

SPYGLASS PLAZA OFFICE PARK

8043 SPYGLASS HILL RD., UNIT 101, MELBOURNE, FL 32940



Available SF: 3025

Lease Rate: \$25.00/SF

Lease Type: NNN

CAM: ±\$8.00 SF

Building SF: 5,500

Zoning: BU-1 Brevard County

Parking: 5+/1000 - Common

FOR LEASE:

Ready to Occupy, Well Maintained 3,025 SF Medical Office with Waiting Room (shared), Reception, Nurses' Station, Five Exam Rooms, Large Procedure Room, X-Ray, Consult, Break Room with Exterior Entry Door, Office Manager and Two Doctors' Offices.

Office Park: Spyglass Plaza has Mediterranean style architecture buildings of CBS construction with IMPACT windows and barrel tile roofs. It is designed with plenty of parking for medical use and has two access drives at the east and west sides. Monument signage for this unit is available on the west sign.

LOCATION:

Spyglass Hill Road's corridor is almost exclusively medical and encompasses Viera's Spyglass Medical District. It is less than 2 miles from Viera Hospital, just minutes to I-95 @ Wickham Rd. and about 4 miles to US-1 at Viera Blvd. It is home to many physicians, medical associations, and professional offices, and adjacent to large residential areas.

Brenda Corliss, Licensed Real Estate Broker
 152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902
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 Brenda@NewtonLand.com | www.NewtonRealEstateFL.com

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NURSES' STATION



RECEPTION FACING WAITING ROOM



TYPICAL EXAM ROOM



PROCEDURE ROOM



BREAK ROOM / SIDE ENTRANCE

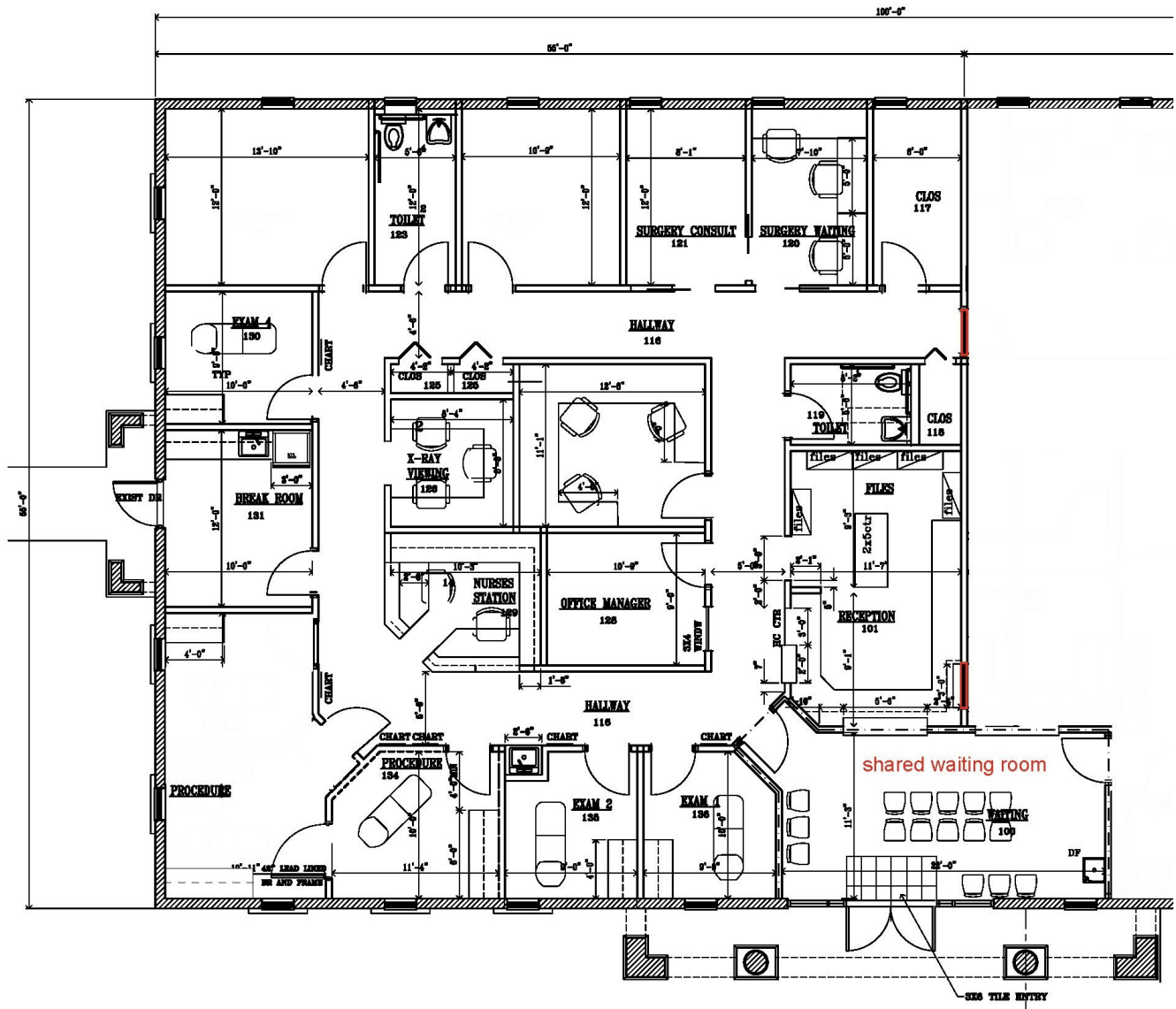


CORNER OFFICE

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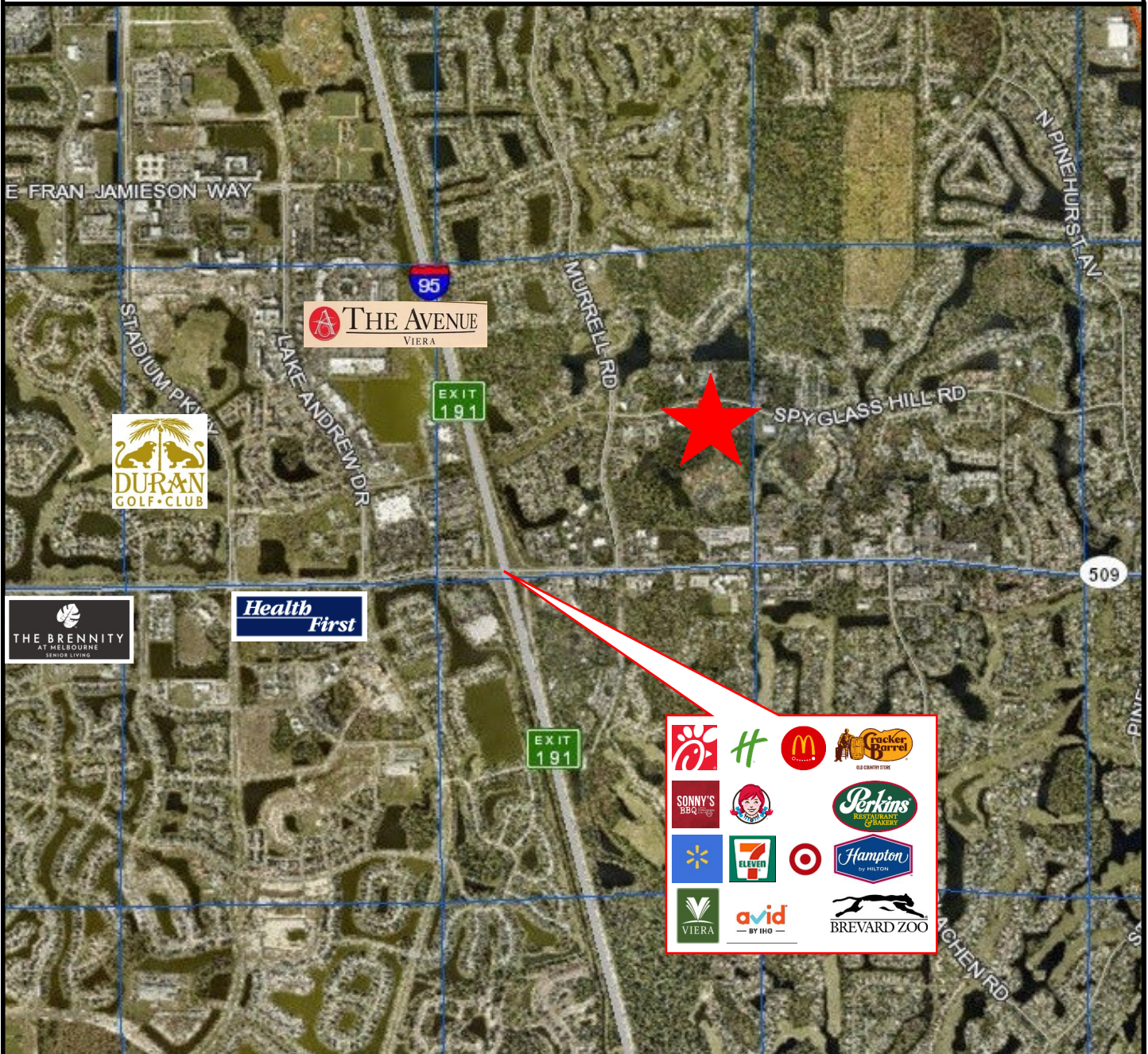


Floor Plan

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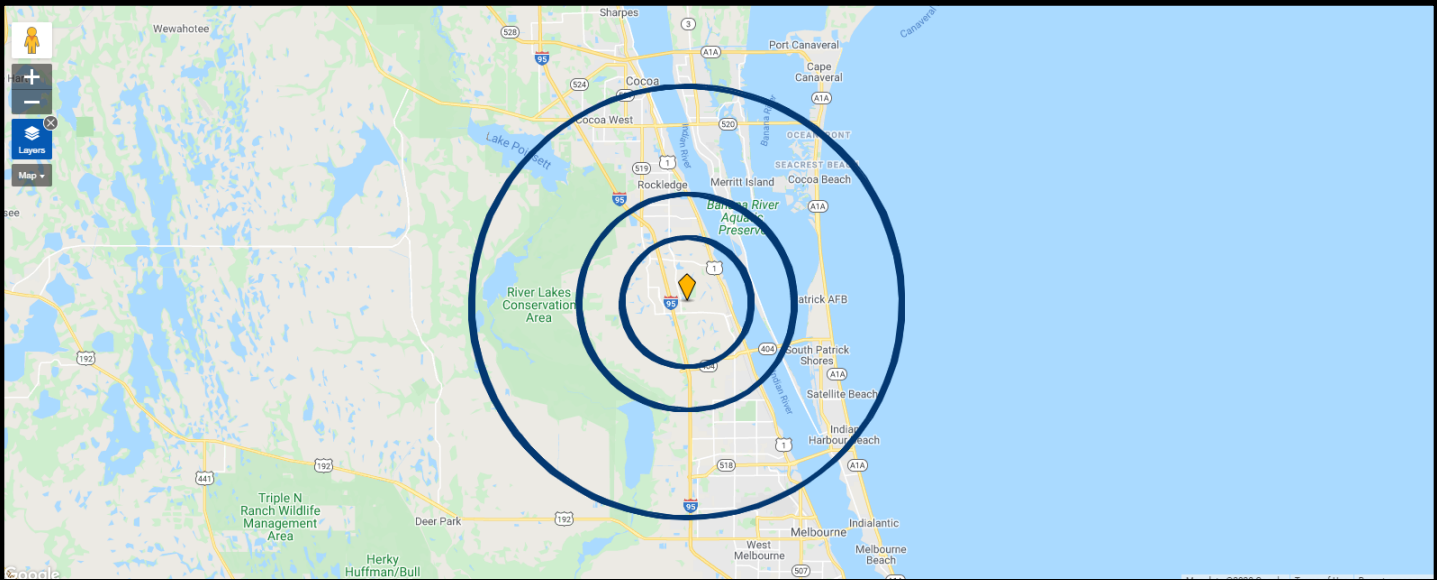
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2025 POPULATION	48,091	80,939	248,378
2030 PROJECTION	51,956	87,099	267,509
AVERAGE HOUSEHOLD INCOME	\$133,672	\$137,271	\$88,032
DAYTIME EMPLOYEES - TOTAL	22,065	32,165	113,350

HEALTHCARE SPENDING TOTAL	3 MILES	5 MILES	10 MILES
2025	\$40,829,427	\$67,531,895	\$188,864,902
2030 PROJECTED	\$48,669,366	\$80,285,396	\$225,188,466

*Data derived from © Costar Realty Information, Inc. (2026). Accessed APRIL 22, 2026

TRAFFIC COUNT* (2025) - 4,988 CARS/DAY @ CARRIAGE HILL RD.

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