

# PARAGRASS PLACE

9355 N. Wickham Rd. Melbourne, FL 32940



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## +/- 35,000 Class “A” Medical / Office Building

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Paragrass Place is a brand-new medical and professional office development located just minutes from Viera Hospital and the Avenues. With modern construction, flexible layouts, and prime visibility, it's the ideal home for healthcare and professional businesses.

For more Information Contact:

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|----------------------|-----------|-----------|--|
| • DEMOGRAPHICS       | 1 Mile    | 3 Mile    | • Prime Location 0.8 miles to Viera Hospital               |
| • Total Population   | 9,285     | 36,751    | • Centrally located closed to major roads (I95/Pineda Rd.) |
| • Average H.H Income | \$153,501 | \$145,500 | • Traffic Count (2022)   N. Wickham Rd. 36,500             |

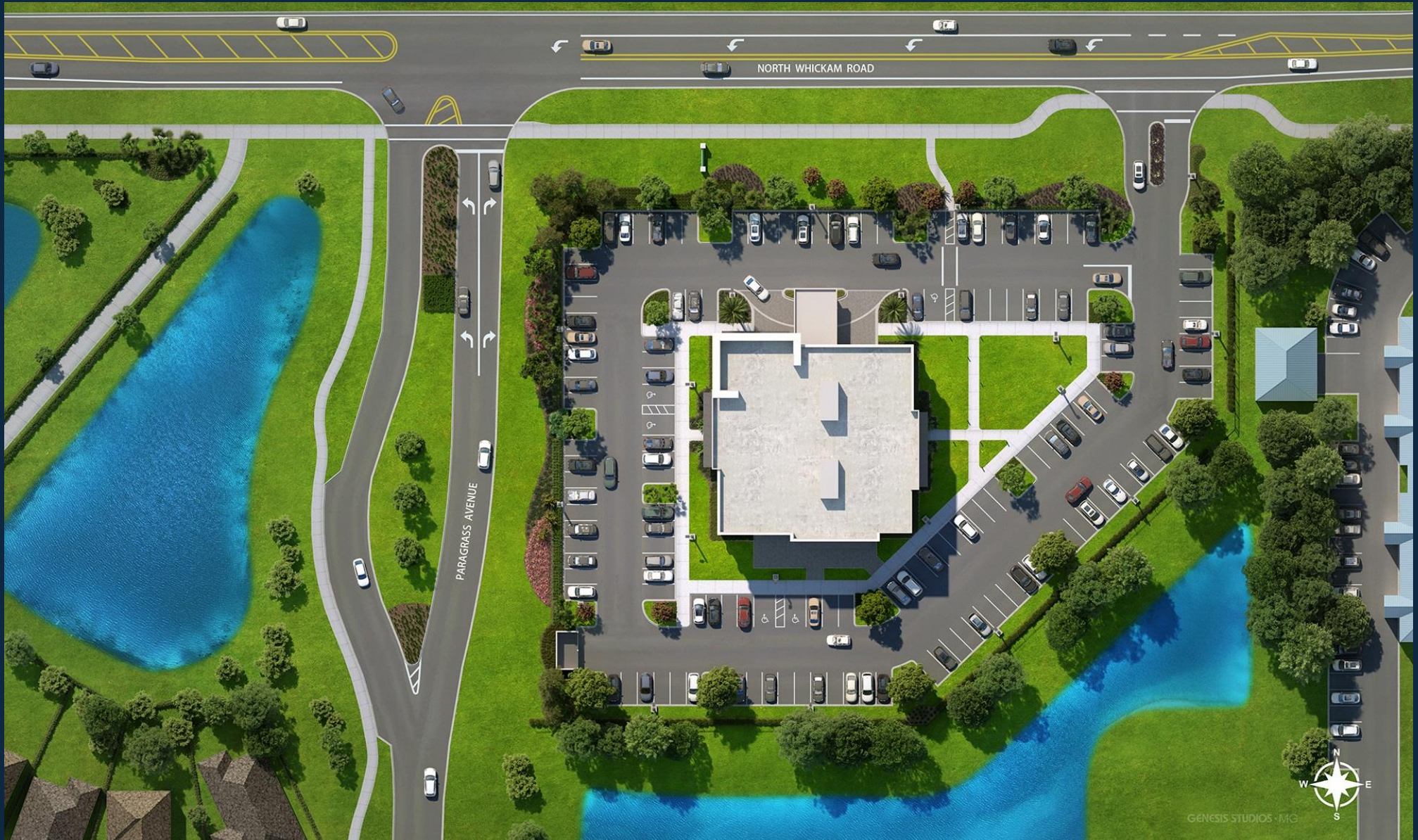
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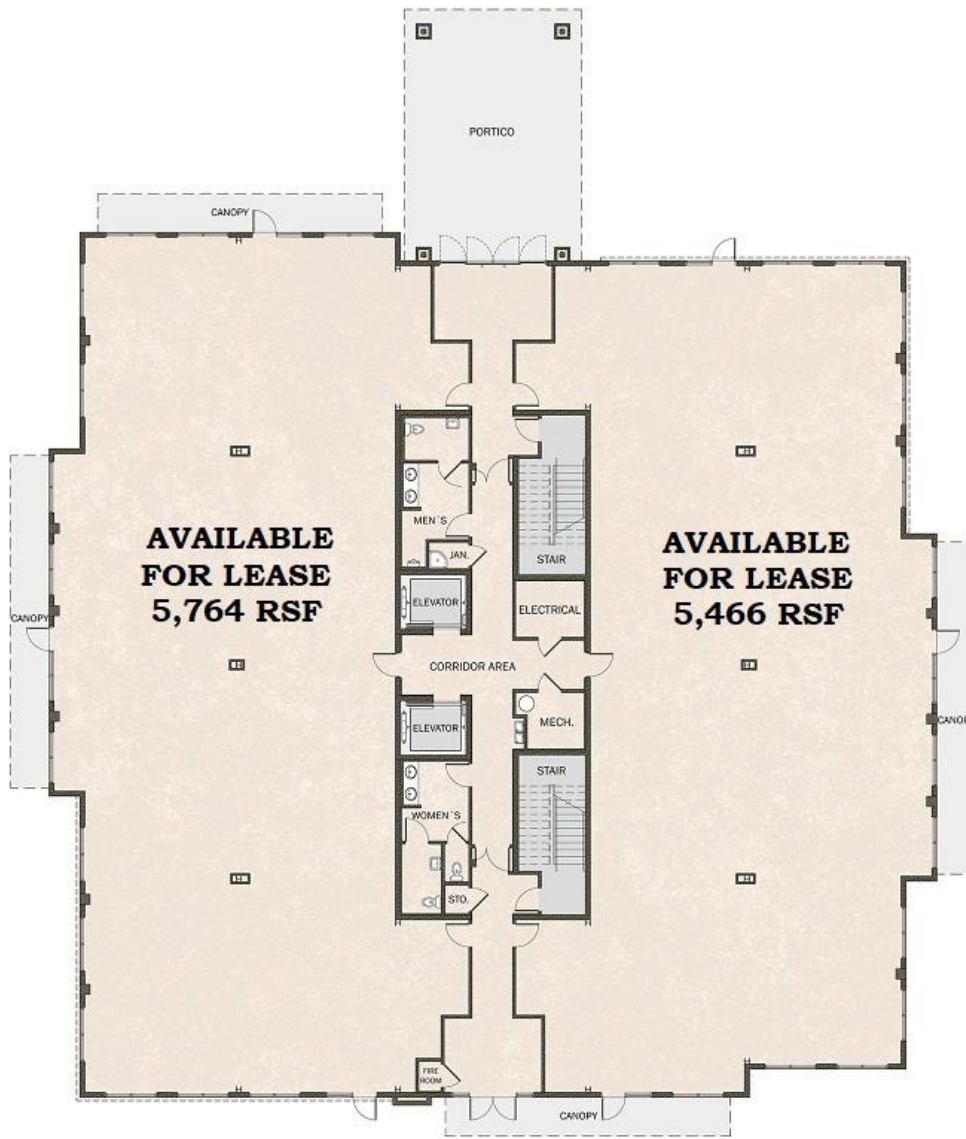
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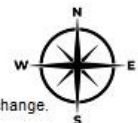
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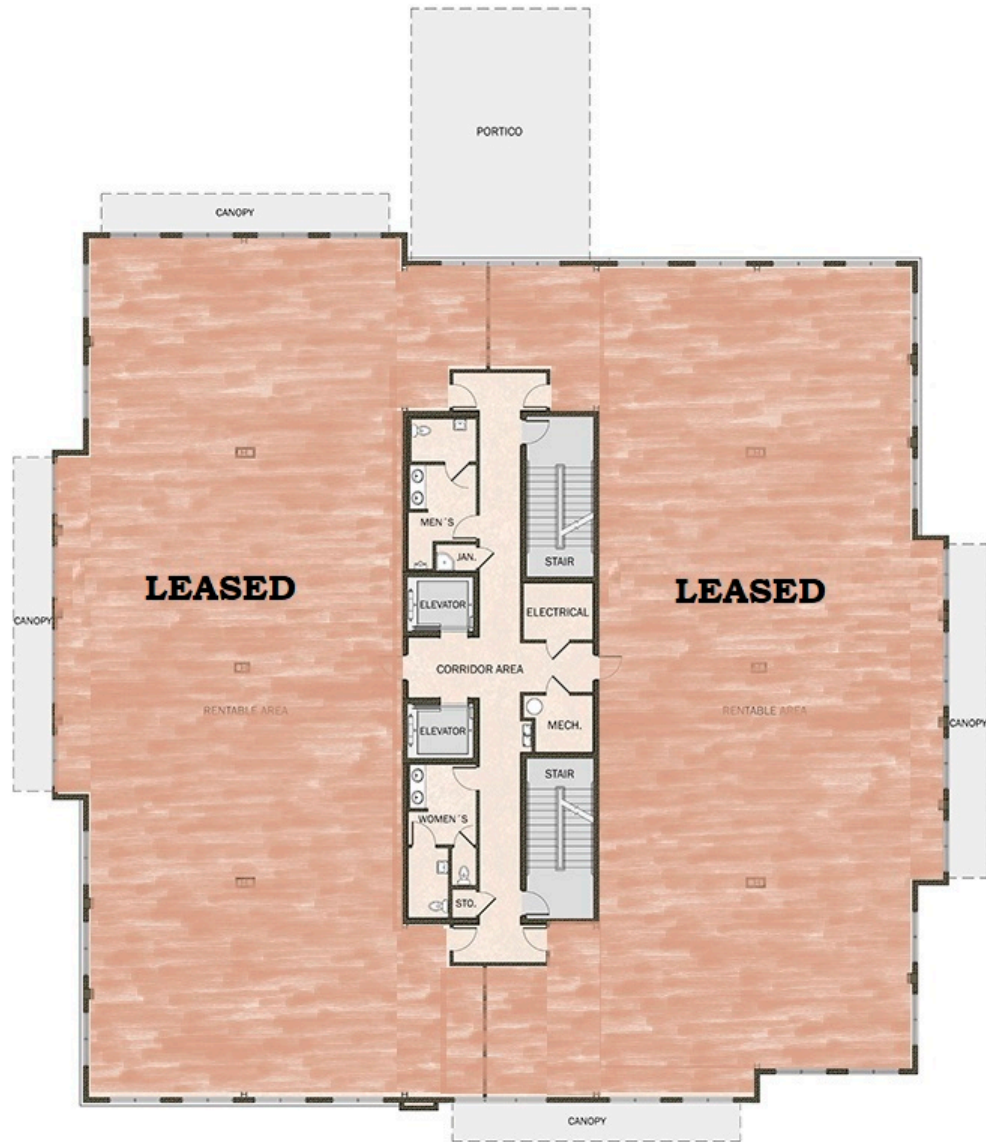




FIRST FLOOR PLAN

The site plans, floor plans and renderings presented here are for illustrative purposes only. While efforts have been made to ensure accuracy, Paragrass Place, LLC., cannot guarantee the final details as plans may change.

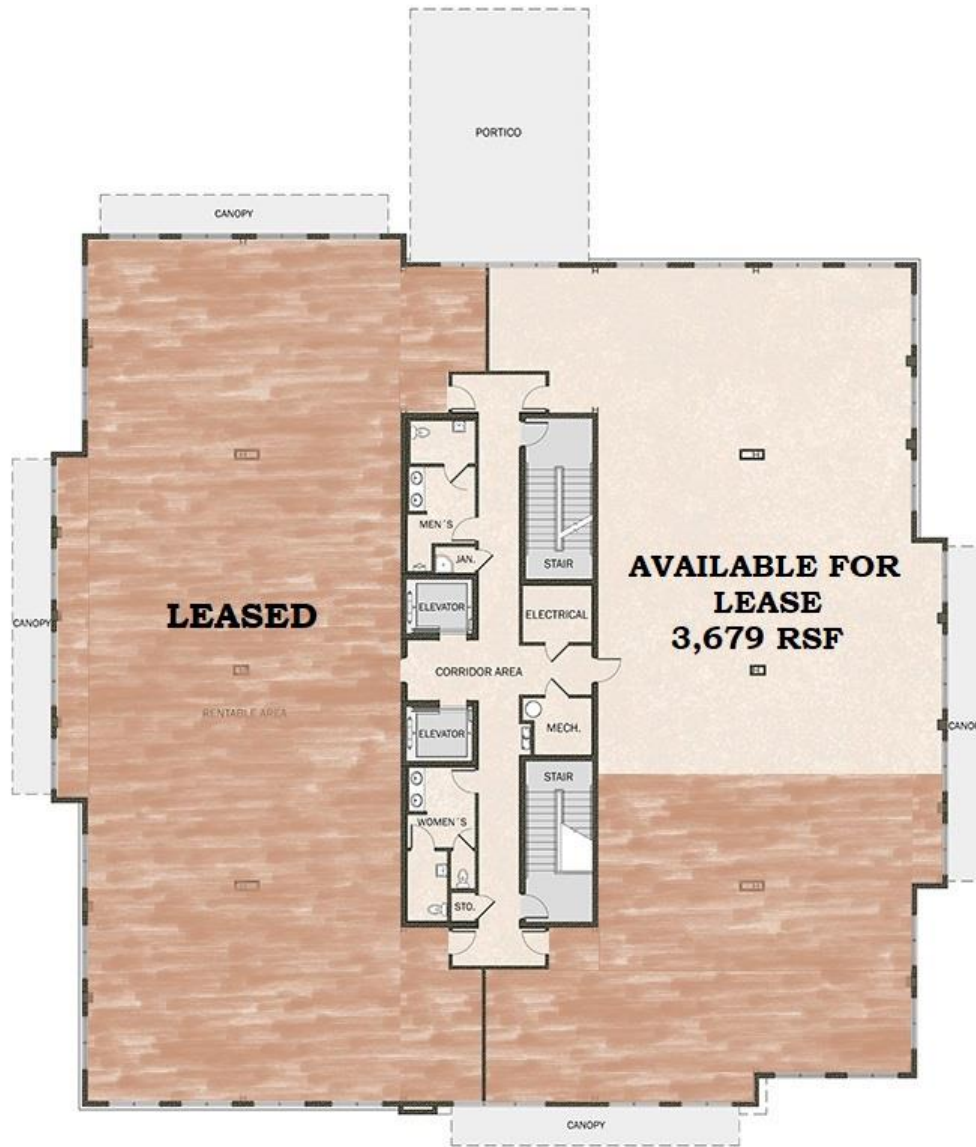




SECOND FLOOR PLAN

\*\*The site plans and renderings presented here are for illustrative purposes only. While efforts have been made to ensure accuracy, Paragrass Place, LLC., cannot guarantee the final details as plans may change.





THIRD FLOOR PLAN

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