



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

7000 Spyglass Court
Melbourne, FL 32940

MEDICAL OFFICE INVESTMENT FOR SALE



FOR SALE

- + Sale Price: \$7,000,000
- + Building Size: 31,580
- + RBF: 28,868 Rentable SF
- + Land Size: 2.80 AC
- + Zoning: PIP
- + Building Type: Medical Office
- + Parking: 4.85 / 1,000



Highlights

- Excellent location on the corner of Spyglass Court and Murrell Road
- Exponential growth in the Viera Sub-Market
- Value add opportunity for buyer to lease remaining space (4,490 SF)
- Ample Parking - 4.85 / 1,000
- Upside in Rental Rates
- Buyer has ability to implement core factor in future leases
- 2022 Scheduled NOI - \$435,902
- Well established medical tenants

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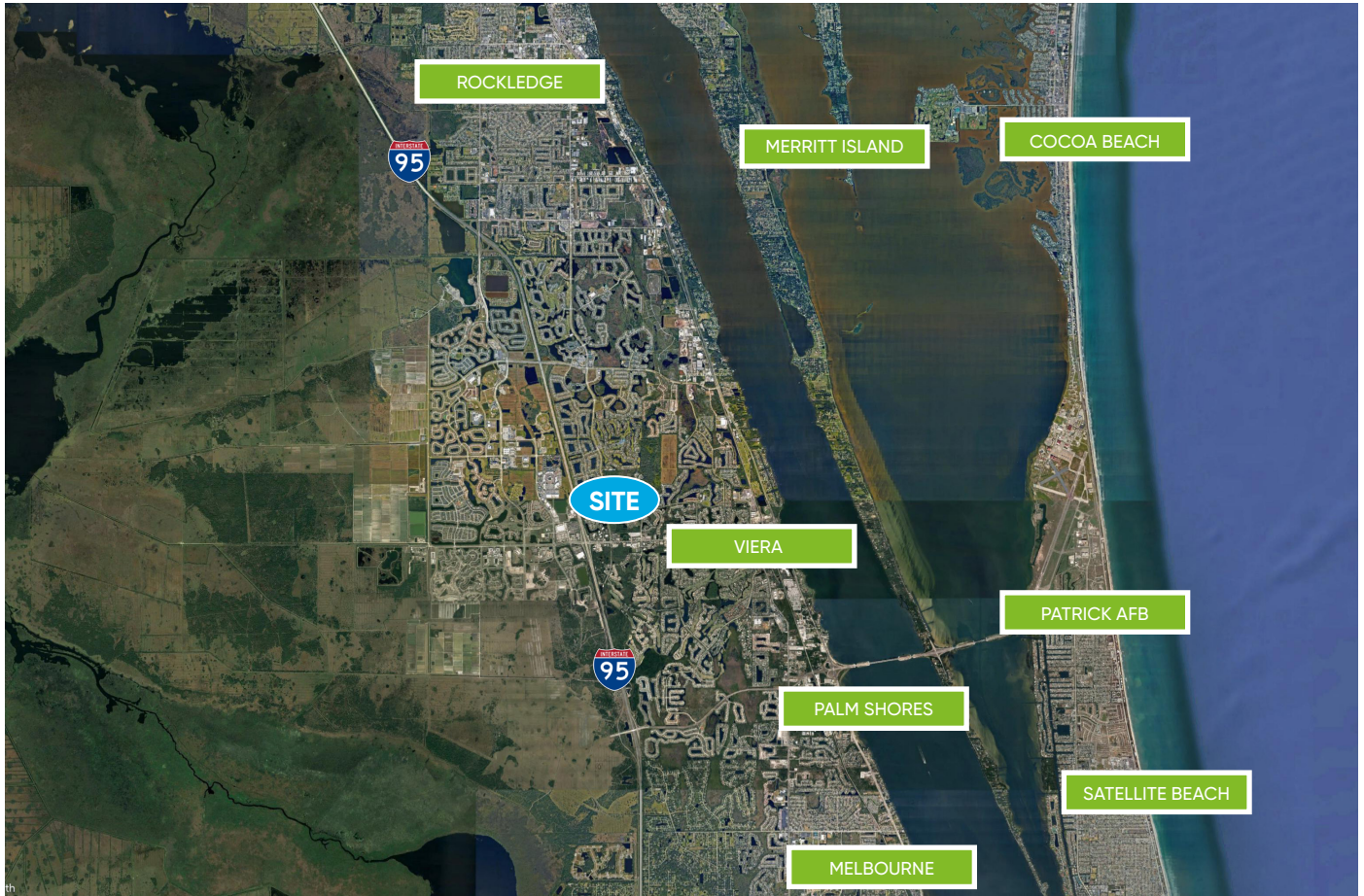
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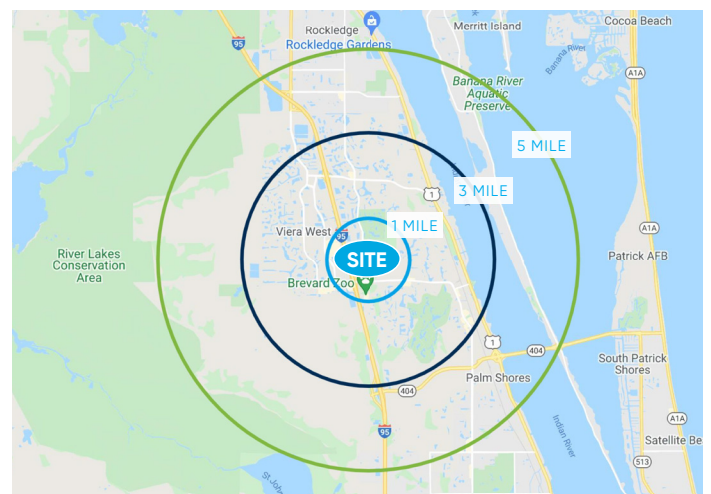
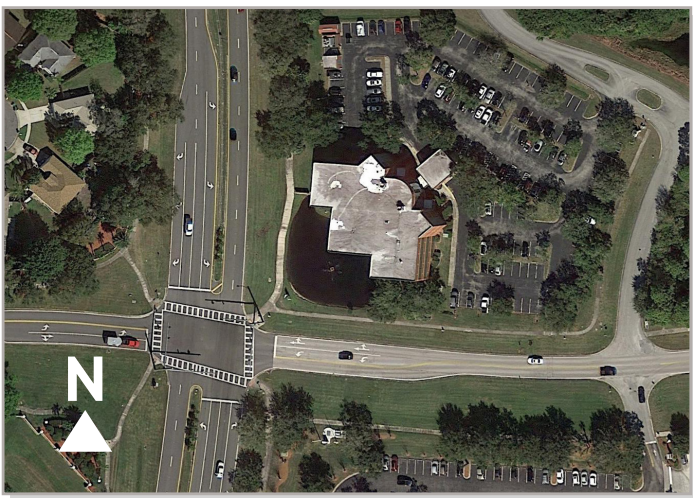
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

LOCAL ECONOMICS



Radius	Population	HH Income	Businesses	Employees
1-Mile	5,105	\$97,650	532	4,745
3-Mile	45,779	\$103,445	2,272	16,692
5-Mile	74,137	\$107,254	3,653	26,933



Area Map

