

Oak Pointe

635 S. Wickham Road, West Melbourne, FL 32904

Well Maintained Retail / Office Space in Heart of West Melbourne



OFFERING SUMMARY

Available SF: 1,725 - 3,743 SF

Lease Rate: \$15 SF/yr (NNN)

Acreage: 2.3 Acres

Facility SF: 18,492 SF

Zoning: City of West Melbourne
Commercial Wickham
(C-W)

PROPERTY OVERVIEW

Suite 205 is 1,725 SF (25' x 69' +/-)

Suite 206 is 2,018 SF (29' x 69' +/-)

Can be leased Individually or Combined for 3,743 SF (54' x 69' +/-)

Open Configuration. Drop Ceiling. Each Suite has 1-Restroom

100% Fire Sprinklered. City Water/Sewer, FPL Electric

87 Paved/Striped/Illuminated Common Concrete Parking Spaces

Traffic Count est. 26,000 VPD on Wickham Road

Estimated \$4.70 PSF OPEX

LOCATION OVERVIEW

Strategically positioned directly on Wickham Road which is the primary area connector between US192, Nasa Boulevard and Eau Gallie Boulevard. Close proximity to the Melbourne-Orlando International Airport, Melbourne Square Mall and Downtown Melbourne. Surrounding employers include L3Harris, Northrop Grumman, Blue Origin and Amazon to name a few. Call today for details!

Zach Ullian, SIOR

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

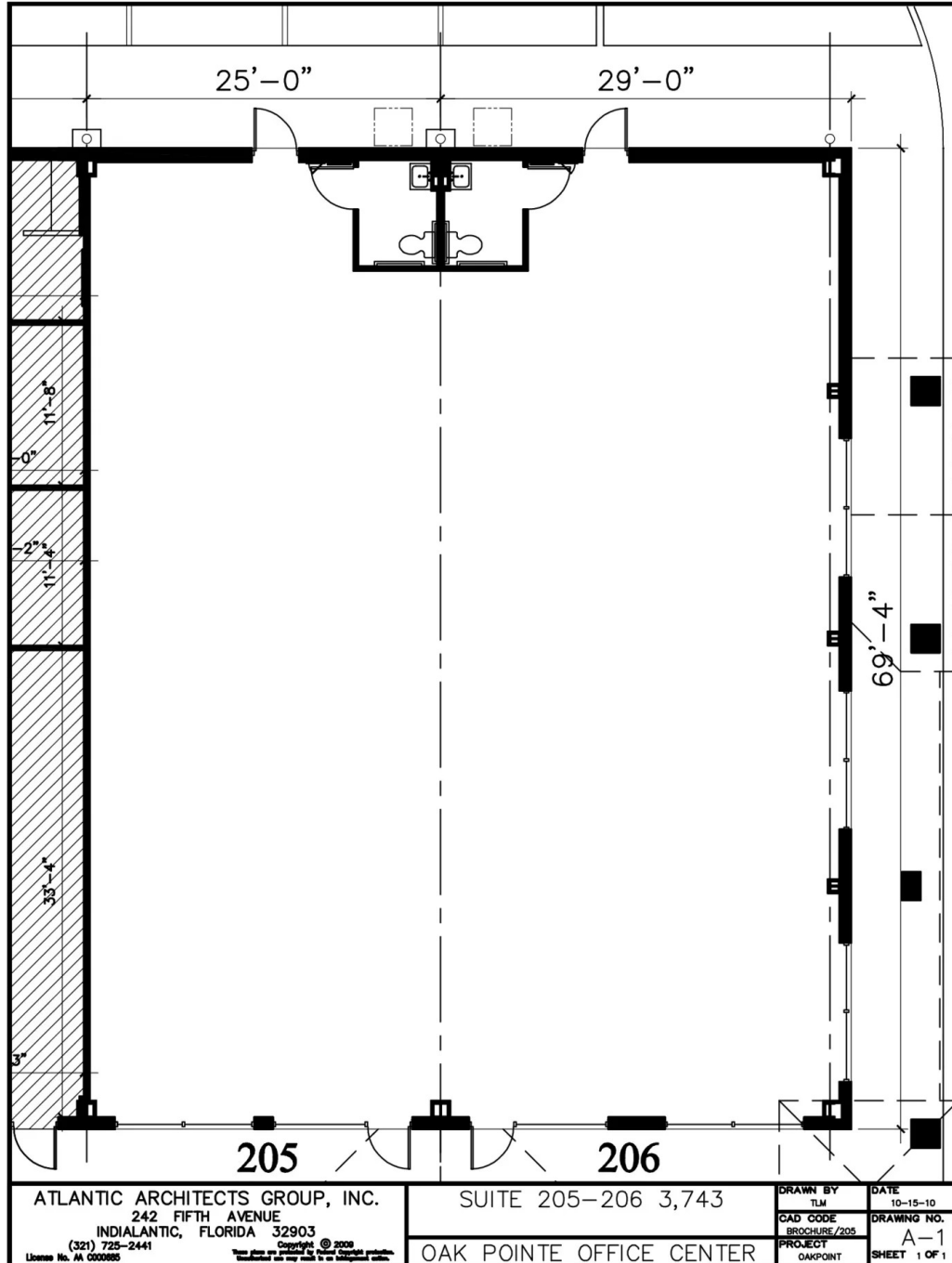


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Suite 205/206 Floorplan



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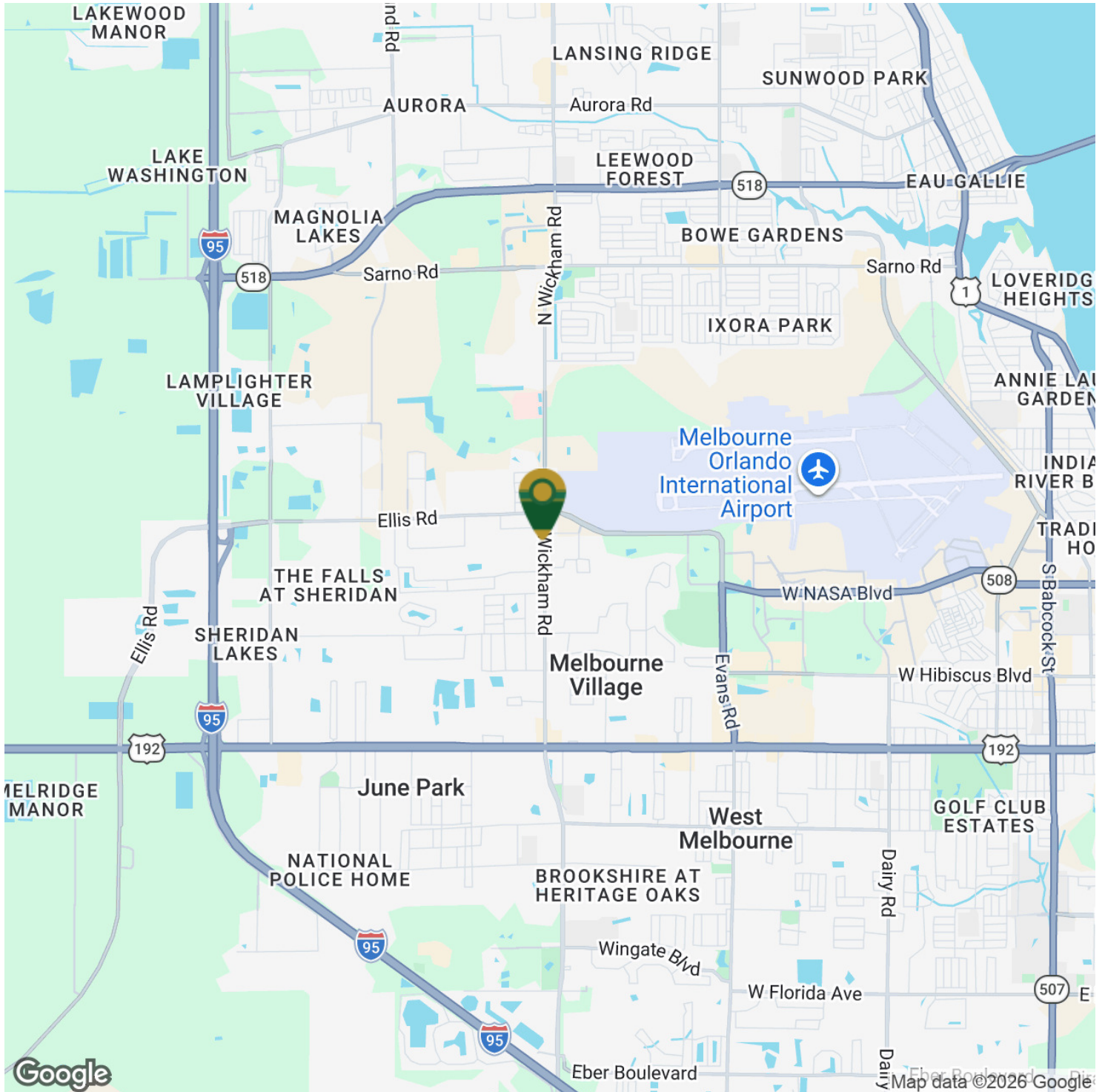


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Location Map



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