



## PROPERTY DESCRIPTION

Gateway Business Center is a two-building campus setting with both office and flex spaces available.

Each suite has its own exterior access and individual A/C and restroom facilities. 3-phase power available. Façade building signage and ample parking.

## LOCATION DESCRIPTION

Located between NASA Blvd. and W Hibiscus Blvd. on Gateway Dr. in the heart of Melbourne's high-tech office market. This property is in south Brevard County on Florida's Space Coast, 45 minutes east of Orlando and many tourist attractions.

Less than 1/2 mile from shopping and restaurants and Melbourne Square Mall with over 125 retailers including new LA Fitness, food court and many national restaurants.

Less than 2 miles from Melbourne International Airport

The surrounding area is home to many major employers: Harris Corp, Rockwell Collins, GE, and Northrop Grumman, as well as many large companies.

## OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (\$3.14/sf NNN)
Available SF:	1,924 - 3,008 SF
Lot Size:	10.24 Acres
Building Size:	117,940 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,498	55,471	115,506
Total Population	3,619	129,755	284,649
Average HH Income	\$53,224	\$56,256	\$64,794

## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@TeamLBR.com



### LEASE INFORMATION

Lease Type:	\$3.14/sf NNN	Lease Term:	Negotiable
Total Space:	1,924 - 3,008 SF	Lease Rate:	\$14 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#1017	Available	1,924 SF	\$3.14/sf NNN	\$14.00 SF/yr	-
#1022	Available	3,008 SF	\$3.14/sf NNN	\$14.00 SF/yr	Available 7/1/26

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# Additional Photos

Gateway Business Center Office/Flex  
For Lease



**ROB BECKNER, SIOR**

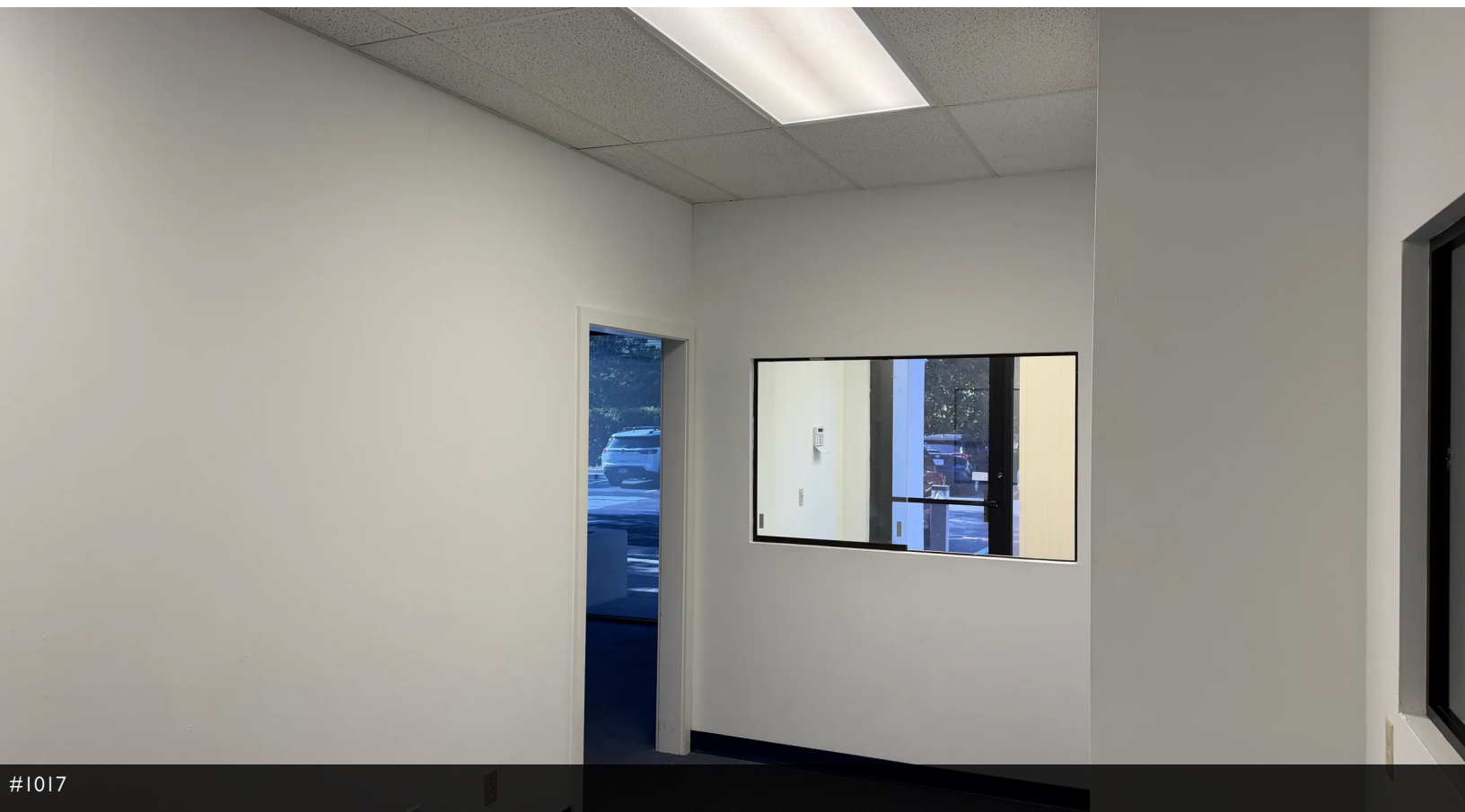
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



#1017



#1017

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**meD**  
**studio**  
ARCHITECTURE

1542 GUAVA AVE.  
MELBOURNE, FL 32935  
321-428-3869  
design@meldstudioarchitecture.com

JOB #: B-2015-020

DRAWN: AMWC

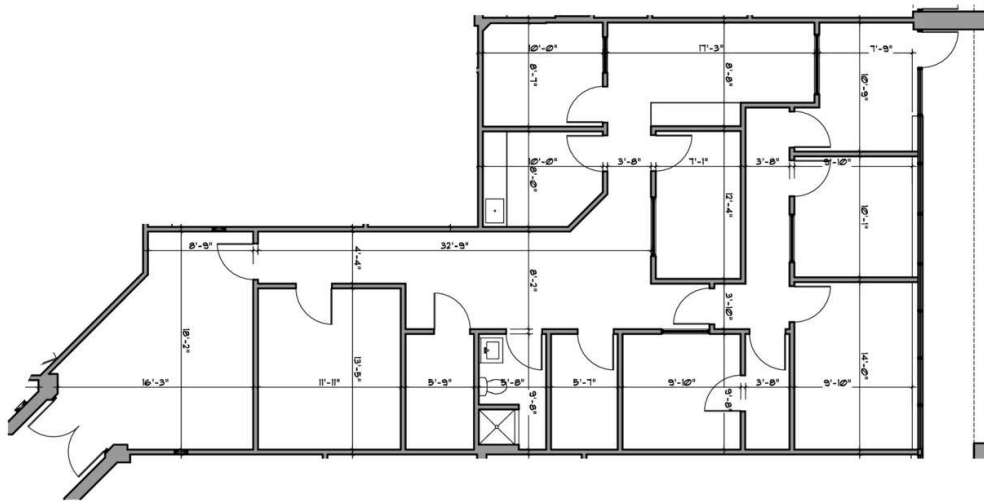
CHECKED: AMWC

SUITE NUMBER

1017

PROJECT NAME

GATEWAY  
BUSINESS  
CENTER  
1333 & 1335  
GATEWAY DRIVE  
MELBOURNE, FL.



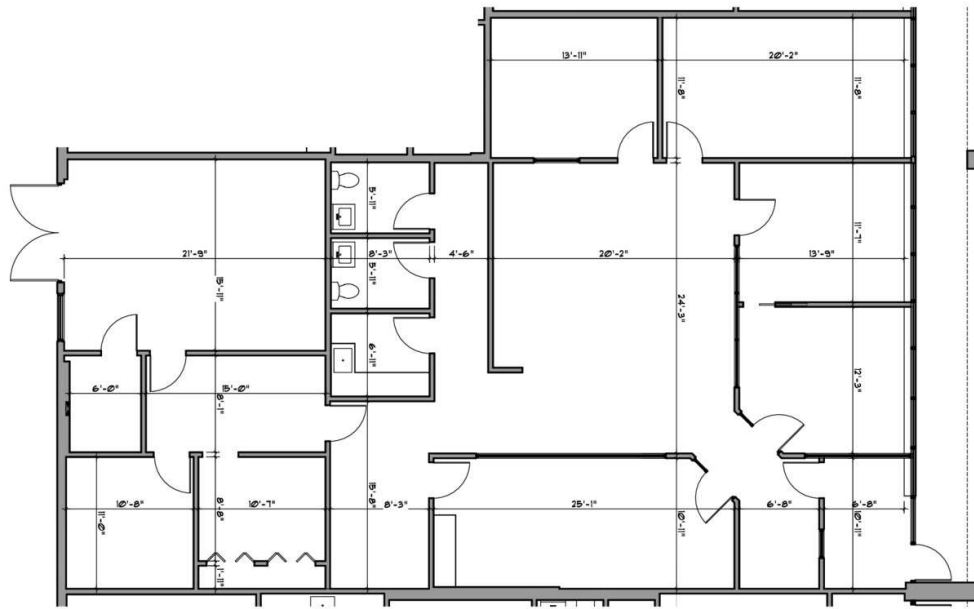
**SUITE 1017 FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**SQ. FT. CALC**  
1,924 sq. ft.

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**LIGHTLE  
BECKNER  
ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES



SUITE 1022 FLOOR PLAN  
SCALE: 1/8"=1'-0"

SQ. FT. CALC  
3,008 sq. ft.

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CENTER  
1333 & 1335  
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MELBOURNE, FL.

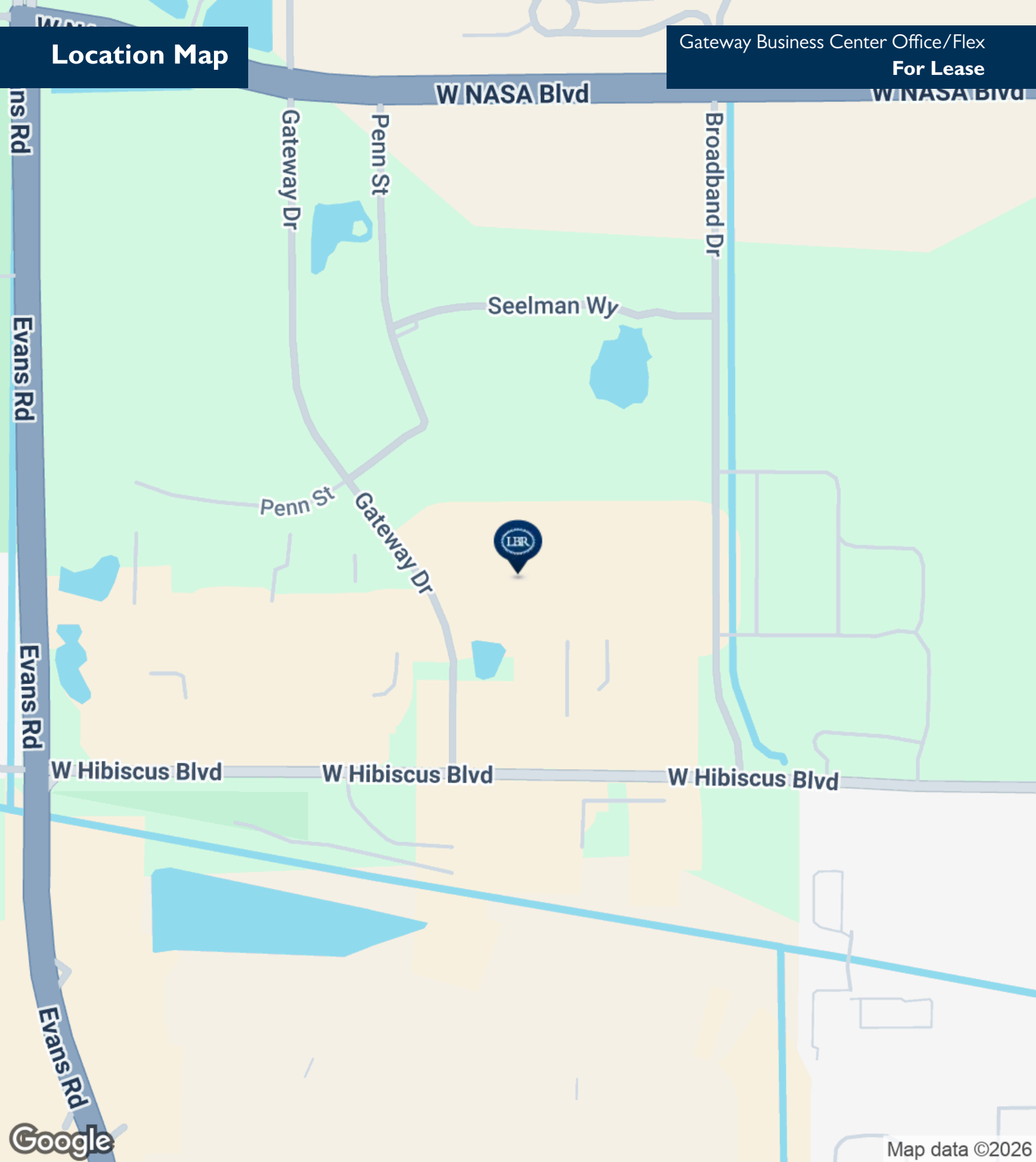
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# Location Map

Gateway Business Center Office/Flex  
For Lease

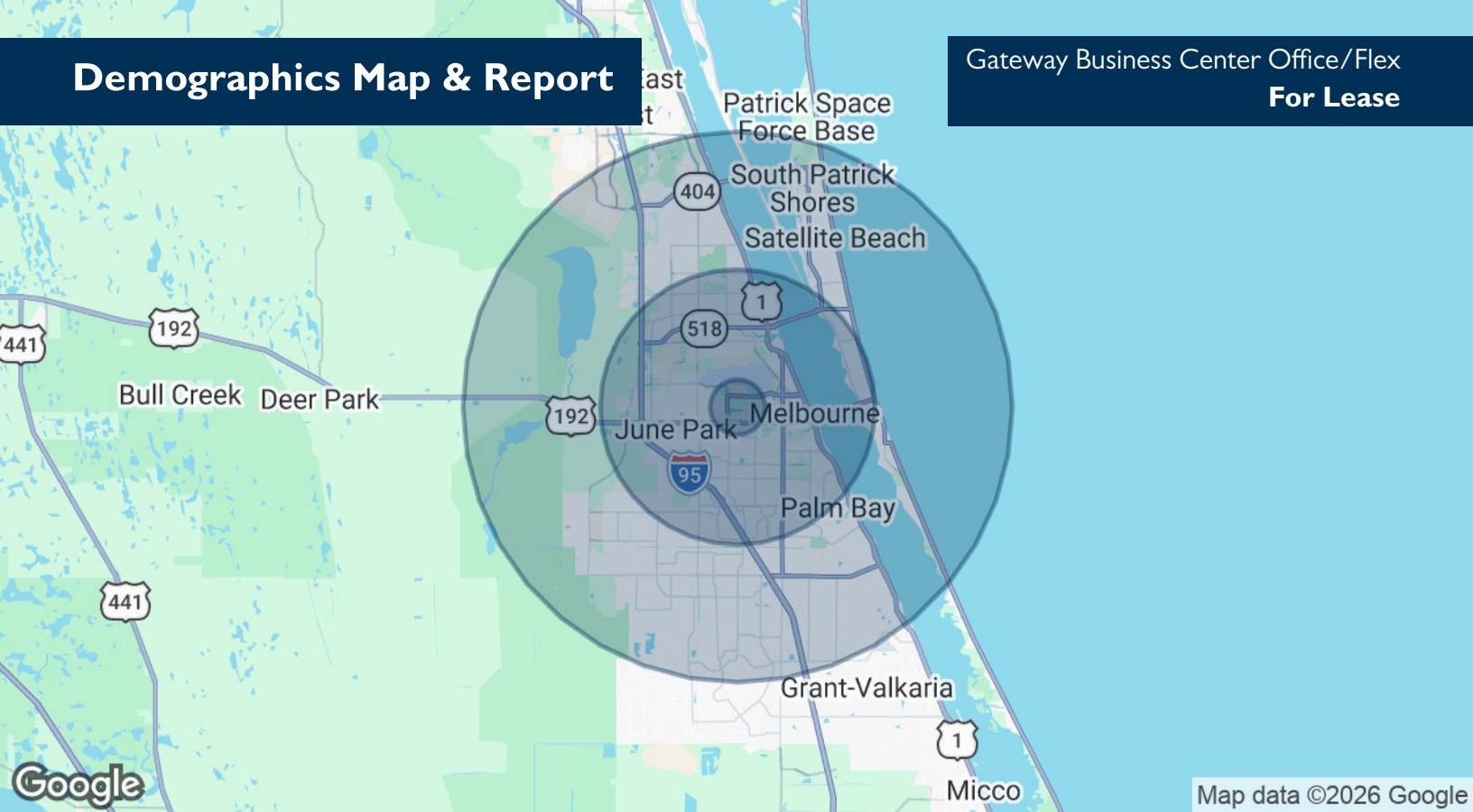


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,619	129,755	284,649
Average Age	47.4	43.8	43.6
Average Age (Male)	45.0	41.2	41.9
Average Age (Female)	49.2	46.0	45.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,498	55,471	115,506
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$53,224	\$56,256	\$64,794
Average House Value	\$192,918	\$176,926	\$230,876

2020 American Community Survey (ACS)

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