



## PROPERTY DESCRIPTION

FREE RENT WITH LEASES 3 YEARS OR LONGER. Introducing a prime commercial opportunity at 490 Centre Lake Dr NE in Palm Bay, FL. This professional office space boasts a 1st floor location, complete with a reception area, 8 individual offices, an open bullpen, and a dedicated conference room. On top of these appealing features, a one-month free rent incentive awaits those opting for a 3-year lease, with an even more generous 3-month concession for a 5-year term. Notably, the lobby has undergone a recent renovation in November 2025, ensuring a modern and welcoming entry point for clients and employees alike. Don't miss out on this exceptional leasing opportunity.

## PROPERTY HIGHLIGHTS

- One month free rent for 3 year term and 3 months free with 5 year term.
- Professional Office
- 1st Floor Office
- Reception area, 8 offices, open bullpen and 1 conference room
- Lobby renovation completed in November 2025
- CAM estimated at \$8.51/sf in 2026

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.50 SF/yr (NNN)
<b>Number of Units:</b>	8
<b>Available SF:</b>	2,623 SF
<b>Lot Size:</b>	74,052 SF
<b>Building Size:</b>	18,516 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	2,913	29,264	57,230
<b>Total Population</b>	7,014	76,230	153,287
<b>Average HH Income</b>	\$85,151	\$86,138	\$83,916

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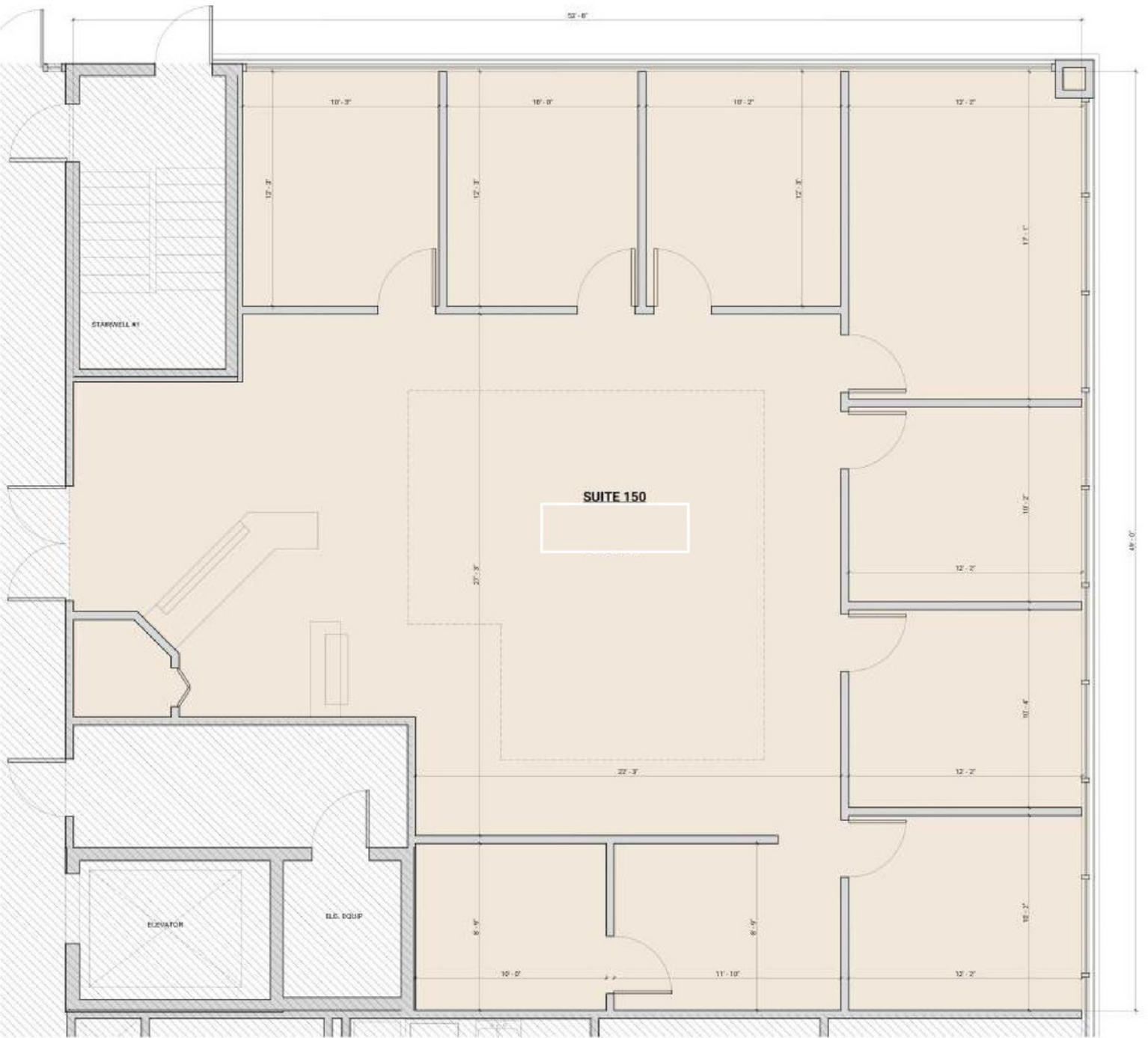
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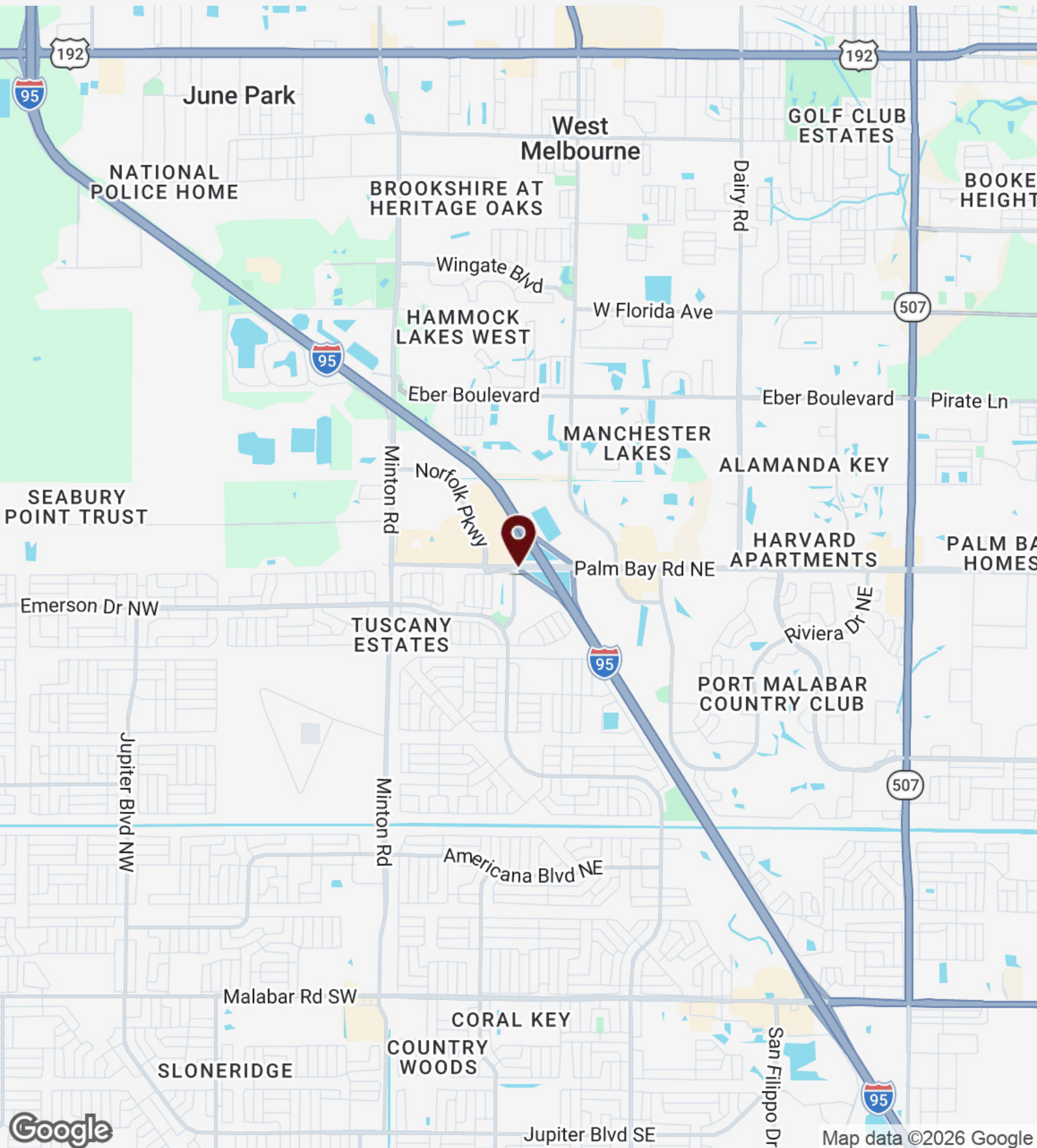
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1 ENLARGED UNIT PLAN - SUITE 150  
3/8" = 1'-0"



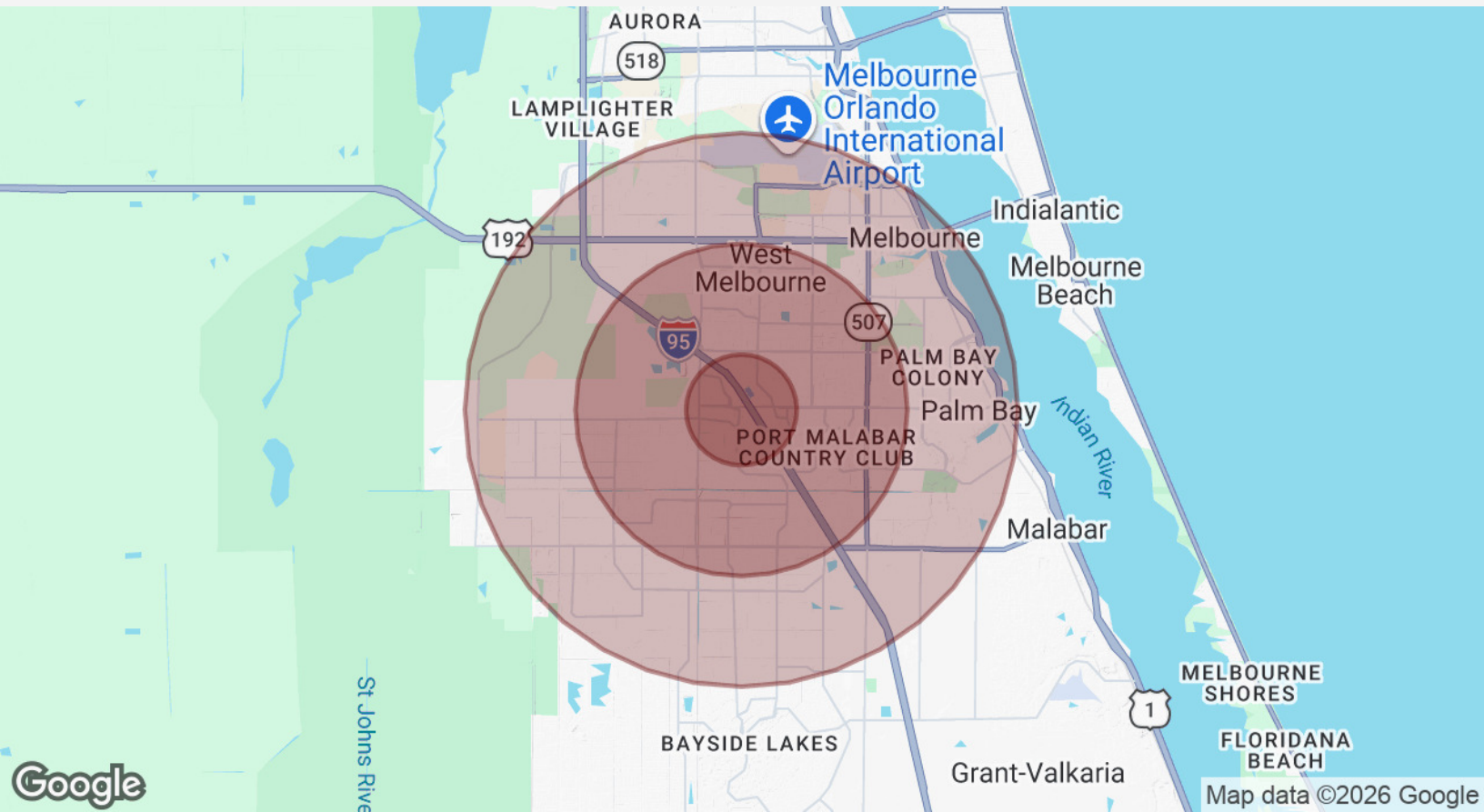
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,014	76,230	153,287
Average Age	42.0	43.3	42.6
Average Age (Male)	45.7	41.0	40.5
Average Age (Female)	41.0	46.1	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,913	29,264	57,230
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$85,151	\$86,138	\$83,916
Average House Value	\$259,493	\$282,479	\$272,864

2023 American Community Survey (ACS)

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