

Fifth & Palm Office Complex

242 Fifth Avenue, Indialantic, FL 32903

High Exposure / Walking Distance to Beach / Centrally Located



OFFERING SUMMARY

Available SF: 3,762 - 3,868 SF

Lease Rate: \$13 - 20 SF/yr (NNN)

Acreage: 0.92 Acres

Facility SF: 21,941 SF

Zoning: Town of Indialantic
Commercial (C)

PROPERTY OVERVIEW

232/234: 3,762 SF. Reception, 18 Workstations, Conference, Break Area
238: 3,868 SF 2nd Floor Unit. 6 Private Rooms, Conference, Break Area
Traffic Count est. 20,500 VPD on Fifth Avenue
City Water/Sewer, FPL Electric
45 Common Paved/Striped Parking Spaces
Est. \$2.70 PSF OPEX

LOCATION OVERVIEW

Located in the heart of Indialantic approximately halfway between the Atlantic Ocean and the Indian River Lagoon. Subject Property has frontage on Fifth Avenue which is a direct connector between Highway A1A, Riverside Drive, and the Melbourne Causeway. Surrounding employers include Indialantic Elementary, Hoover Middle School, and Village Market to name a few. Make this the future home for your business today!

Zach Ullian, SIOR

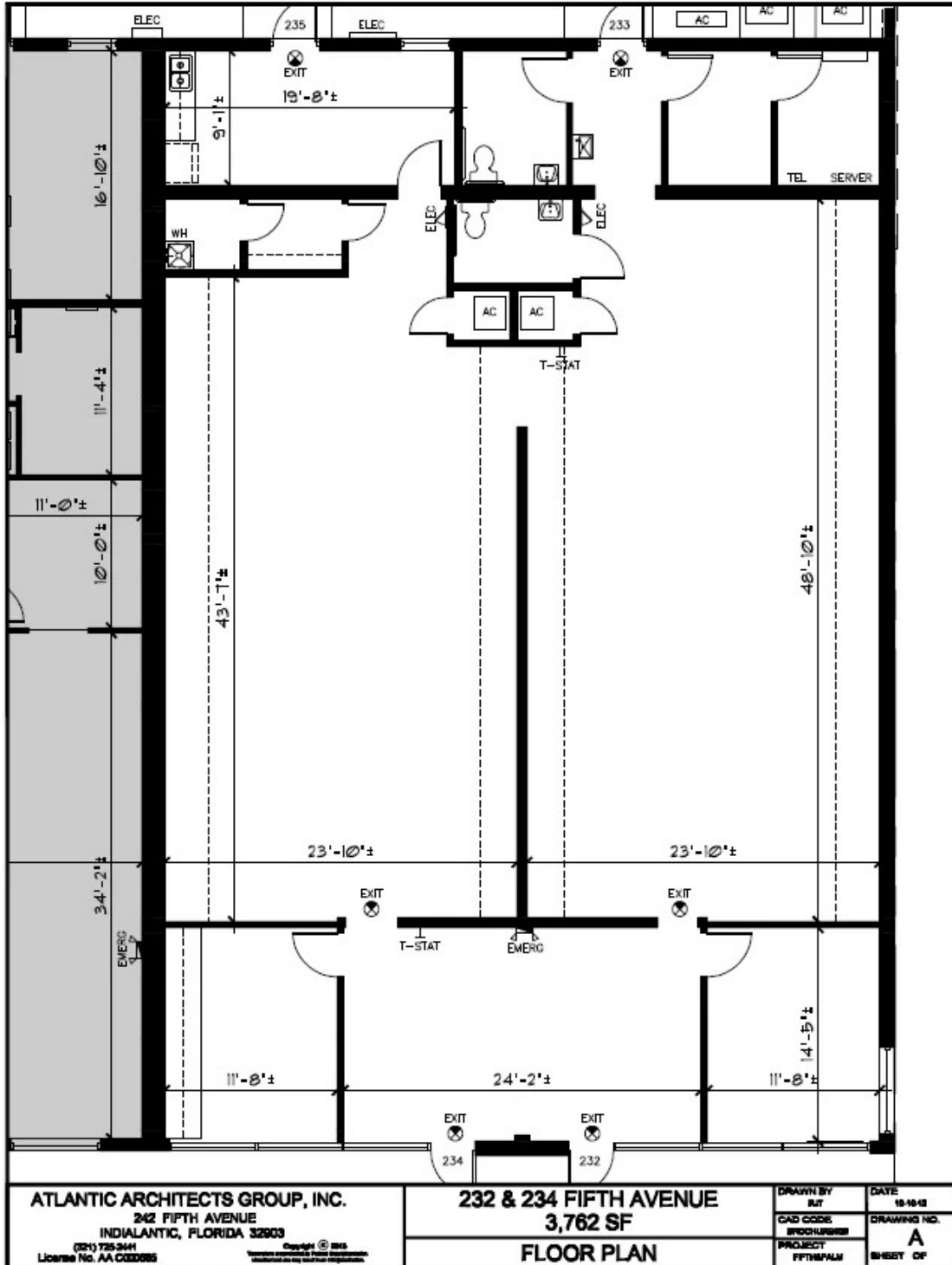
Broker Associate
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232-234 Fifth Avenue Floorplan (3,762 SF)



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Individual Members
Michael S. Ullian
Zachary M. Ullian

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232-234 Photos



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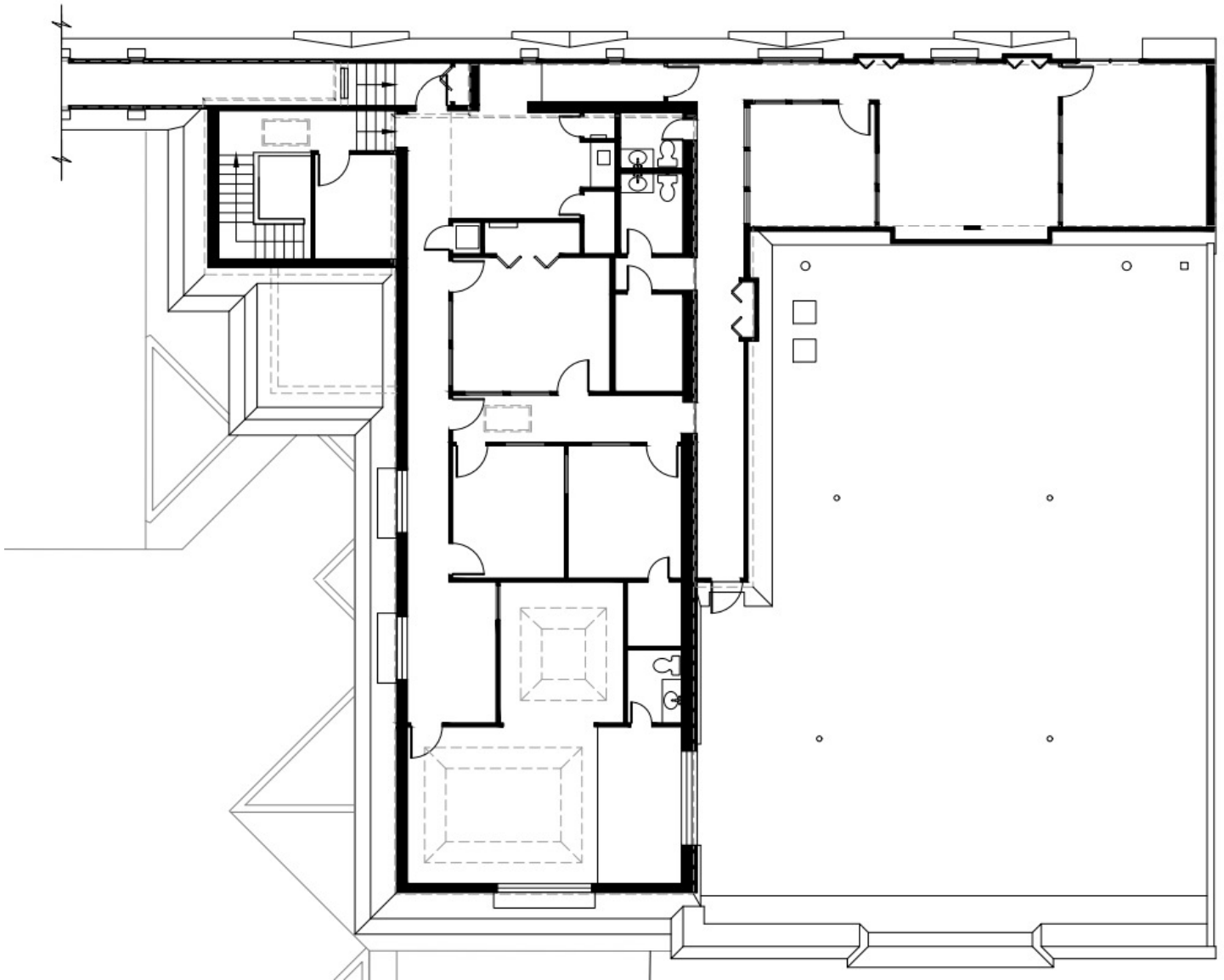


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238 Floor Plan (3,868 SF)



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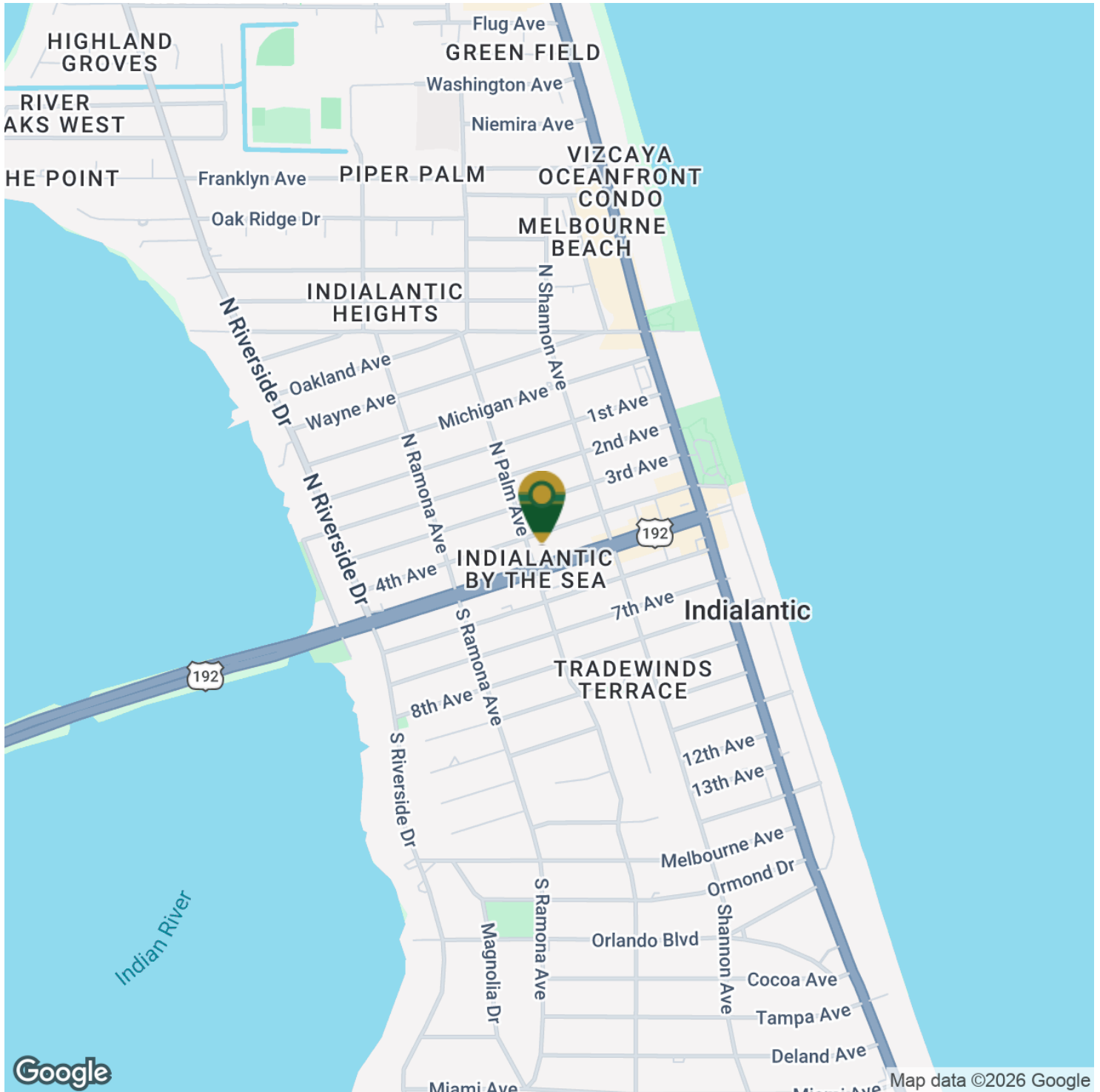
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Location Map



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