

# FOR LEASE

## Professional Office/Retail Unit

### 1510 S. Harbor City Blvd., Melbourne



#### **Building Information:**

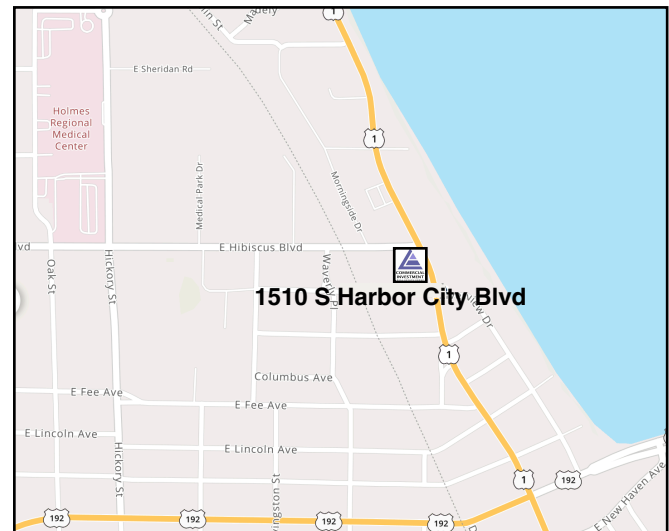
- 1681 SF
- Modern Build-Out Professional Spa/Office Space
- High Visibility on US 1 with night traffic
- Large Highly Visible Pylon Sign
- Easy Ingress and Egress
- Front and Rear Parking
- Fully Built Out with Reception Space, Open Area, Private Offices/Rooms and Break Room
- Air Conditioners Replaced in 2020
- Front and Rear Access

#### **Location:**

- US 1 Corridor in Historic Downtown Melbourne
- Close to Melbourne Causeway (US 192)
- Approximately 38,500 Vehicles Daily
- Great US 1 Exposure
- Close to Hospital, Airport, Downtown and Beachside

**\$18.00 SF/YR**  
**\$4.78 NNN**

#### **Location Map:**



#### **Offered By:**

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