



**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	SF	Rate
SUITE 220	4,247 SF	\$16.50 / SF NNN + \$6.50 CAM
SUITE 300	2,176 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
SUITE 320	2,561 SF	\$16.50 / SF NNN + \$6.50 CAM

#### BRIAN FERNANDEZ

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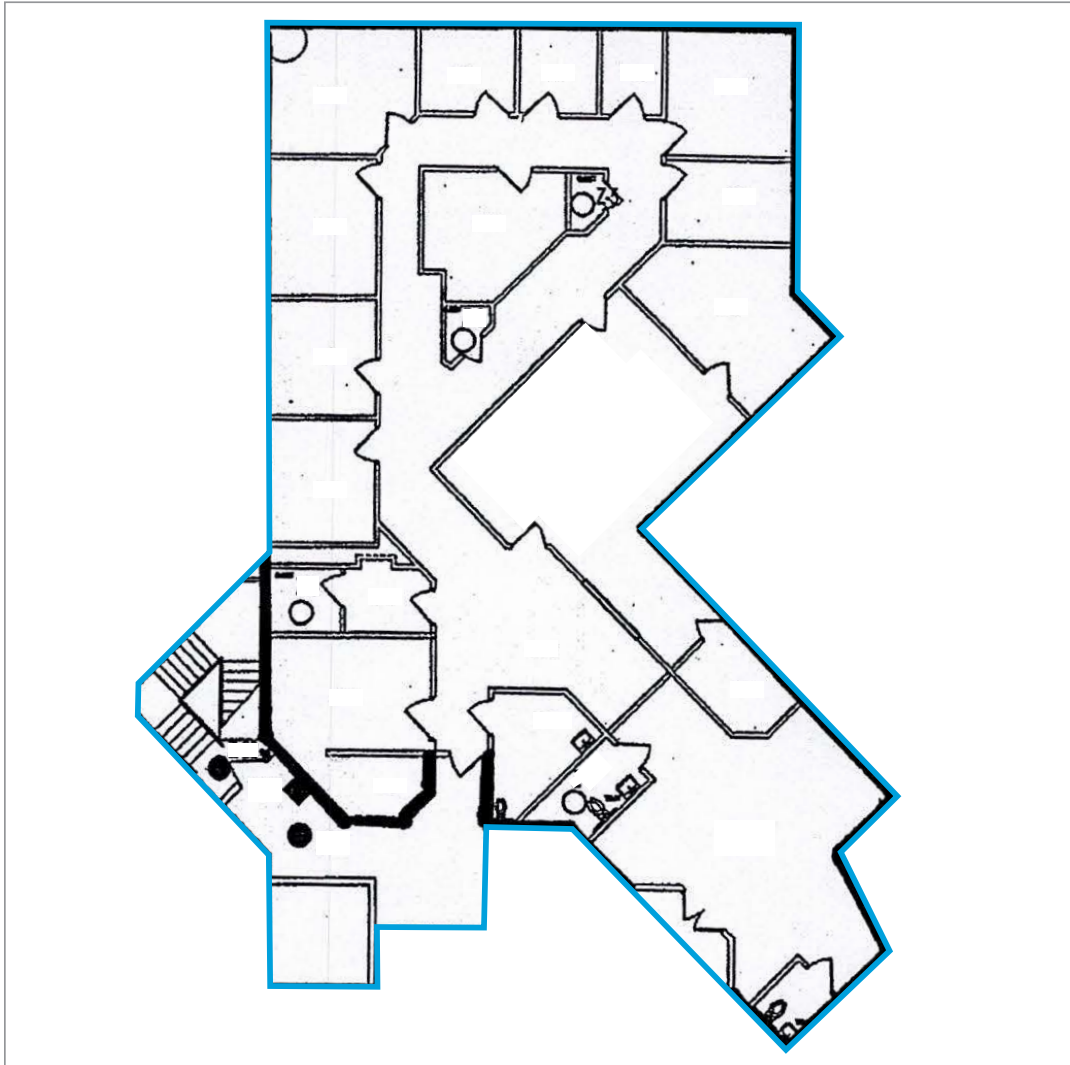


#### BISHOP BEALE DUNCAN

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# Floor Plan

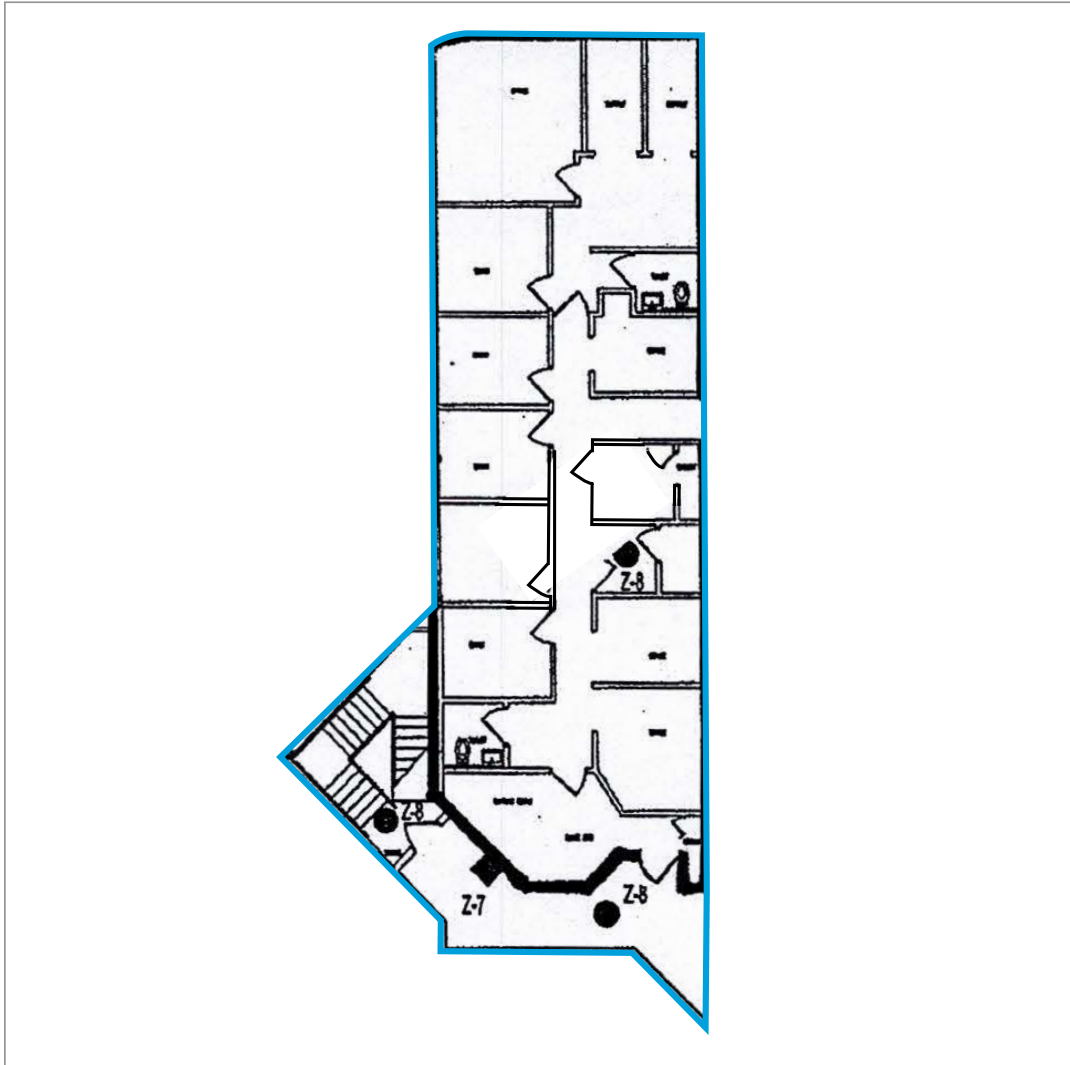


## UNIT 220

- 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
- Larger Procedure Room
- Nurses Station
- Office Manager Space



# Floor Plan

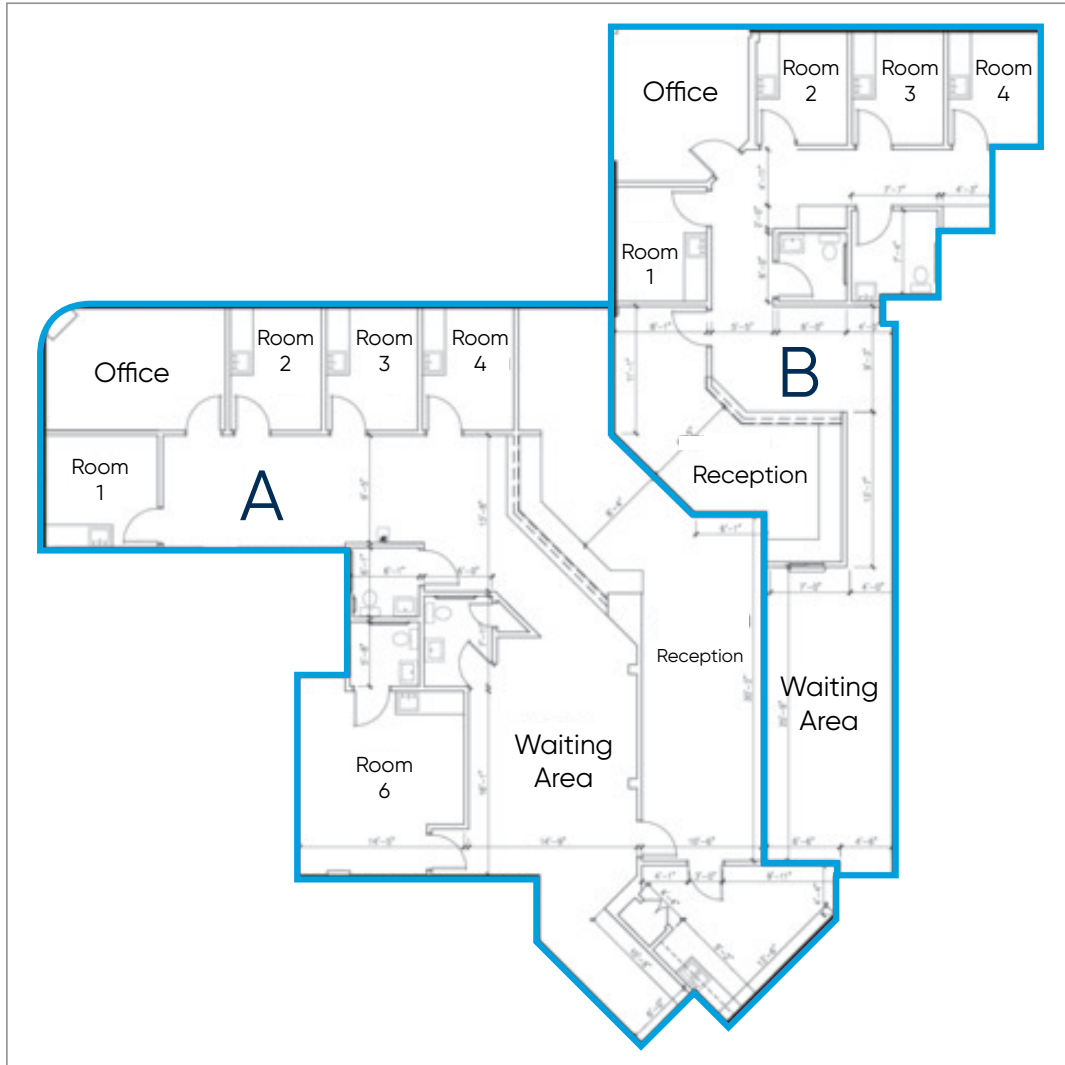


## UNIT 300

- 2,176 SF
- 2 Offices
- 1 Resroom (In Lab)
- 7 Exam Rooms
- Reception & Waiting Area
- Break Room



# Partial 3rd Floor Plan Concept



## UNIT 310A

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

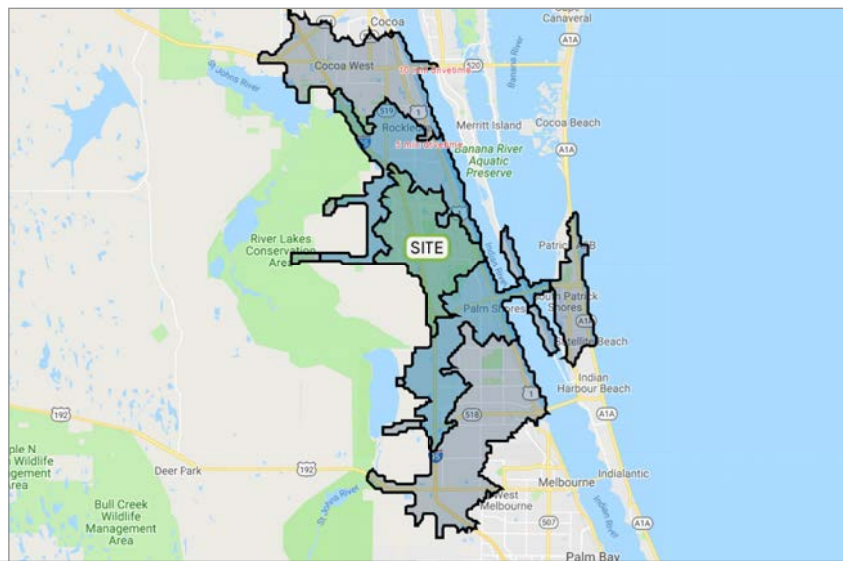
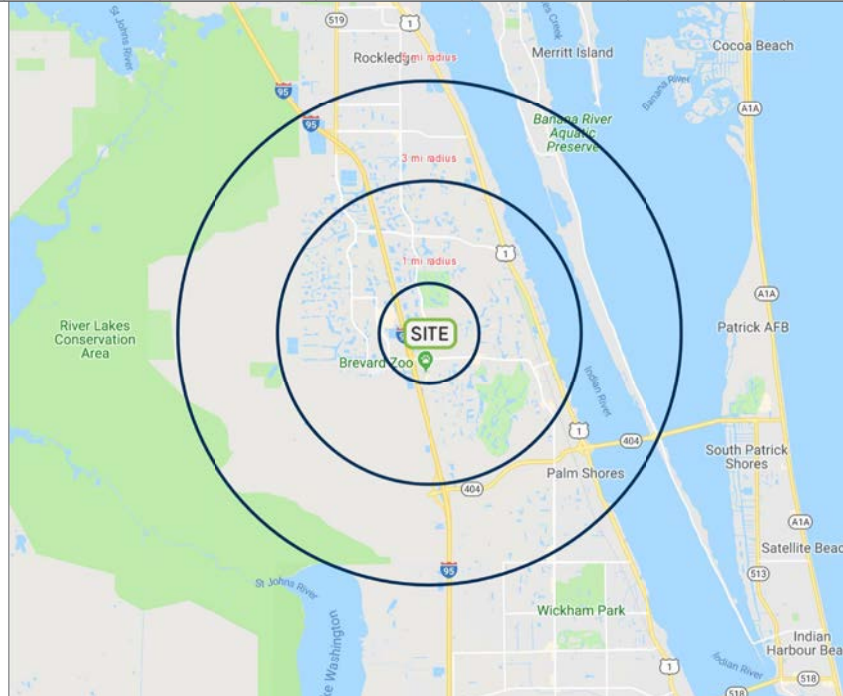
## UNIT 310B

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



# Demographics

Radius	Population	Households	Median Age	Median HH Income	Average HH Income	Businesses	Employees
1-Mile	5,423	2,421	47.5	\$66,448	\$90,092	470	4,691
3-Mile	39,788	17,375	48.3	\$74,639	\$93,124	1,864	19,147
5-Mile	66,907	28,439	47.3	\$78,818	\$100,098	2,673	26,960



Drive Times	Population	Households	Median Age	Median HH Income	Average HH Income	Businesses	Employees
5-Minute	29,303	13,027	47.8	\$71,157	\$90,140	1,417	15,549
10-Minute	80,779	34,054	46.3	\$75,101	\$94,443	2,909	27,613
15-Minute	183,934	79,360	44.9	\$64,315	\$82,224	8,541	78,587

