



HBCA PROFESSIONAL SUITES

1500 W EAU GALLIE BLVD, MELBOURNE, FL 32935

EXECUTIVE OFFICE, COWORKING, CREATIVE OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

HBCA's renovated office units in Melbourne offer the perfect professional space for your business needs. We have several 100-150 square foot spaces for rent starting at just \$400/mo, including power and water, you can move in and start working right away. Plus, with a plug-and-play setup and ample parking available, it's hassle-free. If you're growing in the space coast, HBCA's office location is perfect for you, Melbourne Orlando International Airport just 1.3 miles away. Roughly 30-minute proximity to Kennedy Space Center, SpaceX, and Blue Origin. There are also over 200 tech firms and aviation defense contractors within 20 miles. Florida Institute of Technology just 5.5 miles away and 6,500 students within 10 miles.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$58.40SF/month (NNN)
Number of Units:	12
Available SF:	105 - 154 SF
Lot Size:	85,102 SF
Building Size:	23,150 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,335	57,833	126,306
Total Population	10,454	128,341	284,813
Average HH Income	\$56,724	\$73,010	\$72,274

Owner
CASSANDRA HARTFORD
321.300.4773
cassandra@reachcommercialre.com

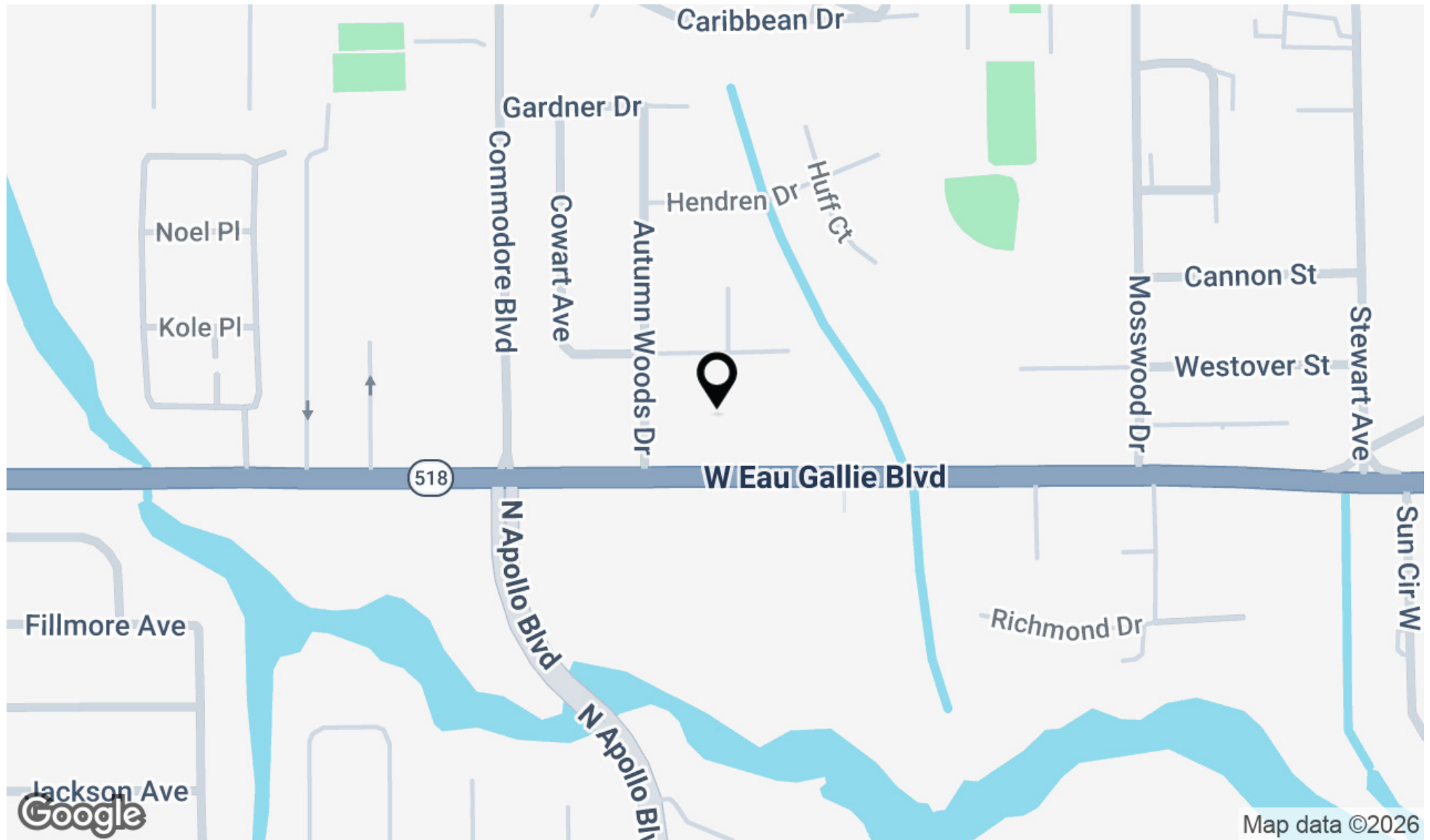
REACH Commercial Real Estate
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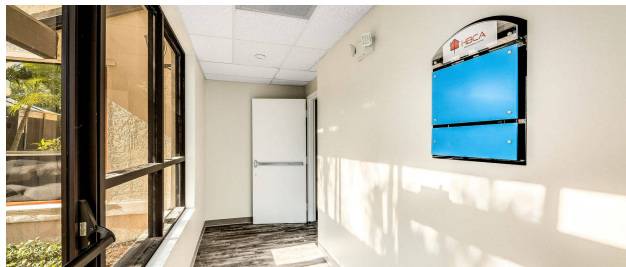
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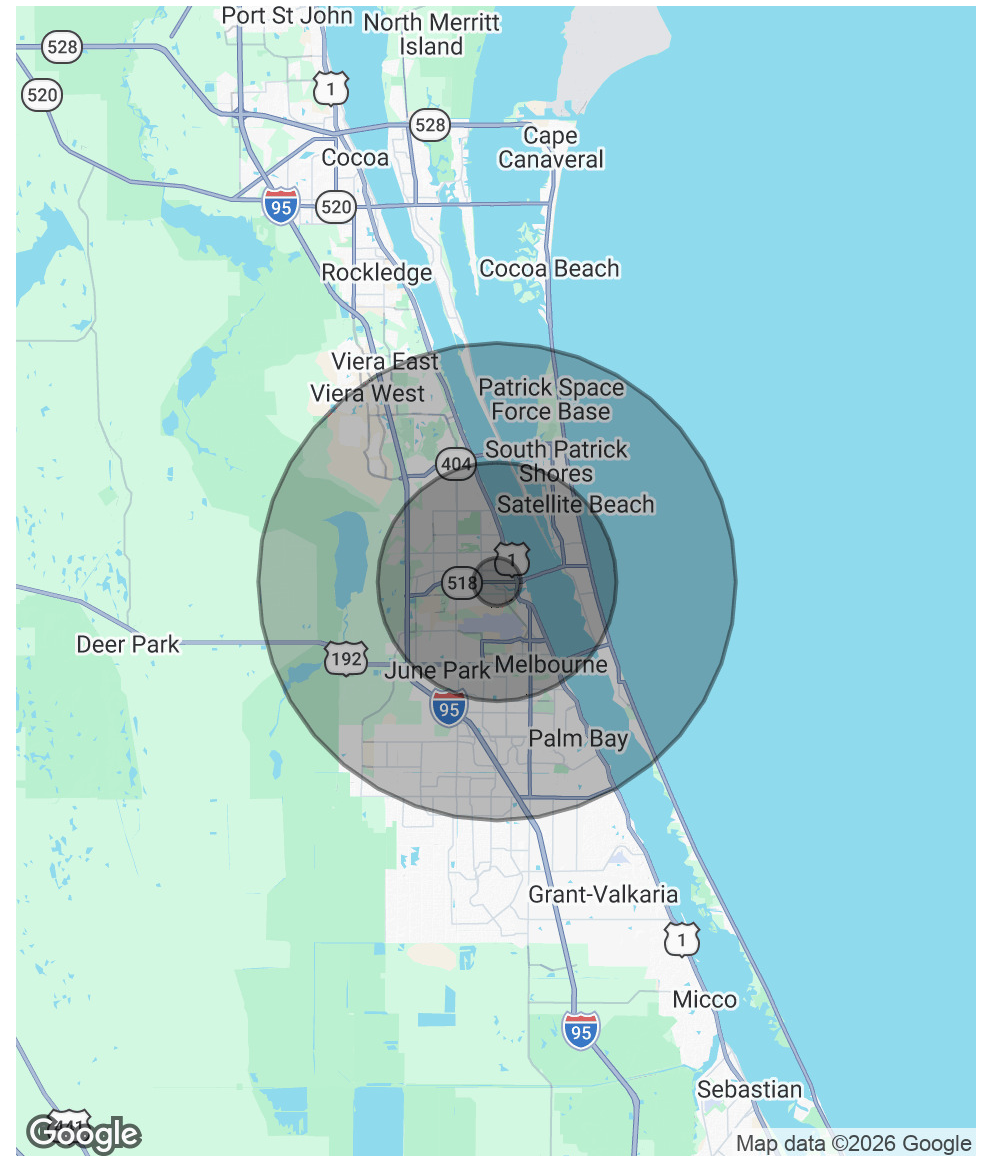
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,454	128,341	284,813
Average Age	38.8	44.3	45.4
Average Age (Male)	35.5	42.4	43.2
Average Age (Female)	41.0	46.3	47.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,335	57,833	126,306
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$56,724	\$73,010	\$72,274
Average House Value	\$153,081	\$238,867	\$236,388

2020 American Community Survey (ACS)

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