

# EXECUTIVE SUMMARY

Gateway Business Center Office/Flex • 1333 - 1335 Gateway Dr. Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	4,727 SF
<b>Lease Rate:</b>	\$14.00 SF/yr (\$3.14/sf NNN)
<b>Lot Size:</b>	10.24 Acres
<b>Year Built:</b>	1986
<b>Building Size:</b>	117,940 SF
<b>Zoning:</b>	MI
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Melbourne

## PROPERTY OVERVIEW

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 OVERVIEW

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.

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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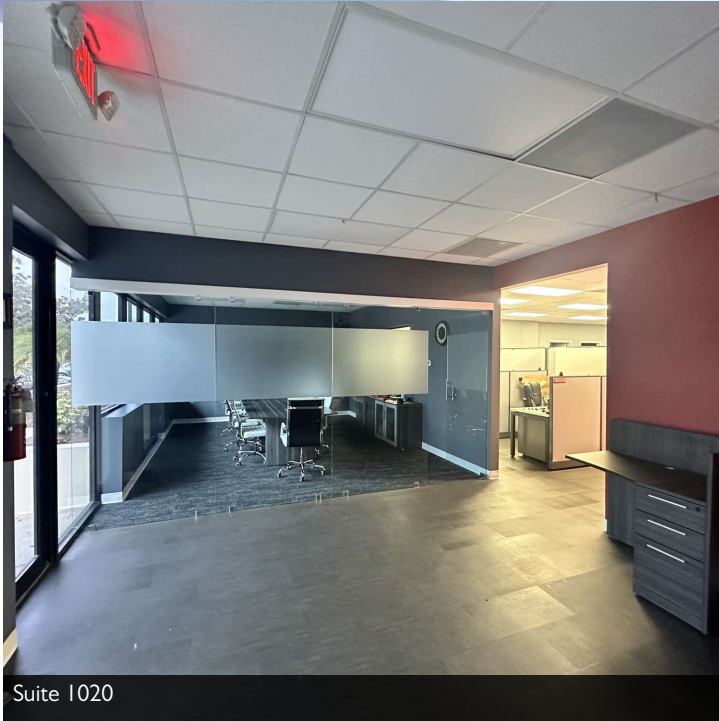
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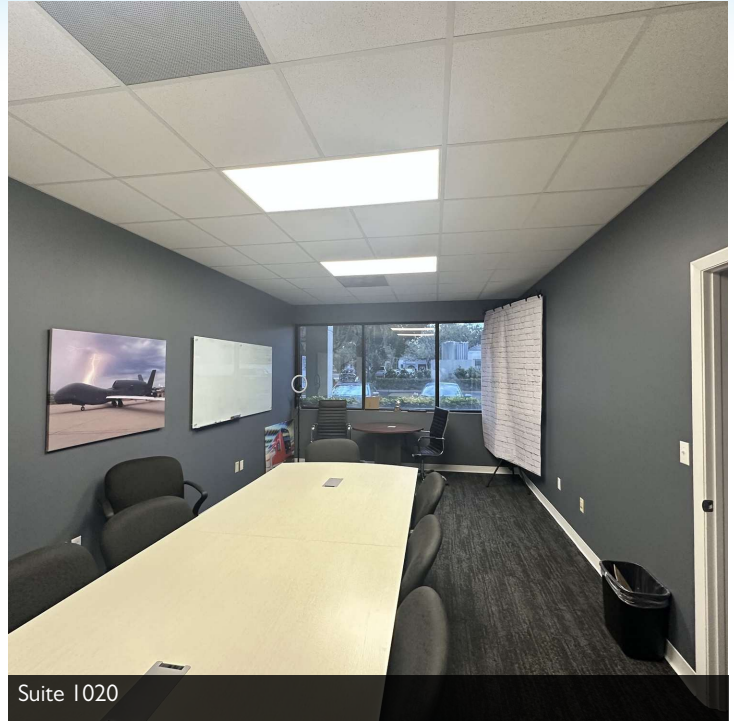
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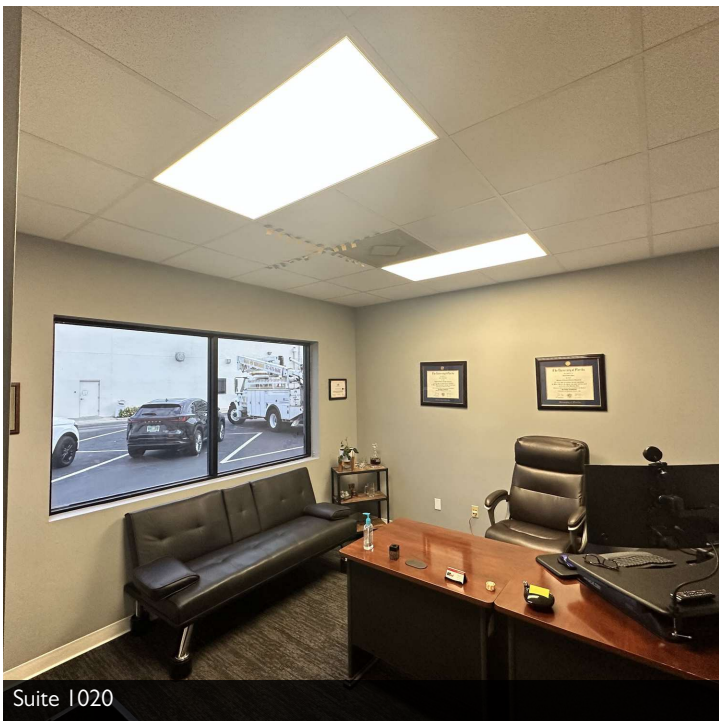
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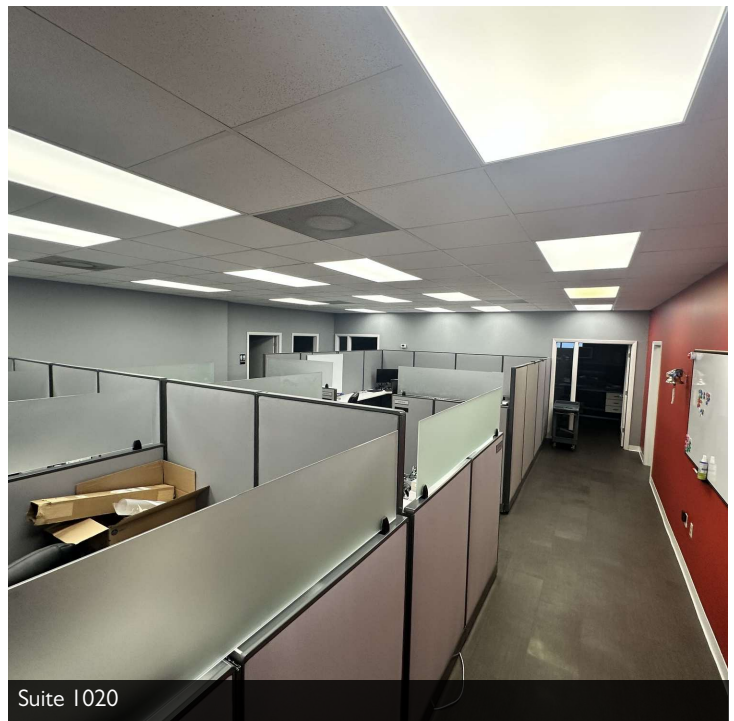
Suite 1020



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# AVAILABLE SPACES

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**Lease Rate:** \$14.00 SF/YR (\$3.14/SF NNN)      **Total Space** 4,727 SF  
**Lease Type:** \$3.14/sf NNN      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#1020-1021	Office Building	\$14.00 SF/YR	\$3.14/sf NNN	4,727 SF	Negotiable	

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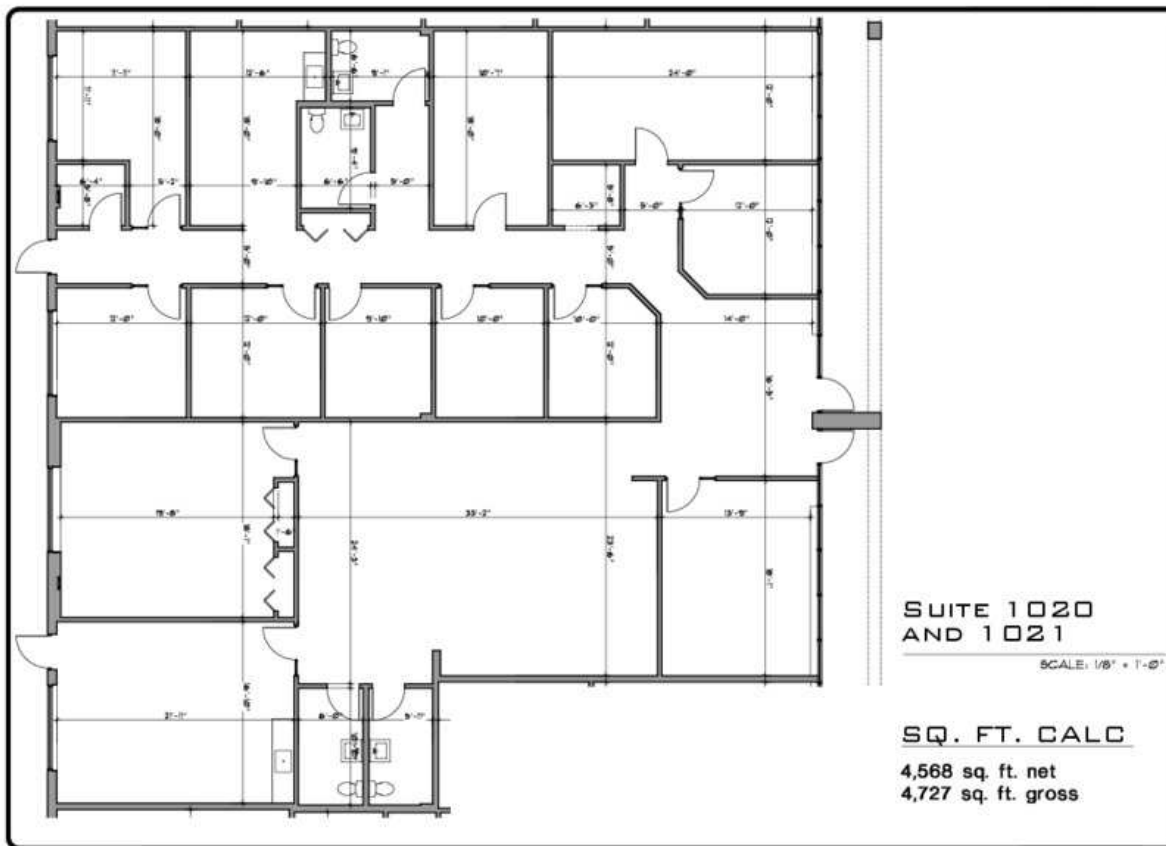
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# FLOOR PLANS

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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

1542 QUAVA AVE.  
MELBOURNE, FL 32935  
321-428-3889  
design@melstudiosarchitecture.com

JOB #: B-2015-020

DRAWN: AMWC

CHECKED: AMWC

SUITE NUMBER

1020  
1021

PROJECT NAME

GATEWAY  
BUSINESS  
CENTER  
1333 & 1335  
GATEWAY DRIVE  
MELBOURNE, FL

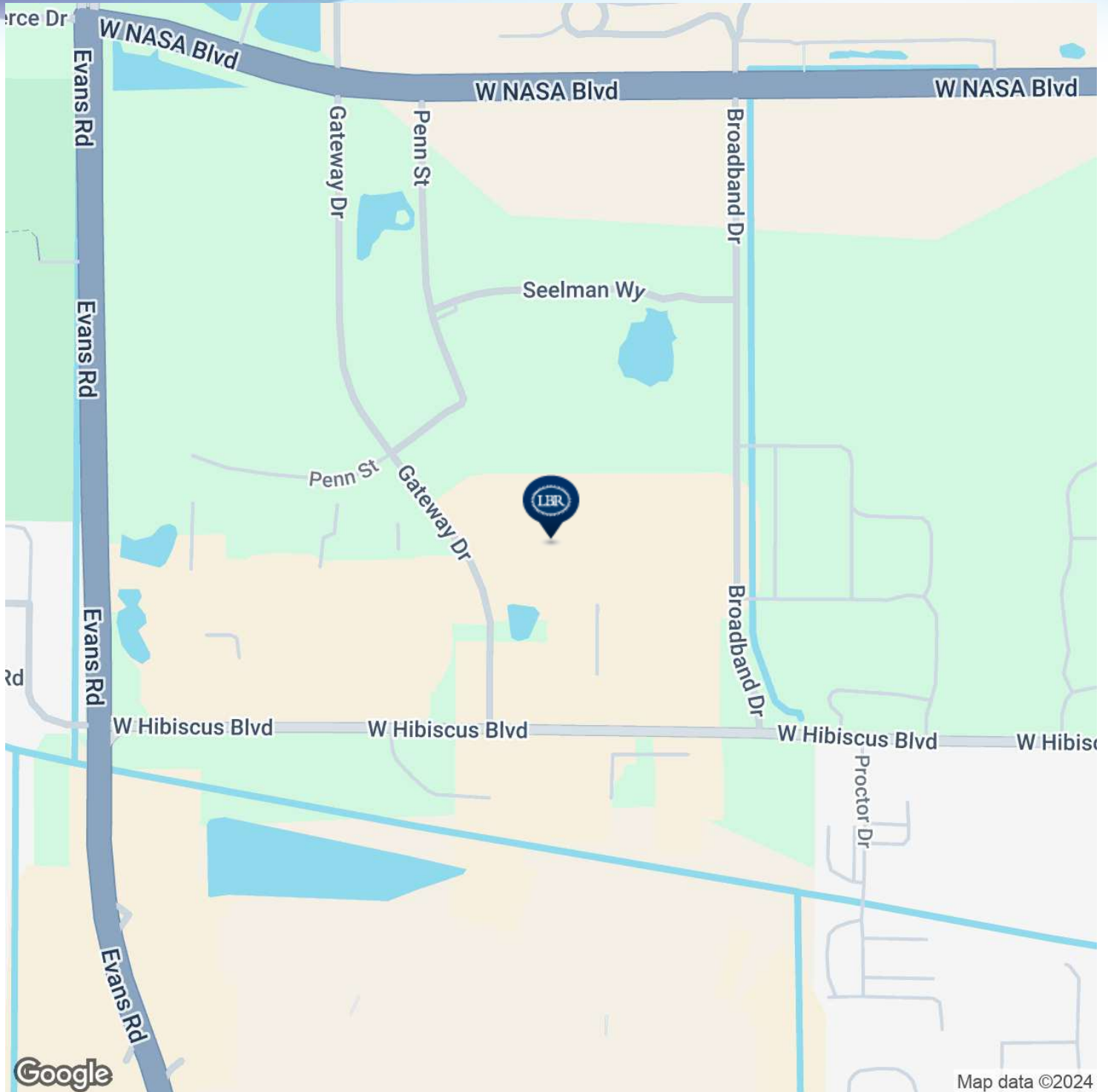
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# LOCATION MAPS

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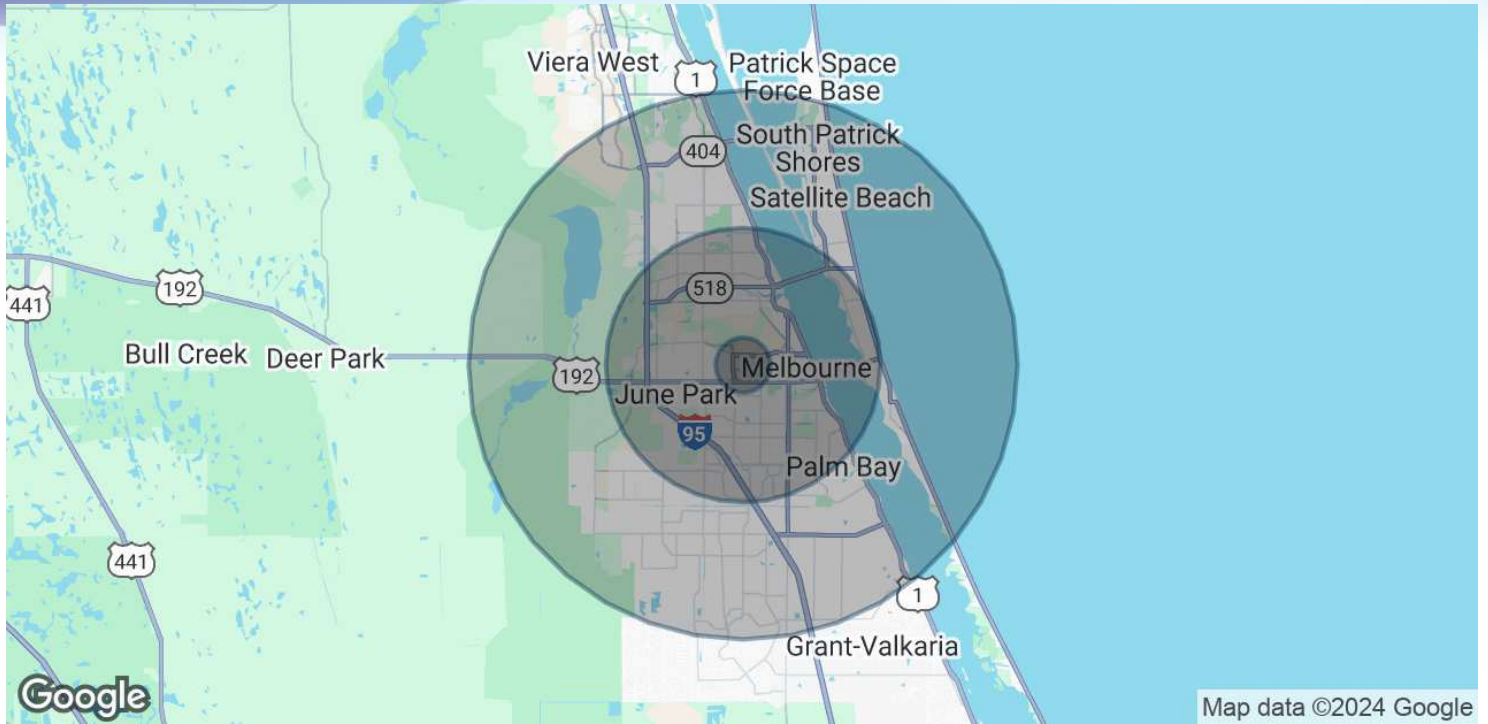
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# DEMOGRAPHICS MAP & REPORT

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## 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

\* Demographic data derived from 2020 ACS - US Census

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