

Three Avenue (Turn-Key Office & Re...

2089 Indian River Blvd, Vero Beach, FL 32960



Presented By:
Florida Statewide Realty



Three Avenue (Turn-Key Office & Retail)

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Property Details

The #1 Lifestyle Center in Vero Beach! Prime location at the corner of SR 60 and Indian River Blvd. Available space backs up directly to Indian River Blvd, allowing for great visibility for passing traffic - daily traffic reports at over 24,000 per day! Longstanding and reputable anchor tenants include Panera Bread, Chase Bank, Bonefish Grill, Chicos and Black House White Market and more. Bring your business to the Premiere location of Vero Beach!

Price: \$32.00 - \$42.00 /SF/YR

- Premier Waterfront Offices/Retail/Restaurant in Vero Beach Fl!

View the full listing here: <https://www.loopnet.com/Listing/2089-Indian-River-Blvd-Vero-Beach-FL/17303249/>

Rental Rate:	\$32.00 - \$42.00 /SF/YR
Total Space Available:	5,265 SF
Max. Contiguous:	4,000 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	14
Center Properties:	7
Frontage:	533' on 20th St
Gross Leasable Area:	53,653 SF
Walk Score ®:	60 (Moderately friendly)
Rental Rate Mo:	\$3.50 /SF/MO

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Listing spaces

1st Floor Ste 2055

Space Available:	1,265 SF
Rental Rate:	\$42.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Financial Services
Space Type:	Relet
Space Use:	Office
Lease Term:	3 Years

1,265 SQ FT WATERFRONT TURNKEY OFFICE SPACE IN CLASS "A" BUILDING. INCLUDES RECEPTION, 4 OFFICES, CONFERENCE ROOM & KITCHENETTE. FULLY FURNISHED AVAILABLE. PERFECT LOCATION IN 3 AVENUES SHOPPING PLAZA! ENTRANCE IS DIRECTLY ACROSS FROM BONEFISH GRILL AND SHADOW ANCHORED BY PUBLIX AND TJ MAXX. HIGHLY VISIBLE ENDCAP FACING INDIAN RIVER BLVD. CALL US TODAY #772-252-1999 (FOR FLOOR PLAN: PLEASE CLICK ON "PHOTOS" AND LOOK FOR THE PDF DOCUMENT AND CLICK DOWNLOAD. OR YOU CAN ALSO CLICK ON "DOCUMENTS" FOR THE FLOOR PLAN) <https://reporting.loopnet.com/report/195c0dcc-9916-4832-8ffd-4a4f5e02f9d3>

Ste 2095

Space Available: 4,000 SF
Rental Rate: \$32.00 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Built Out As: Professional Services
Space Type: Relet
Space Use: Office/Retail
Lease Term: 3 Years

Located at Premier Lifestyle Center 3 Avenues, Adjacent to Shops and Restaurants, Corner Office with Large Outdoor Terrace and abundant parking, 5 minutes to the beach. VERO BEACH'S ONLY HI END LIFESTYLE CENTER SHADOW ANCHORED BY TJ MAX AND PUBLIX TURNKEY HI END BUILT OUT RETAIL SPACECUSTOM MOLDING AND DOORSLED LIGHTING, LUXURY VINYL FLOORING, HANDICAP BATH CUSTOM BUILT DRESSING ROOMS AND RAP DESK IN PLACENEW A/C DIRECT EXPOSURE TO INDIAN RIVER BLVD AND MIRACLE MILE JOIN OUR HI END NATIONAL TENANT MIXPANERA BREAD CHICO'S WHITE HOUSE BLACK MARKET BONEFISH GRILL CHASE BANK VERIZONCALIFORNIA CLOSETSAMERIPRISE FINANCIALCALL US TODAY #772-252-1999(FOR FLOOR PLAN: PLS CLICK ON "PHOTOS" AND LOOK FOR "FLOOR PLAN" PDF AND THEN DOWNLOAD)<https://reporting.loopnet.com/report/195c0dcc-9916-4832-8ffd-4a4f5e02f9d3>

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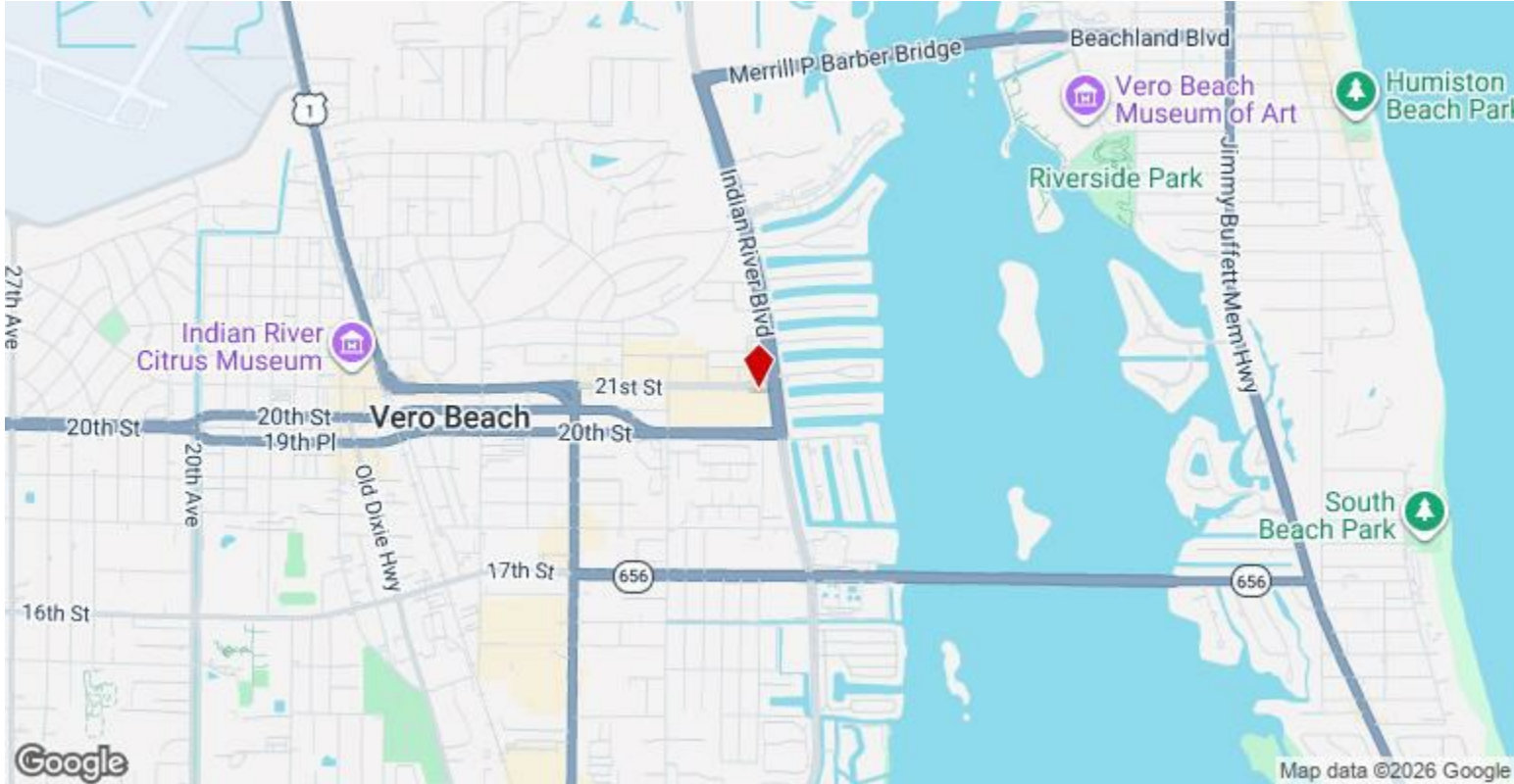
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bonefish Grill	-	June 2023
Chase Bank	-	October 2033
Chico's	-	August 2013
Panera Bread	-	
Verizon	-	
White House/Black Market	-	August 2013

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Location



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Property Photos



2053-2063 Indian River Blvd - Bldg C



OFFICE SPACE AVAILABLE NOW!

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Property Photos



Bldgs



OFFICE SPACE AVAILABLE NOW!

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Property Photos



SPACE AVAILABLE



2033-2041 Retail

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Property Photos



Retail



Retail

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Property Photos



Retail



Entrance

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Property Photos



Retail



Bldg Views

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Property Photos



Retail

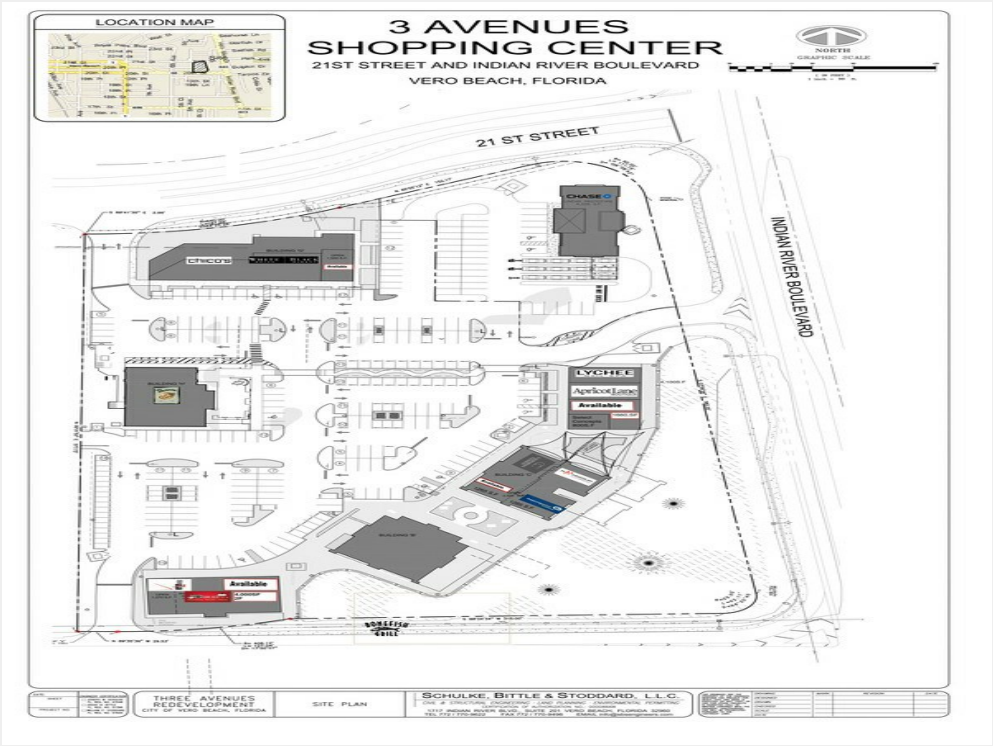


Retail

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Property Photos



3 Aves Site Plan 12-14-24

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