



EAST ELITE
P R O P E R T I E S

OFFICE SPACE FOR LEASE

601 21st Street

Suite 100 · Vero Beach, Florida 32960

1,013 SF	\$30.00 / SF / Yr	Gross/Full Service or NNN	1 Month(s)
Rentable Area	Asking Rate	Lease Structure	Availability

OFFERING MEMORANDUM

Exclusively Offered By

East Elite Properties, LLC

Vero Beach, Florida

PROPERTY OVERVIEW

601 21st Street is a professionally managed, multi-tenant Class A- office building situated along Vero Beach's established commercial corridor. The building features a stable tenant mix including regional and national occupants, on-site management by East Elite Properties, LLC, and convenient access to the greater Vero Beach market.

Property Address	601 21st Street, Vero Beach, FL 32960
Building Type	Multi-Tenant Class B Office Building
Total Building SF	27,986 RSF (BOMA ANSI/Z65.1-2017, Method A)
Total Floors	4 Floors Above Grade
Total Suites	6 Suites
Ground Floor Area	9,342 SF Boundary Area
Zoning	Commercial Office
Parking	On-site surface parking — included with lease
Management	East Elite Properties, LLC (On-Site)
BOMA Survey	June 2018 — measureDYNAMICS (ANSI/BOMA Z65.1-2017)

100 — SPACE DETAILS

Suite 100 is a ground-floor office suite offering strong visibility and client-friendly accessibility. Well-suited for professional services, financial, legal, medical, or executive office uses. Its ground-floor position provides direct lobby access — ideal for high-client-traffic practices.

Suite	100	Floor	Ground (1st)
Rentable SF	1,013 SF	Lease Type	Gross / Full Service - NNN
Asking Rate	\$30.00/SF/Year	Monthly Rent	\$2,532.50/Month
Annual Rent	\$30,390/Year	Availability	1 Month(s)
TI Allowance	Negotiable	Min. Lease Term	Negotiable
Condition	Currently Unoccupied	Delivery	Upon Lease Expiry

Suite Highlights

- Ground-floor location with direct lobby and street access
- Exterior-facing windows providing natural light throughout
- Flexible layout adaptable to open plan or private office configuration
- ADA-accessible entry and common areas
- Shared common area restrooms on floor
- Suite entry signage opportunity available
- Established professional building environment with national co-tenants

LEASE TERMS & FINANCIAL SUMMARY

Asking Rent	\$30.00/SF/Year — Gross / Full Service
Monthly Base Rent	\$2,532.50/Month
Annual Base Rent	\$30,390/Year
Lease Structure	Gross or NNN
Lease Term	Negotiable — 2 to 5+ year terms considered
TI Allowance	Negotiable depending on term length and tenant creditworthiness
Free Rent	Negotiable for qualified tenants on longer-term leases
Security Deposit	1–2 months' rent (negotiable based on financials)
Rent Escalations	Annual CPI or fixed % increases — to be negotiated
Commencement	Upon expiration of current tenancy / mutually agreed date

All financial terms are subject to negotiation and execution of a formal lease agreement. The above figures are presented for discussion purposes only.

BUILDING AMENITIES & LOCATION

Building Features

- Professional lobby with tenant directory
- On-site property management — East Elite Properties
- Surface parking included with lease
- Common area restrooms on each floor
- Building and suite entry signage available
- 24/7 tenant access
- ADA-compliant common areas and entry
- Elevator access to upper floors

Location Highlights

- Established 21st Street commercial corridor
- Minutes from US-1 and SR-60 — easy regional access
- Walkable to downtown Vero Beach retail, dining & banking
- High daytime visibility and traffic counts
- Co-tenancy with regional and national firms
- Close to Indian River Medical Center & courthouse

BUILDING TENANCY

601 21st Street is a stabilized, income-producing office building with an established rent roll and maintained common areas.

Suite	Floor	Tenant	BOMA SF	Status
100	1	—	1,013	[Available]
101	1	Bank of America	—	Occupied
200	2	Hazard Clean Restoration	—	Occupied
300	3	Regus / RGN	—	Occupied
401	4	Block & Scarpa – Attorneys at Law	—	Occupied
401	4	BGE, Inc.	—	Occupied

Note: Tenant information shown for general context. Square footages per BOMA ANSI/Z65.1-2017 survey by measureDYNAMICS (June 2018).

GROUND FLOOR PLAN — BOMA SURVEY

Floor plan prepared by Measure DYNAMICS under BOMA ANSI/Z65.1-2017, Method A, June 2018. Suite 100 comprises 1,013 RSF on the ground floor.



Ground Floor Boundary: 9,342 SF · Suite 100: 7,014 SF · Suite 101: 1,013 SF · Floor Service Area: 615 SF · Building Service: 700 SF

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

East Elite Properties, LLC

Property Owner & Manager

Property: 601 21st Street, Suite 100 — Vero Beach, FL 32960

Suite Size: 1,013 SF | Ground Floor | Gross / Full Service / NNN

Asking Rate: \$30.00/SF/Yr (\$2,532.50/Month)

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DISCLAIMER: This Offering Memorandum has been prepared by East Elite Properties, LLC for informational purposes only. While the information herein is believed to be accurate, no representation or warranty, expressed or implied, is made as to its accuracy or completeness. Prospective tenants are encouraged to conduct independent due diligence. All lease terms are subject to execution of a formal lease agreement.



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