

# FOR LEASE

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935

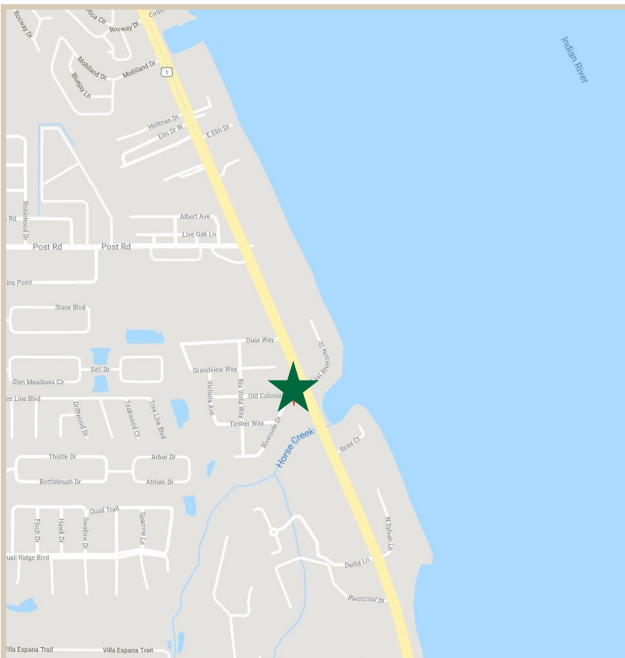
## PROPERTY FACTS

Building Area:	7,260 Sq. Ft.
Parcel Size:	.71 Acres
Number of Units:	12 Units
Unit Range:	530-724 SF
Year Built:	1983
Construction:	CBS
Air Conditioning:	100% Central Air
Building Height:	2 Story
Zoning:	C-1 Neighborhood Commercial
Property Type:	Professional Office Building



## PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Visibility & Views:	Excellent visibility from the highway with 193 feet of frontage. Second floor has view of Indian River and Horse Creek.
Location	Property located on U.S. Highway One between Eau Gallie and Pineda Causeways.
Aesthetics	New metal roof, and extensive interior and exterior renovations including new paint, logos, and carpeting.



**CHARLES A. VON STEIN, INC.**

*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

### CONTACT INFO:

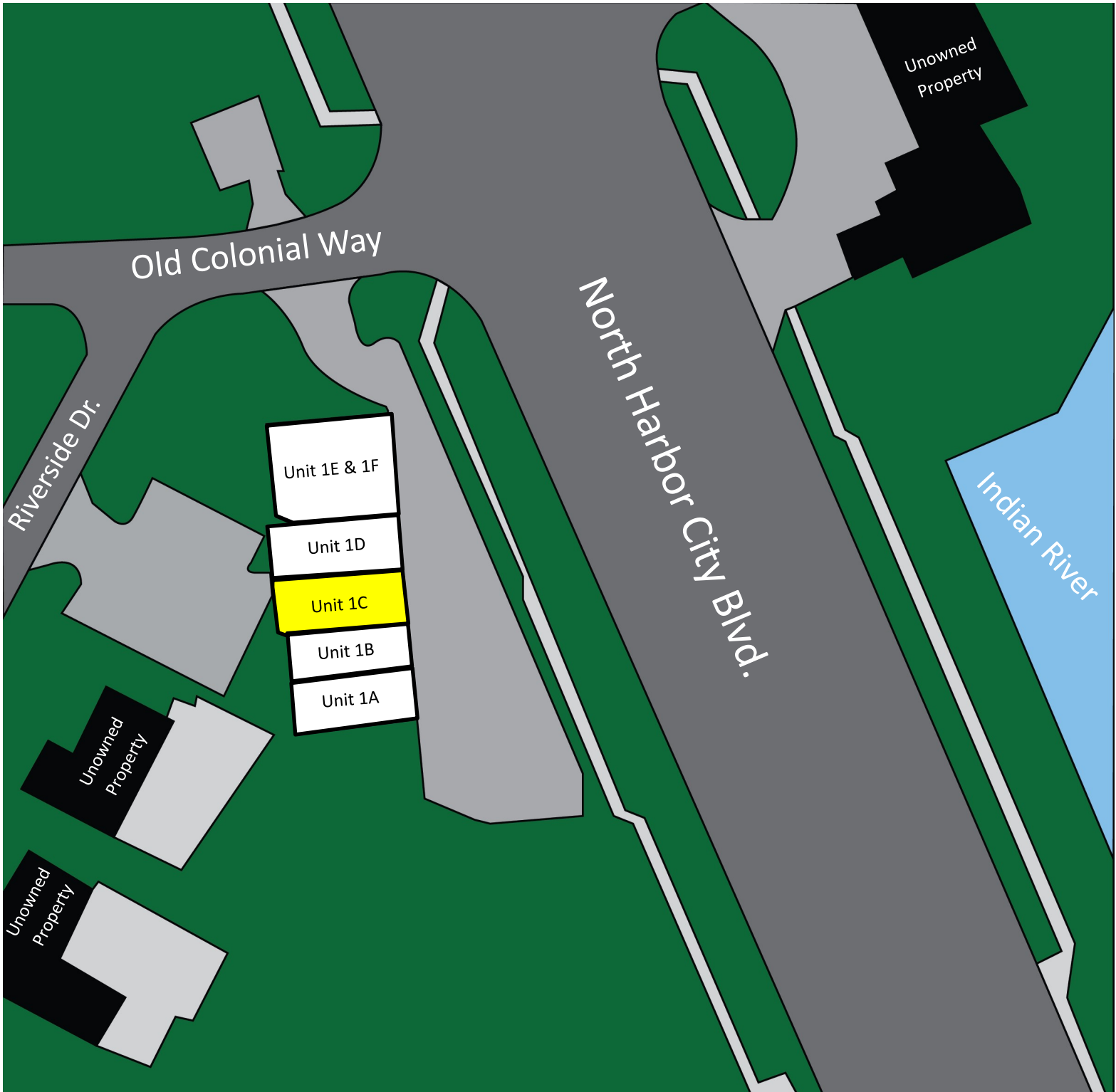
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

# SITE PLAN

Site Plan:  
First Floor

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935



## CHARLES A. VON STEIN, INC.

Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscre.com

### CONTACT INFO:

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# COMING AVAILABLE

Second Floor

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
1C	600	S F \$20.00	SF / YR \$1,000.00	YES	NO	YES	NO	August 1, 2026



## CHARLES A. VON STEIN, INC.

Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscre.com

### CONTACT INFO:

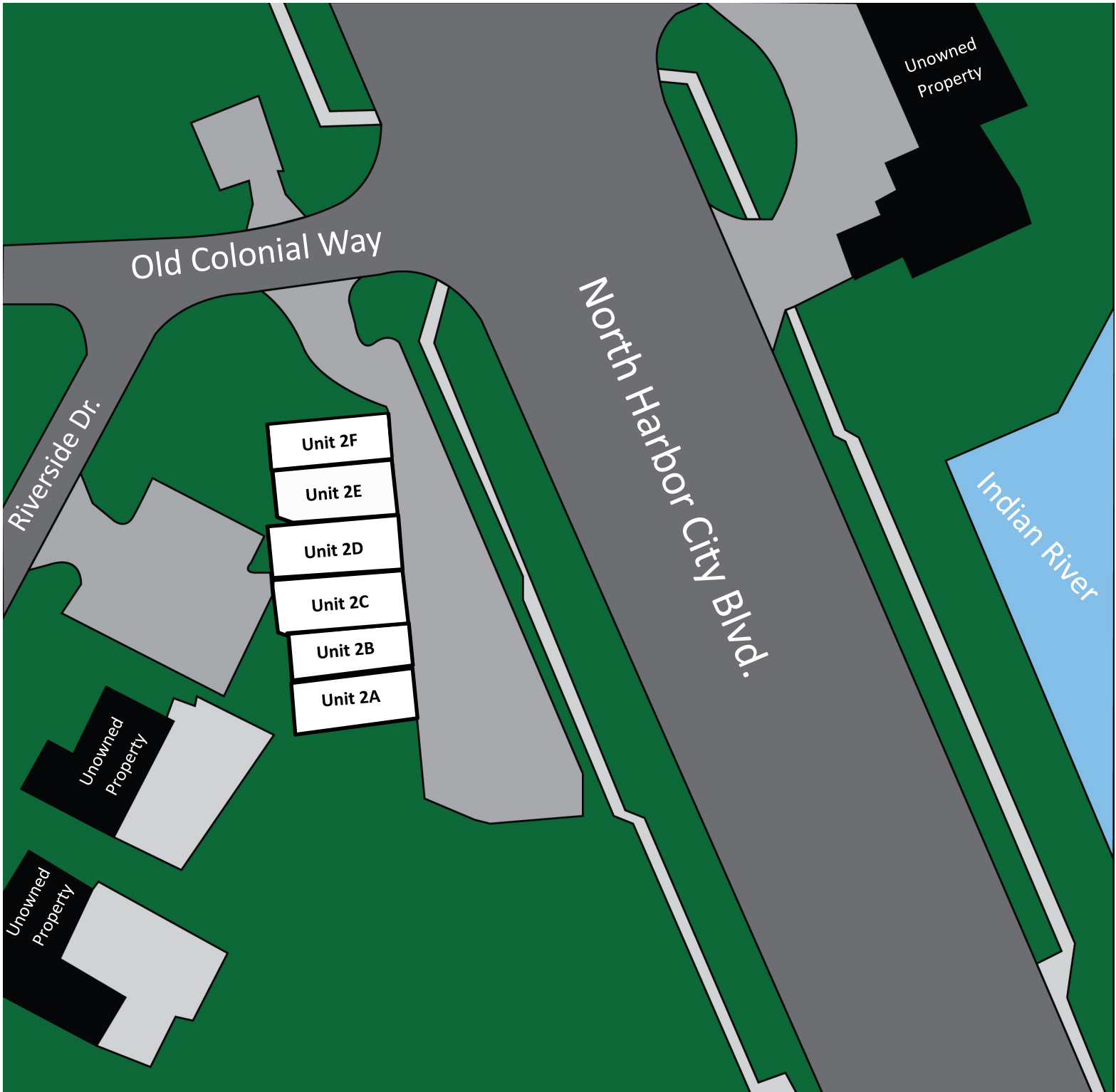
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# SITE PLAN

Site Plan:  
Second Floor

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935



## CHARLES A. VON STEIN, INC.

Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscre.com

### CONTACT INFO:

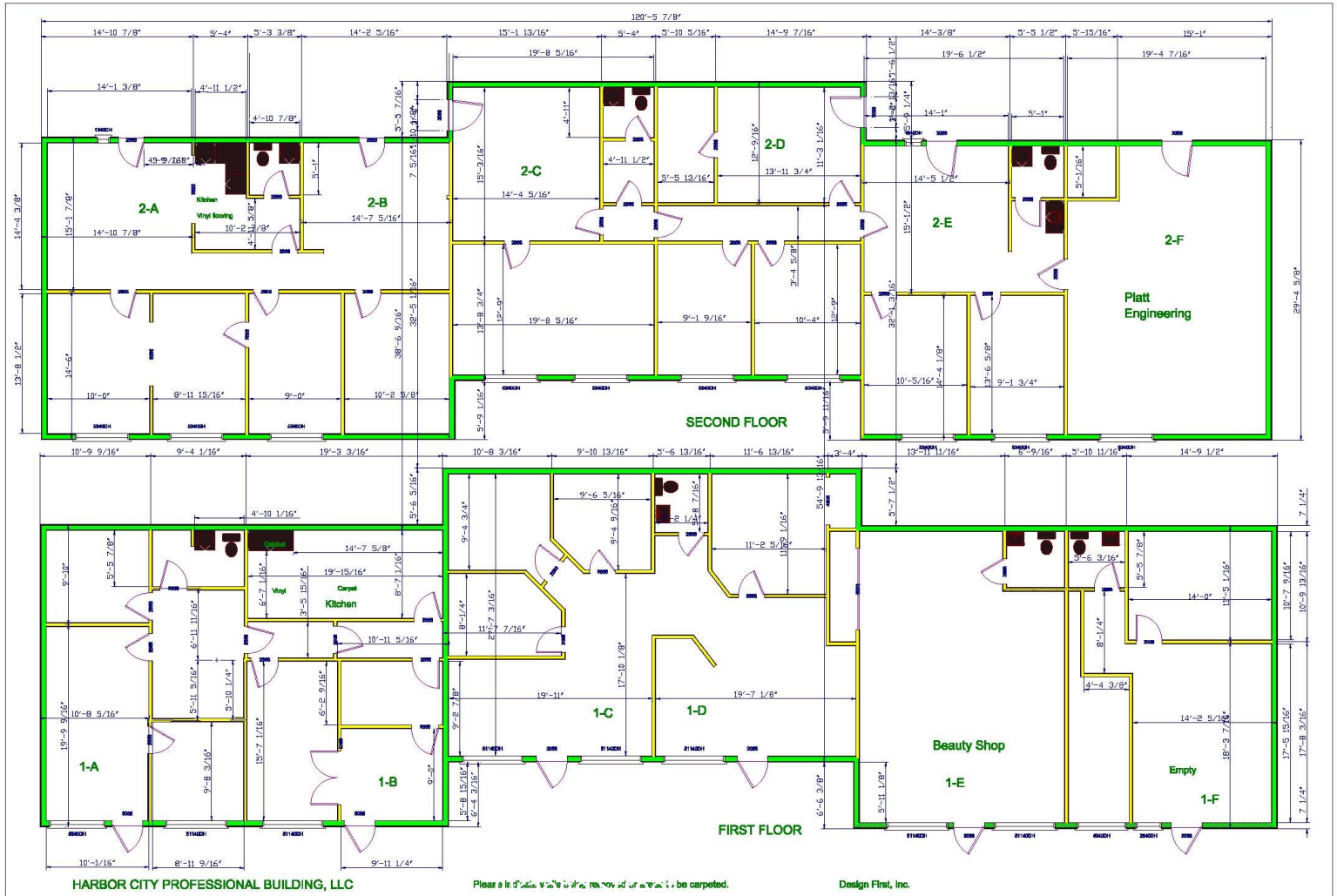
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscre.com

# FLOOR PLAN

Overall  
Floorplan

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935



**CHARLES A. VON STEIN, INC.**  
 Commercial Property Management,  
 Sales & Leasing Specialists since 1963  
 626 Old Dixie Highway SW  
 Vero Beach, FL 32962  
 www.vscrc.com

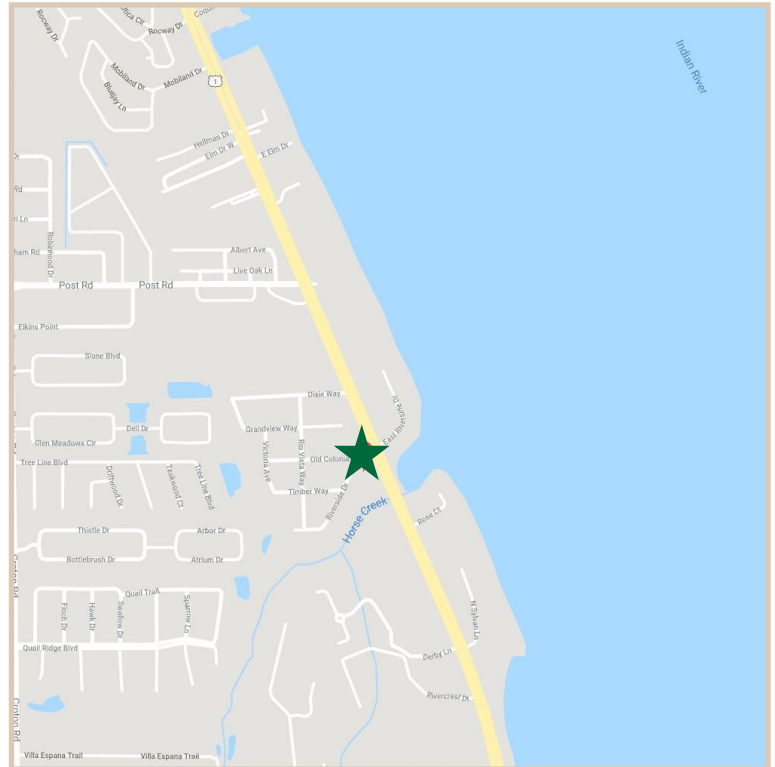
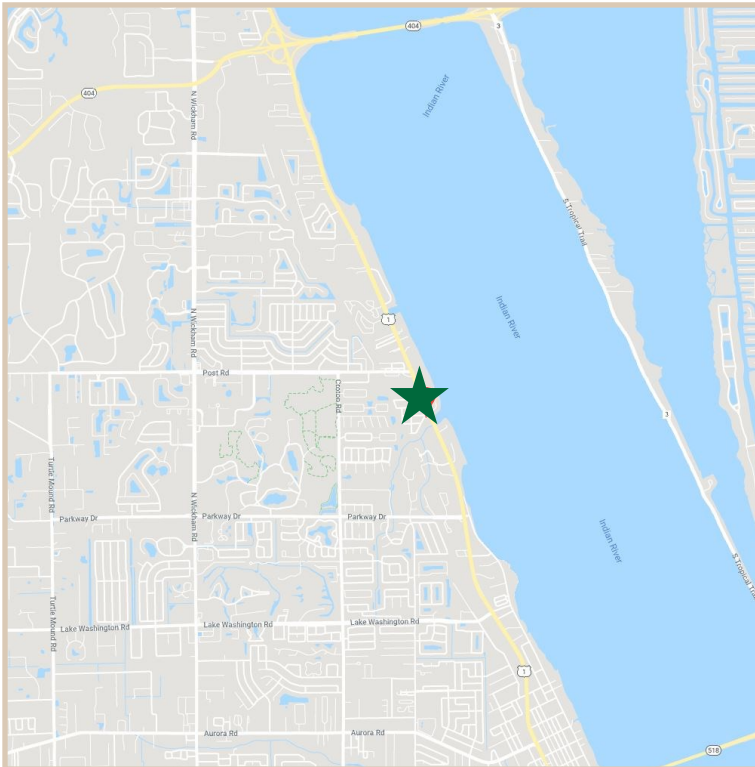
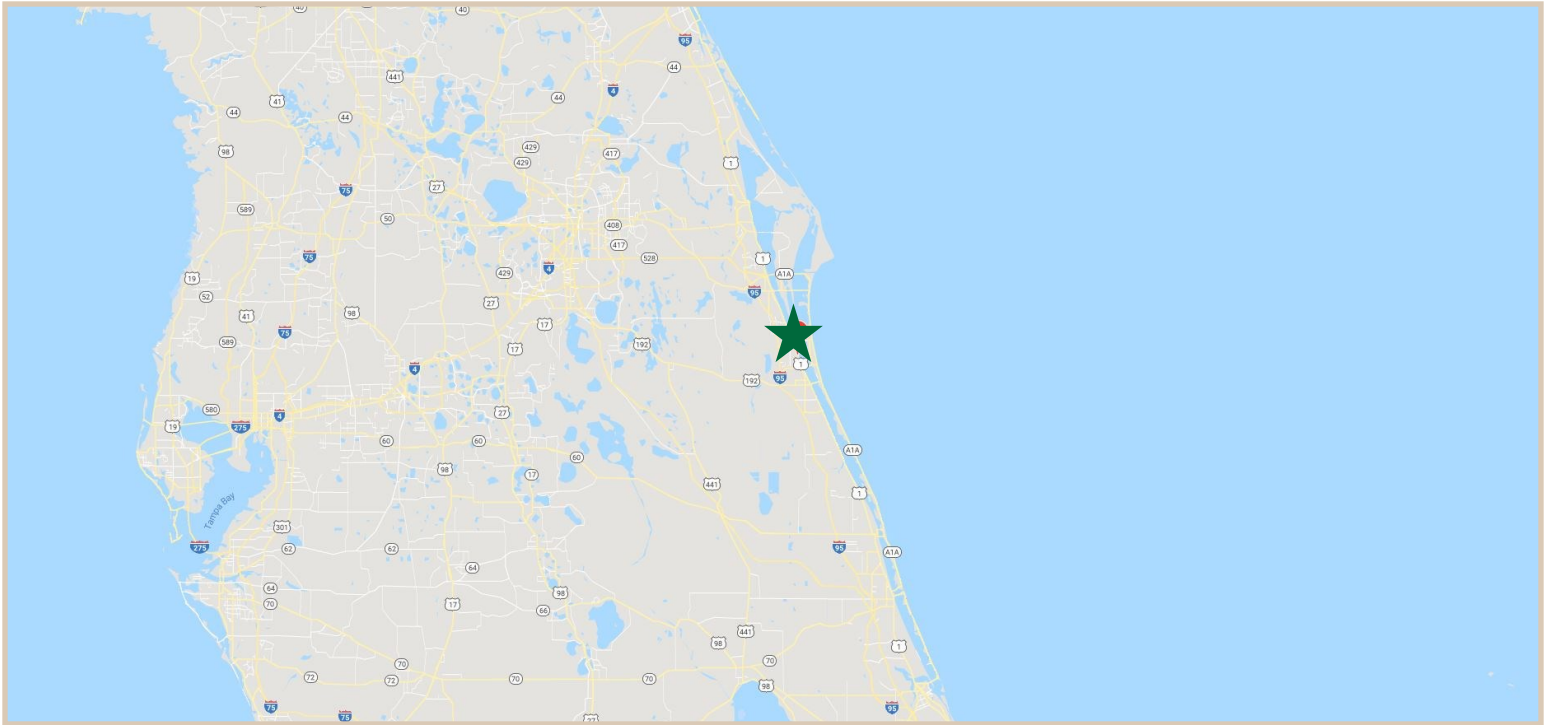
**CONTACT INFO:**

Brevard County: 321.725.1961  
 Indian River County: 772.778.4885  
 Fax: 772.778.4908  
 Leasing: leasing@vscre.com

# LOCATION MAPS

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935



**1963**  
**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

**CONTACT INFO:**

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

# ADDITIONAL PHOTOS

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

**CONTACT INFO:**

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)