

Melbourne-Orlando International Airport Commercial Center

Nasa Boulevard X Air Terminal Parkway, Melbourne, FL 32901

Now Pre-Leasing! Class A Corporate Office with Runway Views



OFFERING SUMMARY

Available SF: 7,500 - 30,000 SF

Lease Rate: \$35 SF/yr (NNN)

Acreage: 4.78 Acres

Facility SF: 45,000 SF

Zoning: M-1

PROPERTY OVERVIEW

Now Pre-Leasing! 45,000 SF New Construction. Class A Corporate Office
 First Floor: 15,000 SF Available
 Second Floor: 15,000 SF Available
 Third Floor: 15,000 PRE-LEASED
 Minimum Divisible +/- 7,500 SF. Maximum 30,000 SF
 Traffic Count est. 18,600 VPD on Nasa Boulevard
 TI and Turnkey Buildout Available Subject to Lease Terms & Tenant Credit

LOCATION OVERVIEW

Located within the Melbourne-Orlando International Airport community which is home to numerous Hi-Tech / R&D / Engineering firms including L3Harris, Northrop Grumman, and Extant Aerospace to name a few. Positioned directly on Nasa Boulevard, a direct connector between Interstate 95 and US1. Downtown Melbourne and the Melbourne Square Mall are nearby, both of which provide shopping and dining options. Call today for details!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

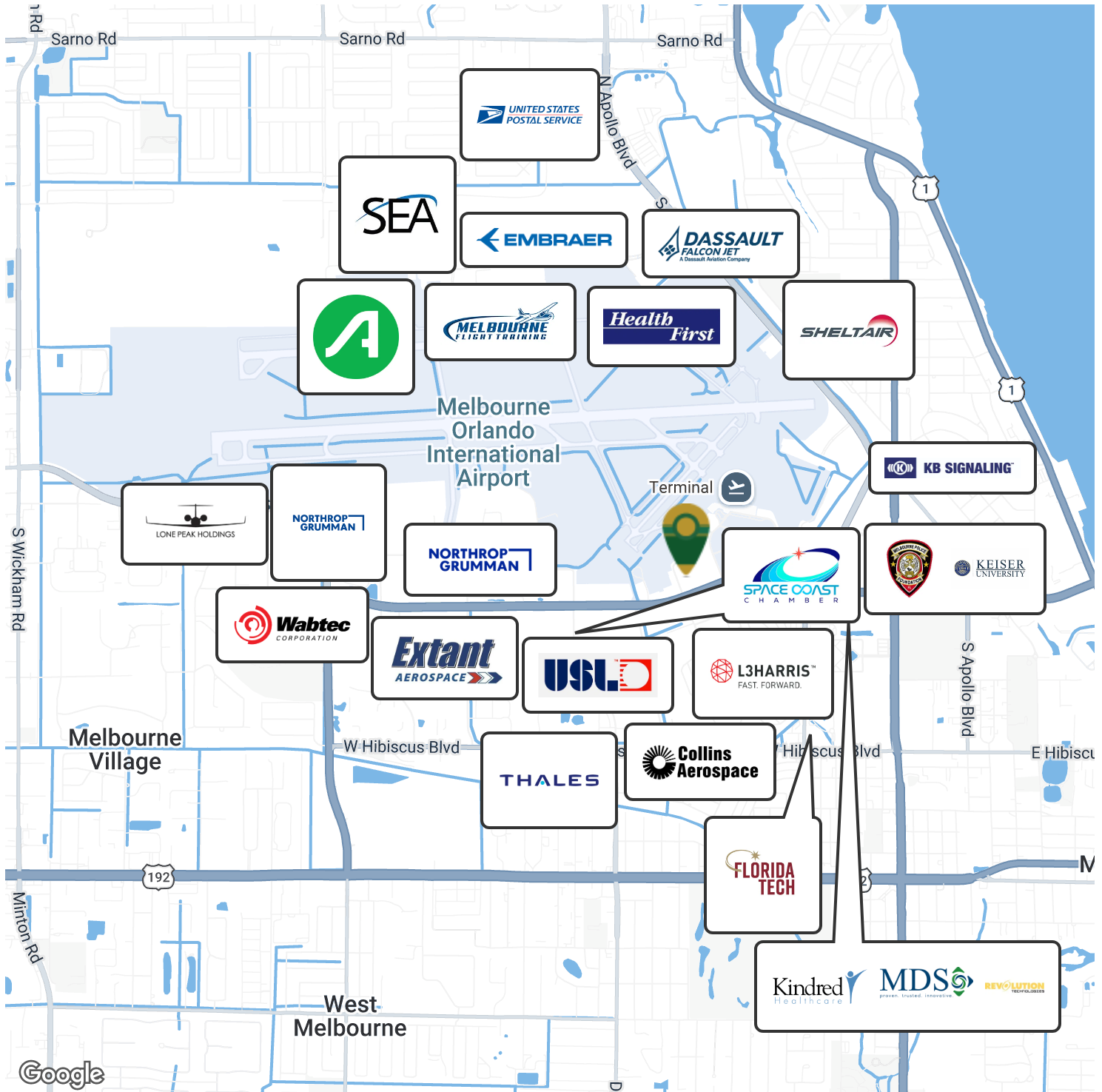
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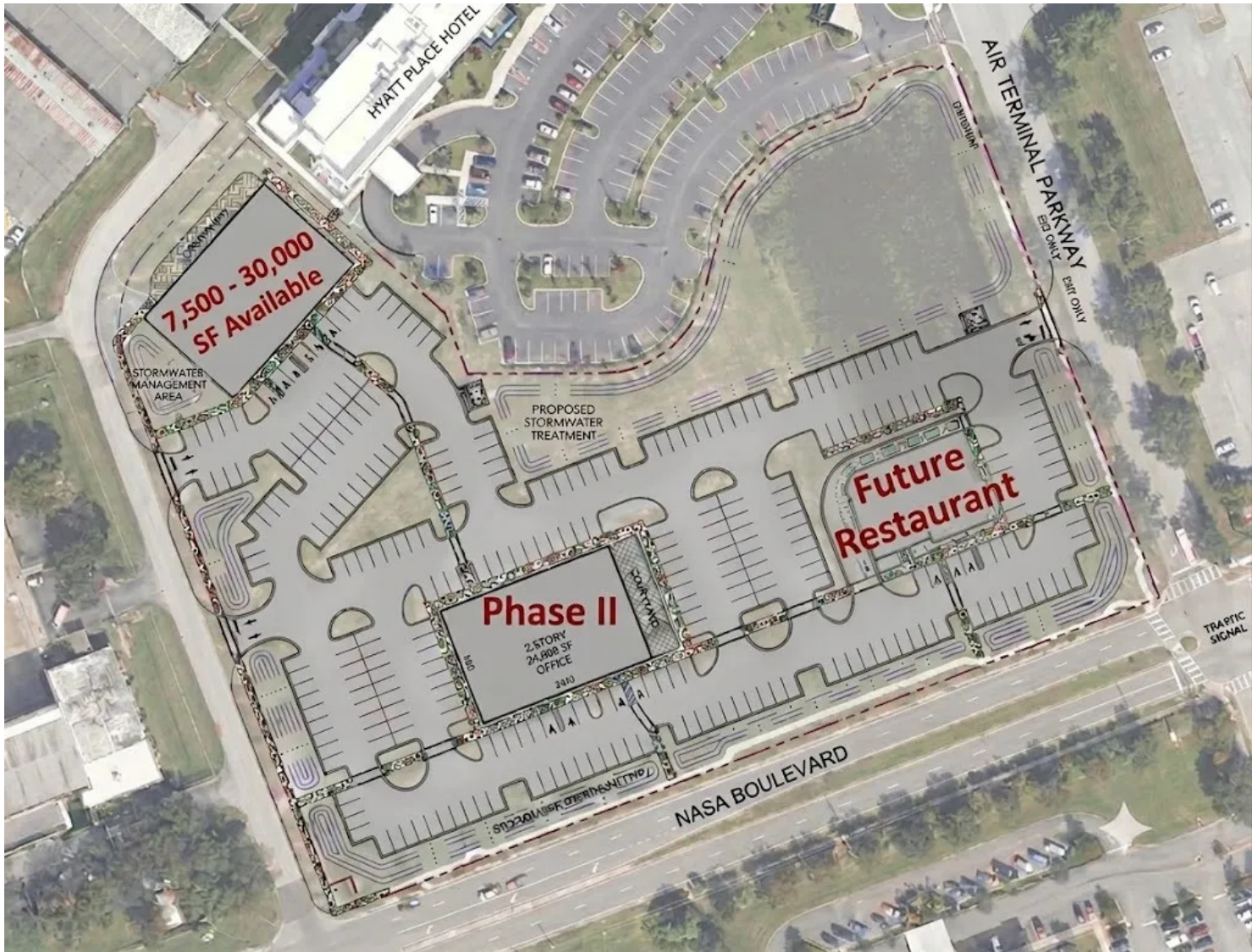


SIOR
Individual Members
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Zachary M. Ullian

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Preliminary Site Plan



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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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First & Second Floorplans



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Third Floorplan (LEASED)



OFFICE FLOOR AREA: 12,832 Sqft.



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MELBOURNE-ORLANDO INTERNATIONAL AIRPORT- MLB

- Brevard's epicenter for aerospace, defense, and manufacturing
- Home to Northrop Grumman, Embraer, L3Harris, Collins Aerospace, Thales, Wabtec, Avidyne, Dassault Falcon Jet, and more
- Daily population of more than 20,000 individuals working at MLB which generates an estimated annual economic impact of \$3 billion
- Commercial Airlines include: Allegiant, American, Delta, Sun Country, TUI Airlines



UNITED SOCCER LEAGUE (USL)

- 54 acre development announced July 2026
- Located +/- 1 mile from Melbourne International Airport Commercial Center
- 8,000 seat soccer stadium
- 55,000 SF mixed-use development to include retail, restaurants, bars, medical facilities
- Anticipated kickoff March 2028



OTHER SPACE COAST NEWS

- Northrop Grumman 334,000 SF expansion at Melbourne-Orlando International Airport
- Project Autobahn 176 Acres Optioned @ MLB
- Extant Aerospace 376,000 SF Expansion on John Rodes Boulevard in Melbourne
- Amazon announced 652,000 SF warehouse/distribution center at Interstate 95 x US 192 in Melbourne
- L3Harris 192,000 SF expansion Palm Bay Road facility
- SpaceX Starship Launch Operations coming to Space Coast



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