

# CLASS "A" OFFICE FOR LEASE

Financial Center at Merritt Square • 775 E Merritt Island Causeway Merritt Island, FL 32952



## OFFERING SUMMARY

<b>Available SF:</b>	2,135 - 12,213 SF
<b>Lease Rate:</b>	\$10.00 - 11.00 SF/yr (NNN)
<b>Lot Size:</b>	3.15 Acres
<b>Year Built:</b>	1988
<b>Building Size:</b>	37,176 SF
<b>Zoning:</b>	BU-2
<b>Market:</b>	Central Brevard
<b>Submarket:</b>	Merritt Island

## PROPERTY OVERVIEW

This Class A office building is a well-maintained property at the entrance of Central Brevard's largest shopping mall. Various floor plans available

## PROPERTY HIGHLIGHTS

- Various floor plans available
- Fiber connectivity
- Ample parking – 5/1000 sf ratio
- Easy access
- Well maintained property
- Two elevators
- Portico at entrance

### ROB BECKNER

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# ADDITIONAL PHOTOS

Financial Center at Merritt Square • 775 E Merritt Island Causeway Merritt Island, FL 32952



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# AVAILABLE SPACES

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**Lease Rate:** \$10.00 - 11.00 SF/YR (NNN)      **Total Space:** 2,135 - 12,213 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#300	Office Building	NEGOTIABLE	NNN	7,826 - 12,213 SF	Negotiable	
#310	Office Building	NEGOTIABLE	NNN	2,135 - 12,213 SF	Negotiable	
#320	Office Building	\$10.00 - 11.00 SF/YR	NNN	2,252 - 12,213 SF	Negotiable	Former attorney's office. Double door entry to a waiting area. There are five perimeter offices and breakroom. Restrooms are located in the common areas.
Third Floor - Entire	Office Building	\$10.00 - 11.00 SF/YR	NNN	2,252 - 12,213 SF	Negotiable	Entire 3rd Floor. Exclusive use. Signature building signage.

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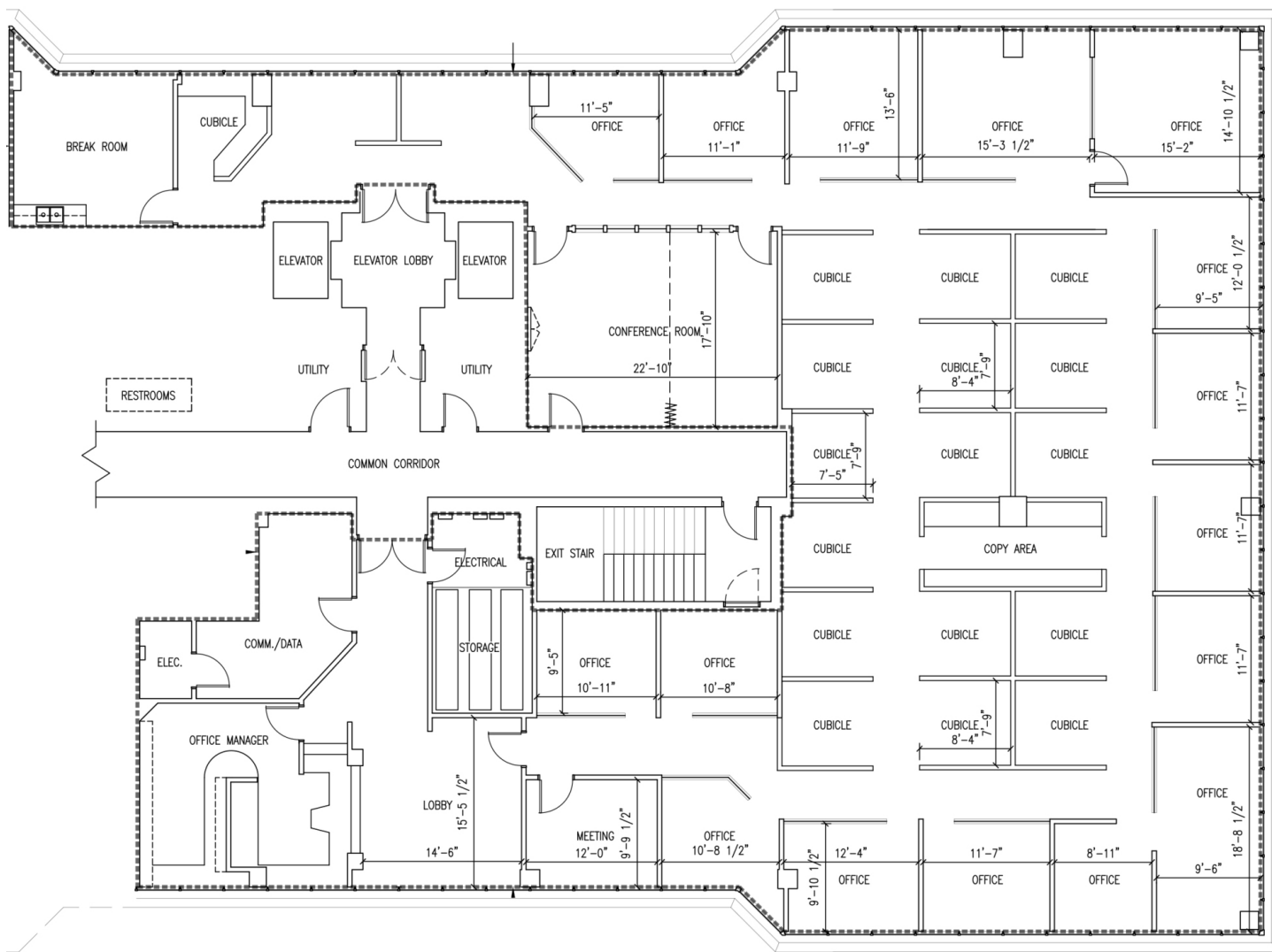
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# FLOOR PLANS

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**I** SUITE #300 FLOOR PLAN  
7,826 RSF

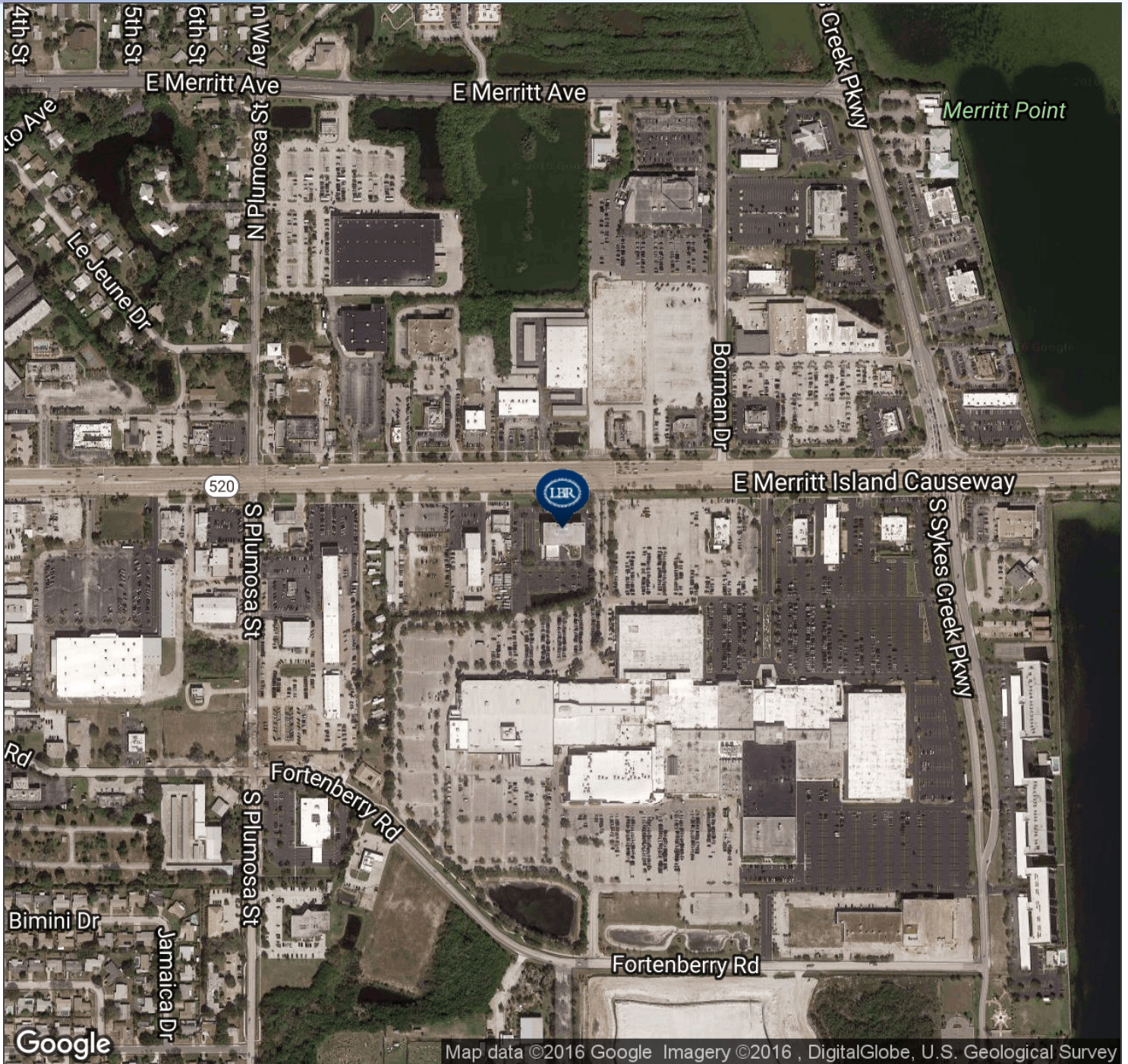
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# AERIAL MAP

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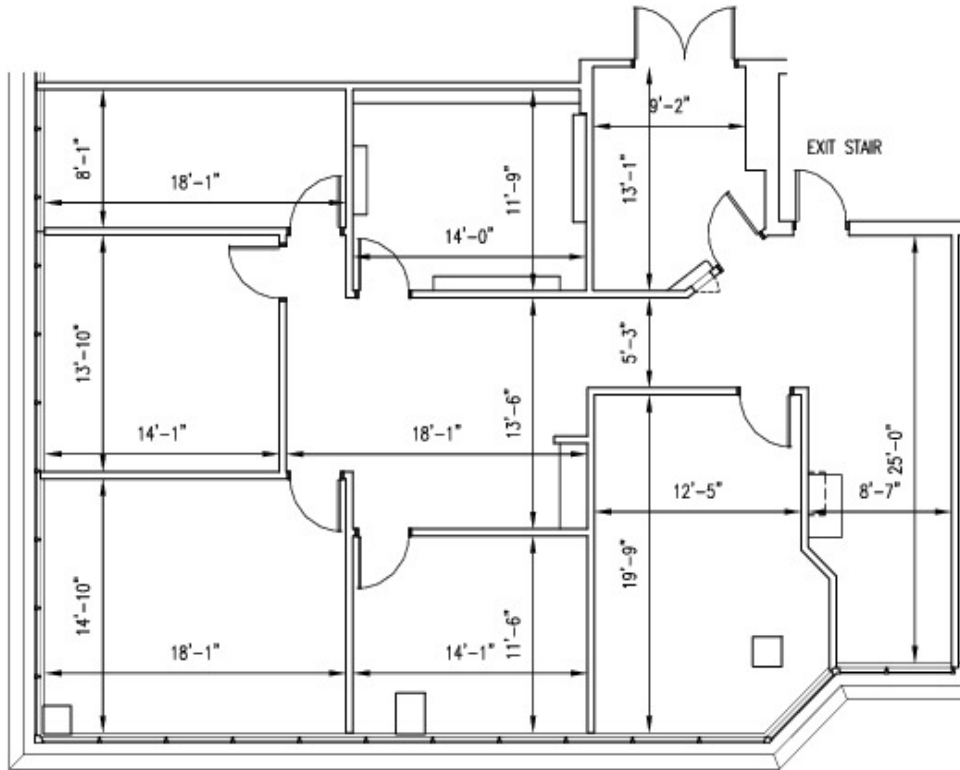
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# FLOOR PLANS

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 SUITE 320  
1,832 SQ. FT. 1/8" = 1'-0"

 SUITE #320 FLOOR PLAN  
2,252 RSF

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# LOCATION MAPS

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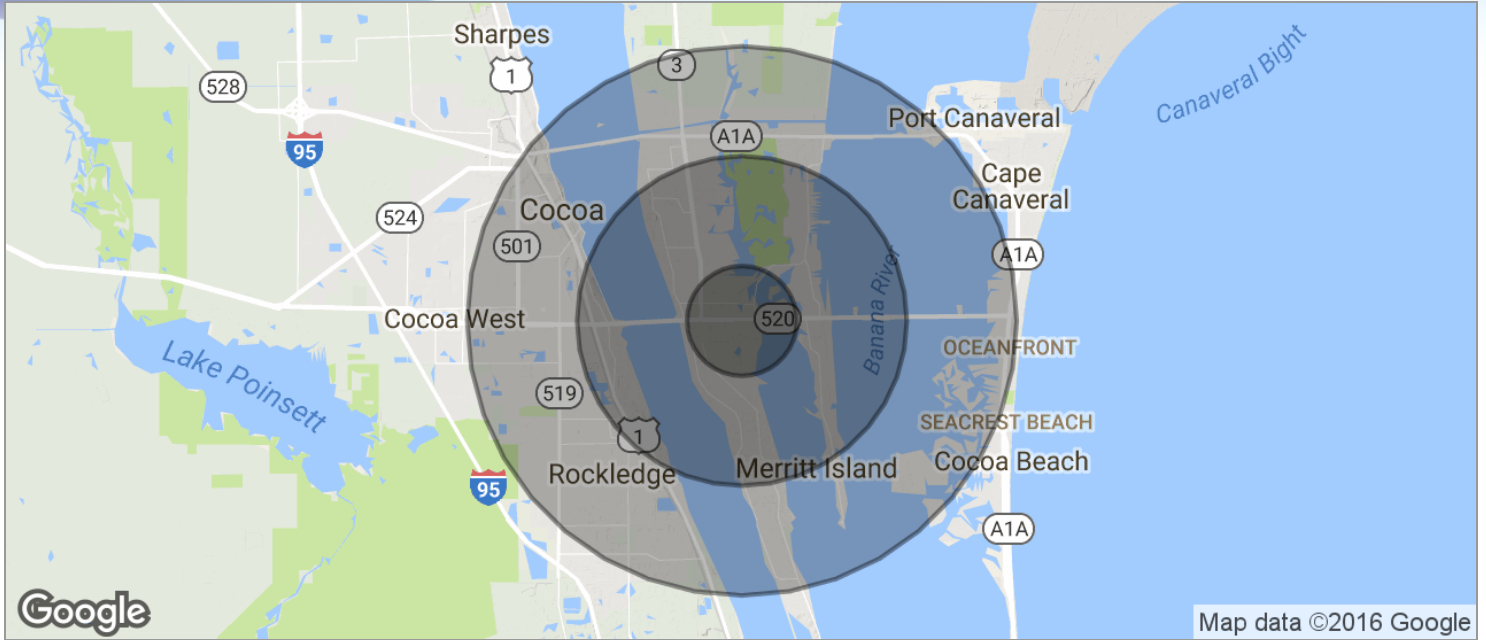
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,068	27,904	76,781
MEDIAN AGE	44.9	46.4	44.7
MEDIAN AGE (MALE)	44.5	45.3	44.2
MEDIAN AGE (FEMALE)	42.8	46.6	45.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,247	12,113	32,505
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$58,534	\$68,963	\$66,385
AVERAGE HOUSE VALUE	\$240,510	\$295,383	\$274,243

\* Demographic data derived from 2010 US Census

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