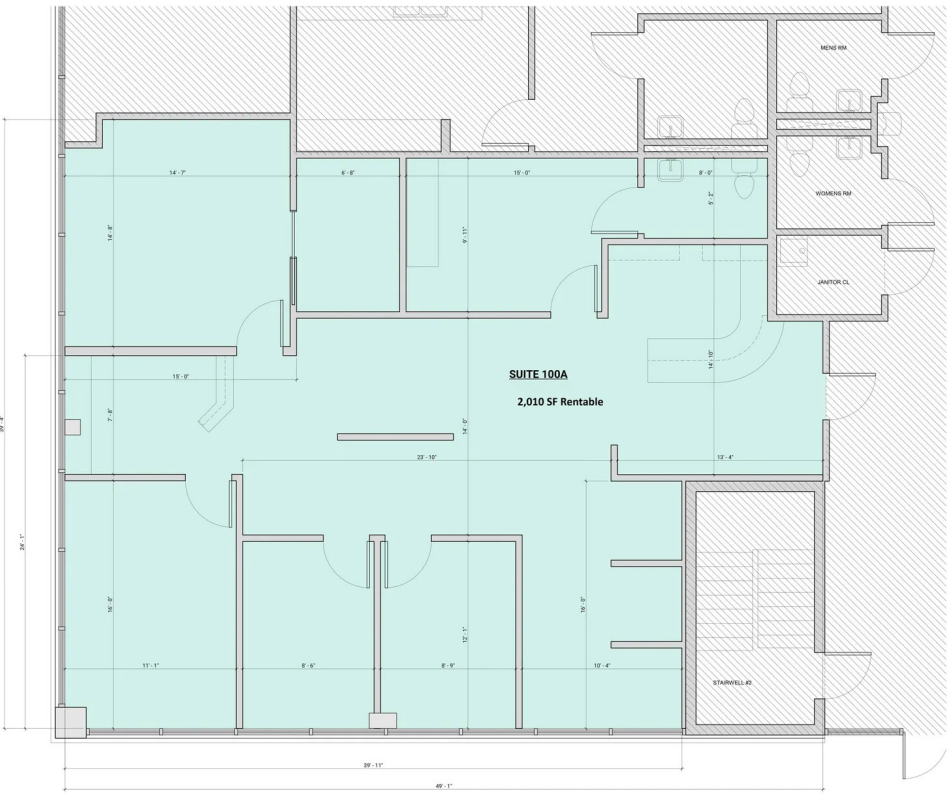
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1 ENLARGED UNIT PLAN - SUITE 100A
3/8" = 1'-0"

centerline
ARCHITECTURAL FIRM
1885 SOUTH JOHN BOWEN BLVD
MELBOURNE, FL 32909

SouthTrend
REALTY

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ANDREW BISSON

PROJECT MANAGER
ANDREW BISSON

QUALITY CONTROL
DAN RABEY

DESIGNER
AS / DR

PROJECT NAME
**1ST CENTRE -
TENANT PLAN**

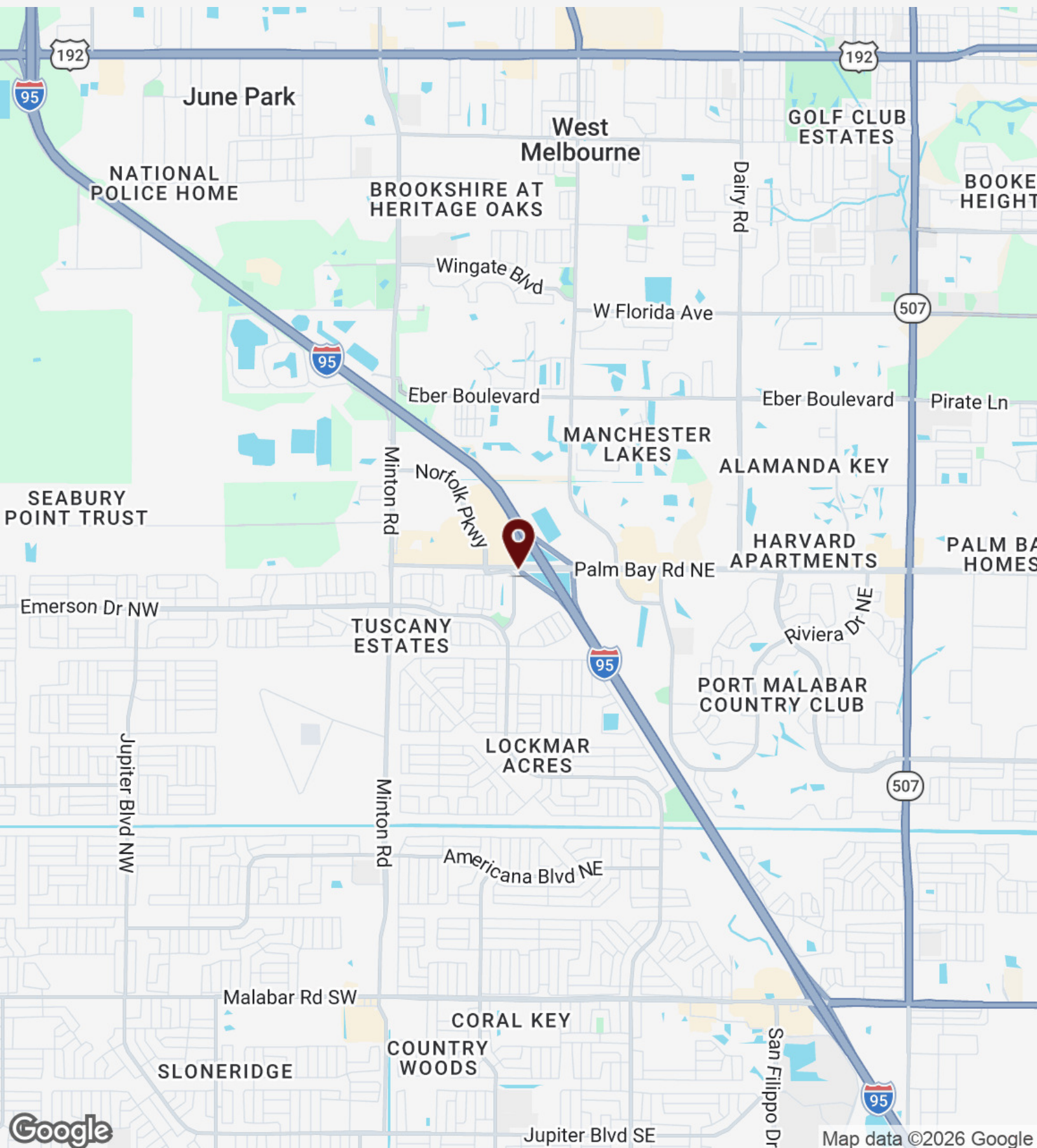
PROJECT ADDRESS
490 Centre Lake Dr
Palm Bay, FL 32907

CLIENT
SouthTrend Realty

PROJECT NUMBER
2020042.0

SHEET TITLE
**SUITE #100A
ENLARGED PLAN**

SHEET NUMBER
A-3



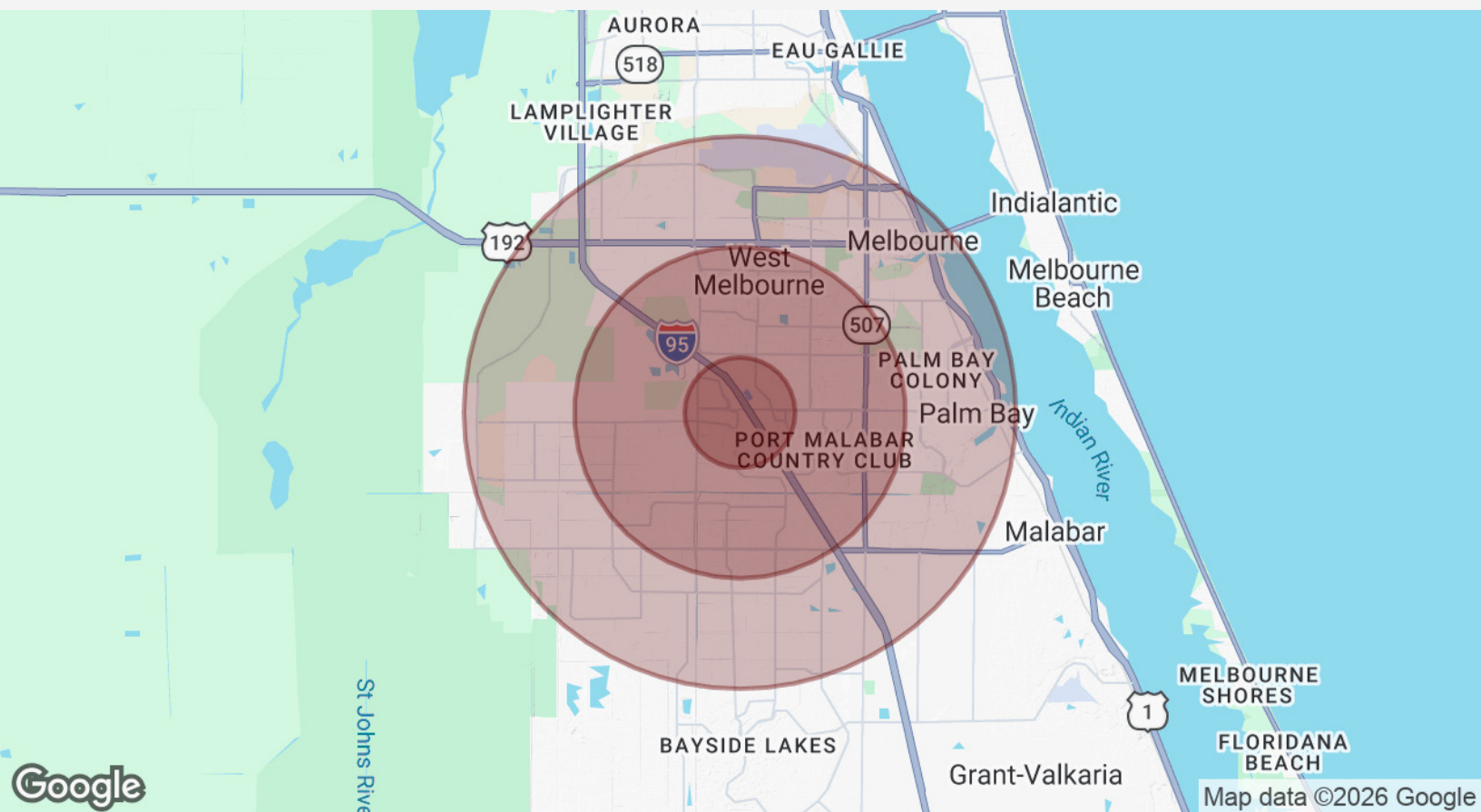
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,014	76,230	153,287
Average Age	42.0	43.3	42.6
Average Age (Male)	45.7	41.0	40.5
Average Age (Female)	41.0	46.1	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,913	29,264	57,230
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$85,151	\$86,138	\$83,916
Average House Value	\$259,493	\$282,479	\$272,864

2023 American Community Survey (ACS)

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