 **JLL** SEE A BRIGHTER WAY

For sublease

100 Rialto Place
Melbourne, FL 32901

Suite 200: 17,187 RSF

Rialto Place Office Tower sublease opportunity in Melbourne, FL. This prestigious 10-story office building whose tenants include Fortune 500 companies, features Class A finishes, new common area renovations, and an on-site fitness center.



155,000 SF, ten story office building



Back-up generator on site



Largest Class "A" high rise located in Brevard County



Adjacent to Melbourne International Airport



Available for sublease
Suite 200: 17,187 SF



Sublease rate: Negotiable
Sublease through June 30, 2027

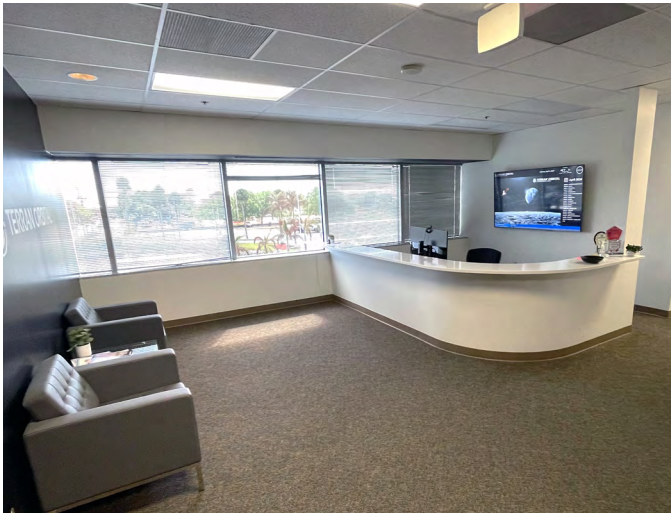


Ample parking with 4/1,000 ratio



Recent common area renovations





Drivetime Map

20 Minute Drive

221,225
Total Population

\$103,718
Average HH Income

106,893
Total Employees

47.2
Average Age

40 Minute Drive

531,394
Total Population

\$110,558
Average HH Income

201,775
Total Employees

47.9
Average Age

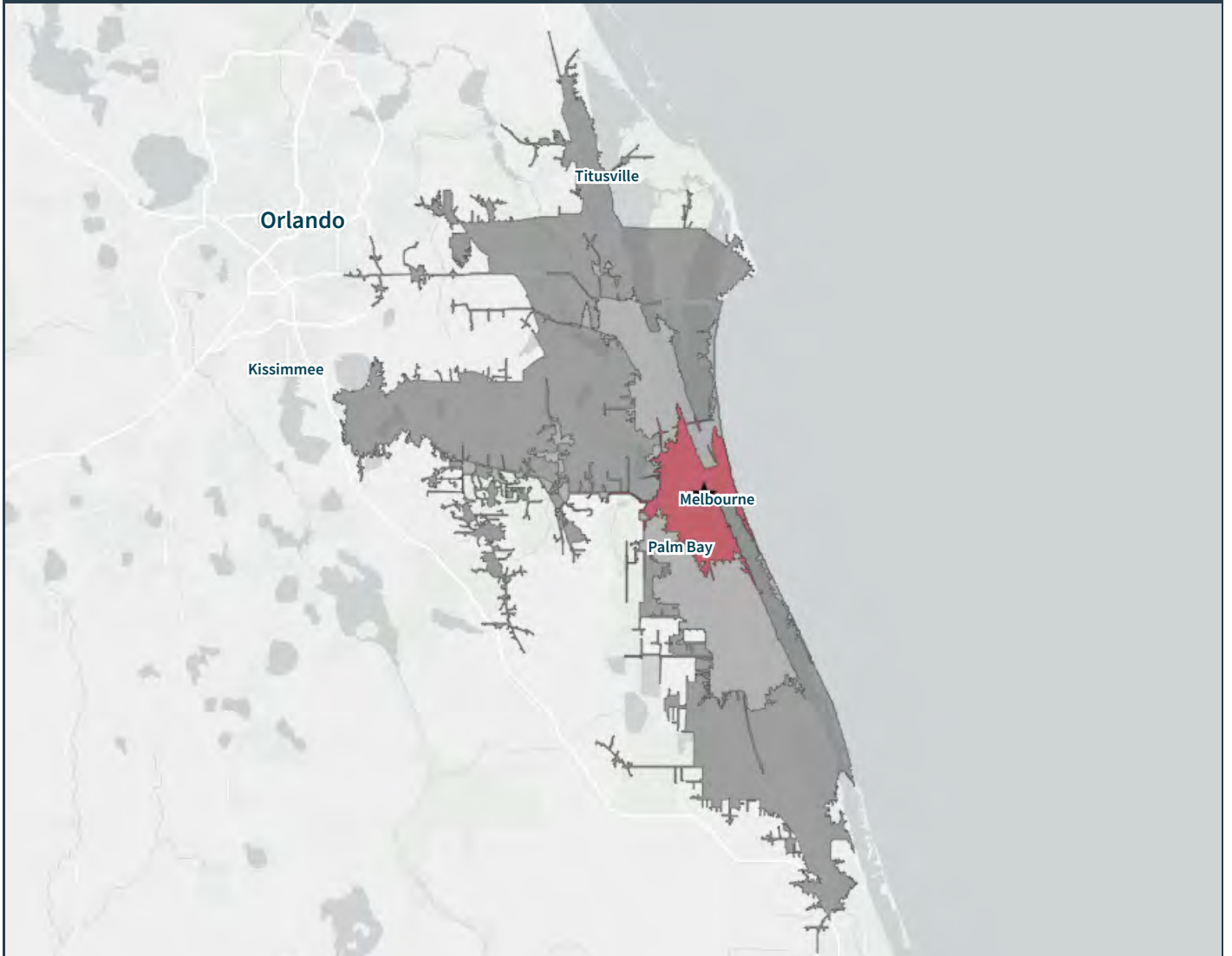
60 Minute Drive

944,133
Total Population

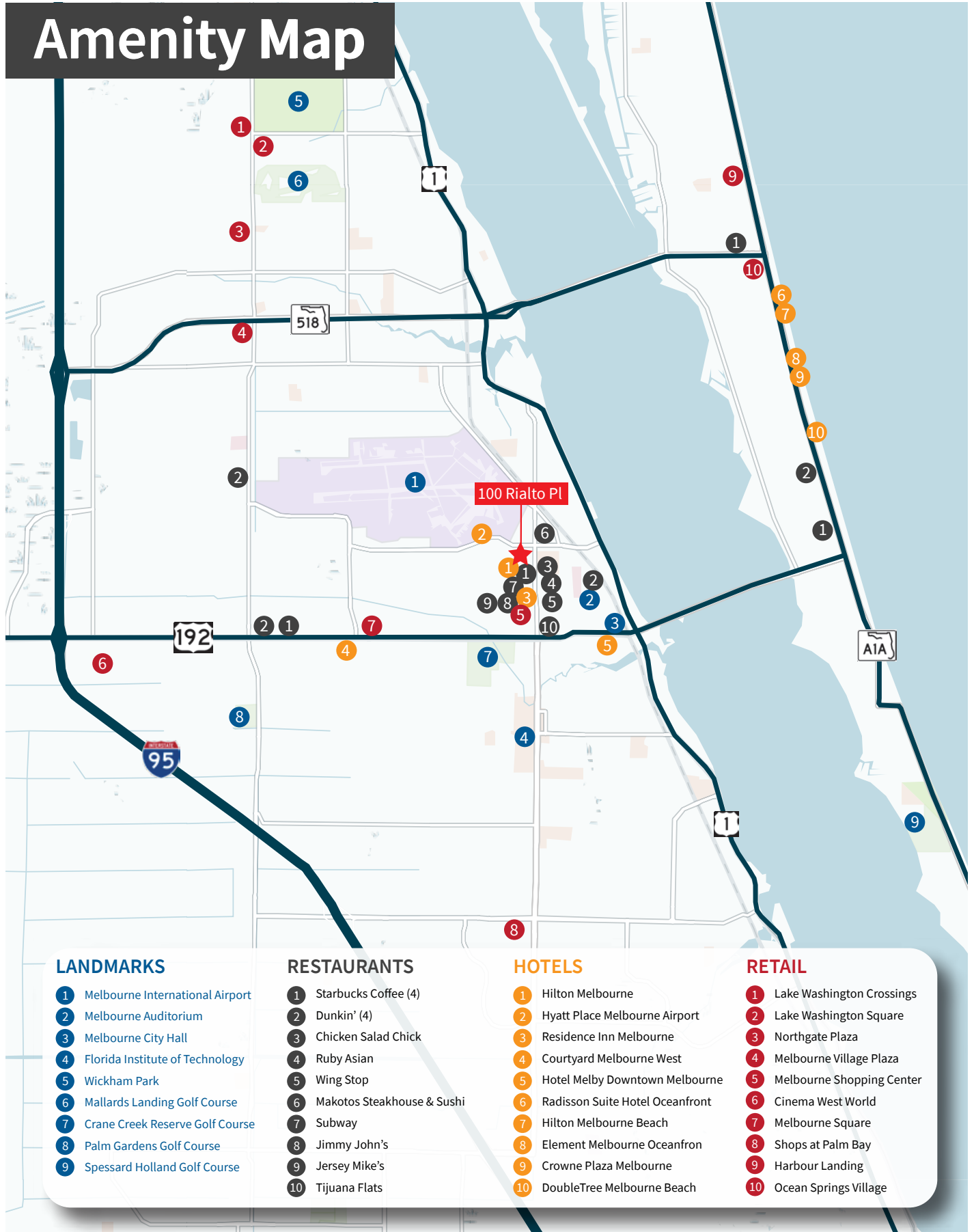
\$109,324
Average HH Income

334,904
Total Employees

48.2
Average Age



Amenity Map



LANDMARKS

- 1 Melbourne International Airport
- 2 Melbourne Auditorium
- 3 Melbourne City Hall
- 4 Florida Institute of Technology
- 5 Wickham Park
- 6 Mallards Landing Golf Course
- 7 Crane Creek Reserve Golf Course
- 8 Palm Gardens Golf Course
- 9 Spessard Holland Golf Course

RESTAURANTS

- 1 Starbucks Coffee (4)
- 2 Dunkin' (4)
- 3 Chicken Salad Chick
- 4 Ruby Asian
- 5 Wing Stop
- 6 Makotos Steakhouse & Sushi
- 7 Subway
- 8 Jimmy John's
- 9 Jersey Mike's
- 10 Tijuana Flats

HOTELS

- 1 Hilton Melbourne
- 2 Hyatt Place Melbourne Airport
- 3 Residence Inn Melbourne
- 4 Courtyard Melbourne West
- 5 Hotel Melby Downtown Melbourne
- 6 Radisson Suite Hotel Oceanfront
- 7 Hilton Melbourne Beach
- 8 Element Melbourne Oceanfront
- 9 Crowne Plaza Melbourne
- 10 DoubleTree Melbourne Beach

RETAIL

- 1 Lake Washington Crossings
- 2 Lake Washington Square
- 3 Northgate Plaza
- 4 Melbourne Village Plaza
- 5 Melbourne Shopping Center
- 6 Cinema West World
- 7 Melbourne Square
- 8 Shops at Palm Bay
- 9 Harbour Landing
- 10 Ocean Springs Village

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