

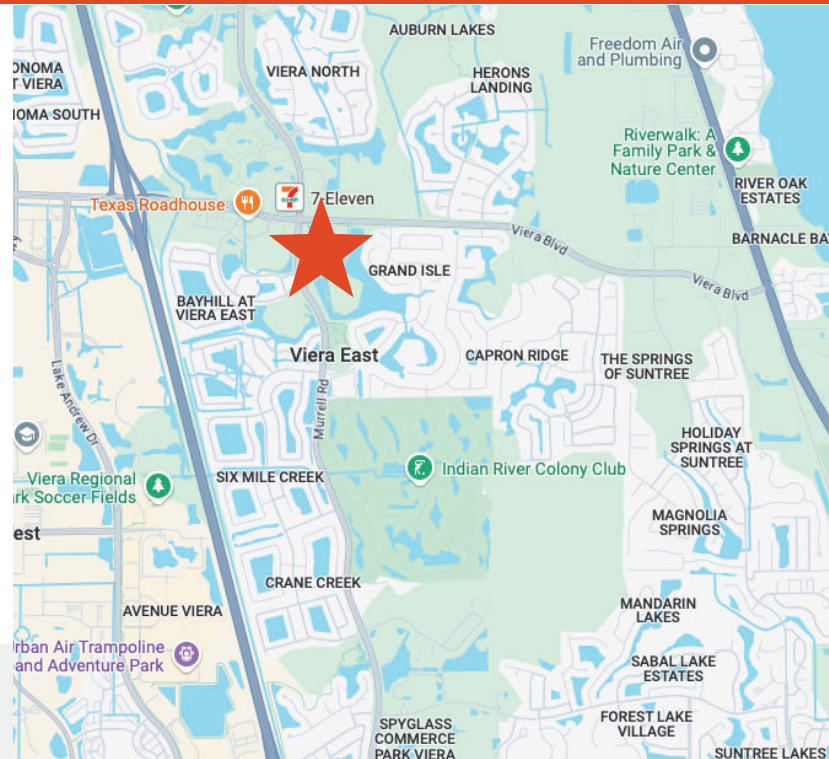
**GEOGRAPHICALLY PERFECT**  
**2,500 TO 10,000 SF OFFICE/MEDICAL SPACE AVAILABLE**  
**FOR LEASE | \$36.00 PSF + NNN**



**1755 BERGLUND LANE**  
**MELBOURNE (VIERA), FL**

**PROPERTY HIGHLIGHTS**

- 2,500 - 10,000 SF Office/Medical
- Located in the center of Brevard County
- New construction
- Ample parking
- Water views on South side
- Minutes from Viera Hospital, Brevard County Court House, School Board, The Avenue Viera, Space Coast Stadium, the U.S. Speciality Sports Assoc., and Costco
- 4 blocks to I-95, 3 miles to US HWY 1, short drive to Wickham Rd, A1A, Patric Space Force Base, 20 min. to Melbourne Airport, 35 min. to Orlando Airport
- Tenant Improvement dollars available



**CHARINE LEWIS**  
 321-508-9030  
 charine@v3capital.com

**CHAD CABRERA**  
 321-960-3249  
 chad@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
 Apopka, FL 32703  
 407-848-1663  
 V3CommercialAdvisors.com

## PROPERTY PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr., 103B  
Melbourne, FL 32940  
407-848-1663

[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)