



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

# SPYGLASS MEDICAL BUILDING

7000 Spyglass Court  
Melbourne, Florida 32940

## MEDICAL OFFICE SPACES AVAILABLE



### FOR LEASE

- + Lease Rate:** \$16.50 / SF + \$6.50 CAM
- + Available SF:** 1,603 – 5,000 SF
- + Building SF:** 31,580 SF

### Highlights

- Located in affluent East Viera, just off Murrell Road
- Just under 1.5 miles from Interstate 95
- Close to the Brevard County Courthouse & Government Center, Brevard County School Board, Space Coast Stadium, Brevard Zoo, the Avenue Lifestyle Center and new Viera Hospital
- Land Size: 2.8 Acres
- Zoning: PIP
- Year Built: 1991
- Traffic Count: 18,000 AADT on Murrell Road

#### AVAILABLE SUITES

SUITE 220	4,247 SF	\$16.50 / SF NNN + \$6.50 CAM
SUITE 310	5,000 SF	\$16.50 / SF NNN + \$6.50 CAM
SUITE 310 A	2,520 – 5,000 SF	\$16.50 / SF NNN + \$6.50 CAM
SUITE 310 B	1,603 – 5,000 SF	\$16.50 / SF NNN + \$6.50 CAM

#### JONATHAN CLAYTON

Director  
(407) 734.7212  
Jonathan@BBDRE.com

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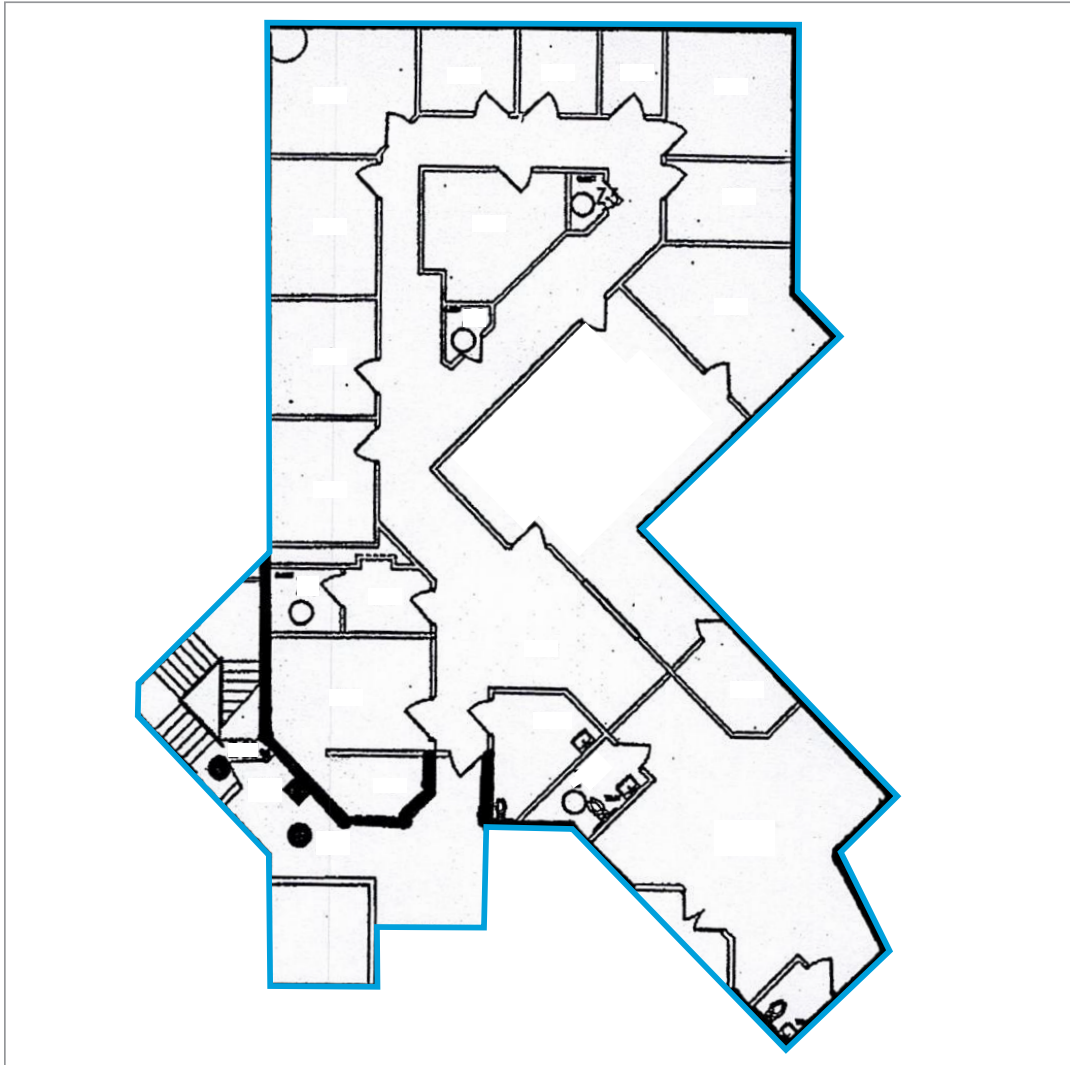


#### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

[www.BBDRE.com](http://www.BBDRE.com)

# Floor Plan

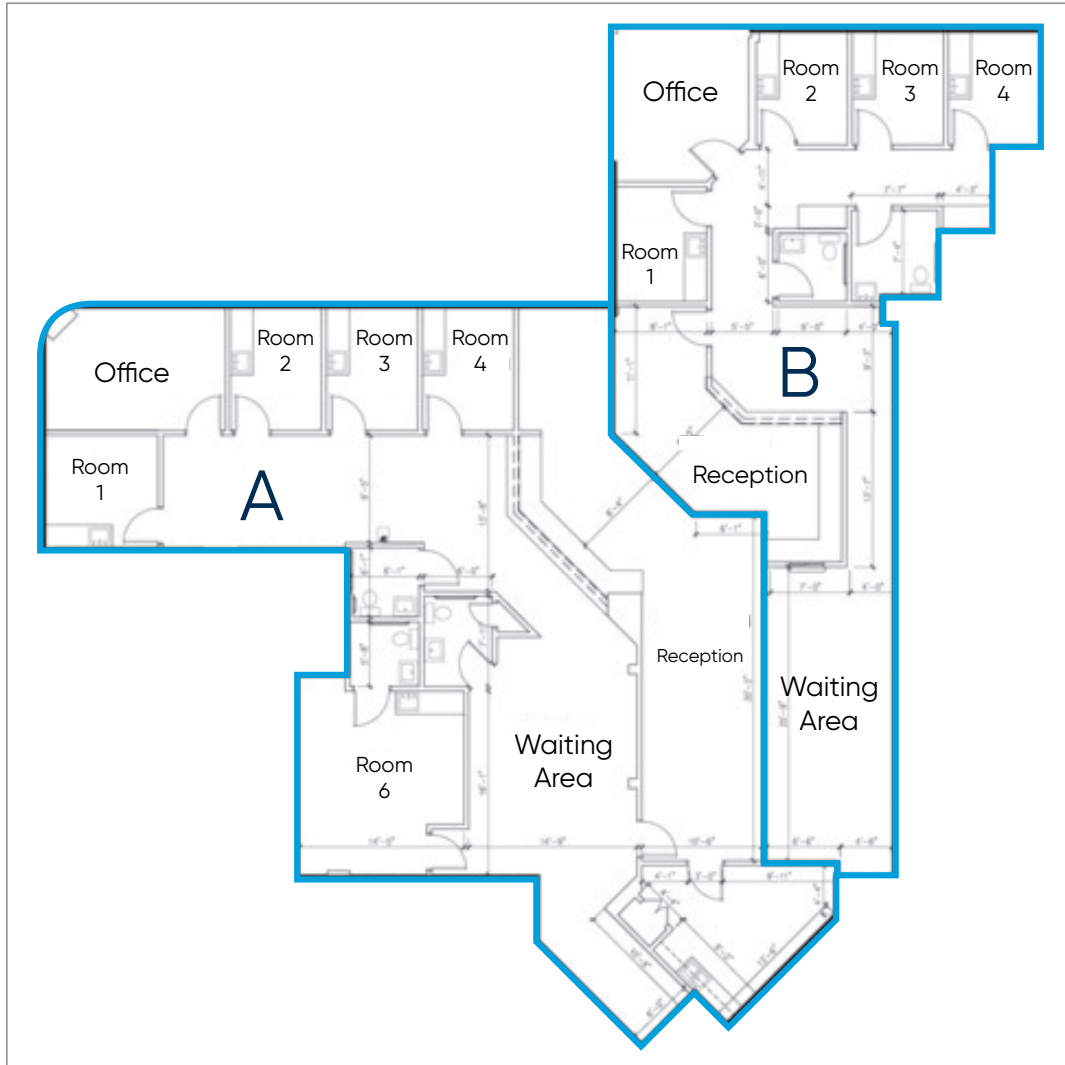


## UNIT 220

- 4,247 SF
- 2 Physicians Offices
- 1 Restroom (In Waiting Area)
- 4 Plumbed Exam Rooms
- 2 Non-Plumbed Exam Rooms
- Large Waiting Area
- X-Ray Room
- Large Procedure Room
- Nurses Station
- Office Manager Space



# Partial 3rd Floor Plan Concept



## UNIT 310A

- 2,520 SF
- 1 Office
- 3 Restrooms
- 5 Exam Rooms

## UNIT 310B

- 1,600 SF
- 1 Office
- 2 Restrooms
- 4 Exam Rooms

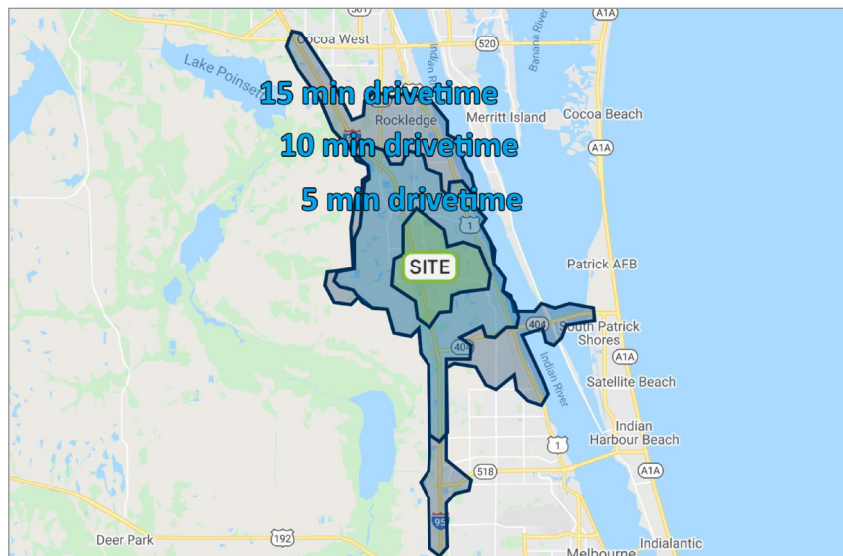
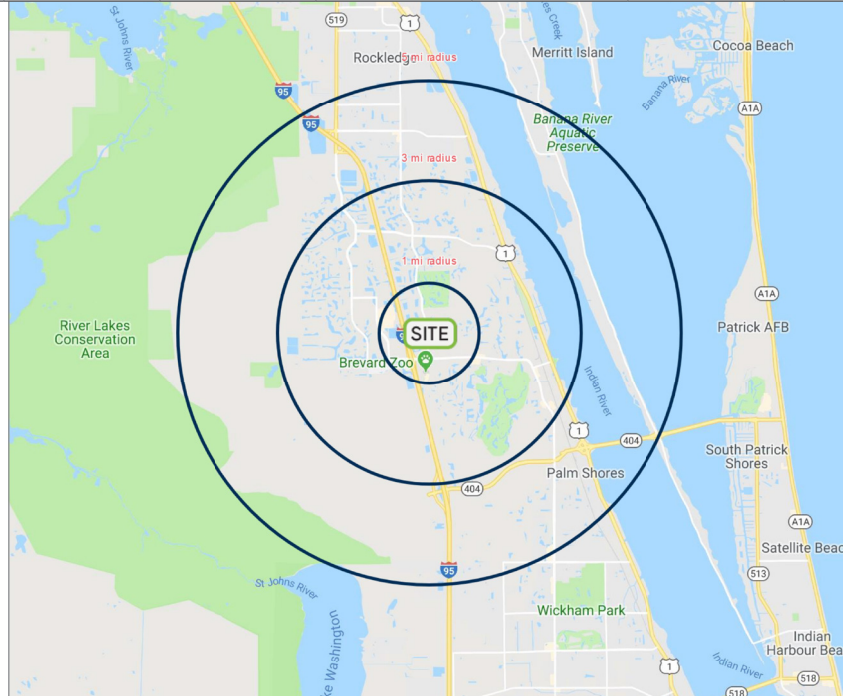


# Merchant Map



# Demographics

Radius	Population	Households	Median Age	Median HH Income	Average HH Income	Businesses	Employees
1-Mile	5,517	2,455	47.6	\$71,633	\$91,384	522	5,039
3-Mile	41,659	18,100	47.2	\$80,169	\$92,483	2,061	19,493
5-Mile	69,169	29,284	46.4	\$82,909	\$100,543	3,074	28,095



Drive Times	Population	Households	Median Age	Median HH Income	Average HH Income	Businesses	Employees
5-Minute	17,265	7,701	48.1	\$77,152	\$92,575	1,147	11,092
10-Minute	52,268	22,546	46.7	\$80,424	\$94,653	2,360	21,566
15-Minute	87,871	37,060	45.2	\$77,019	\$90,710	3,843	34,803

