

Move-in Ready Medical Office Space

7227 North US 1 is a 35,000 SF, three-story medical office building in Port St. John, Florida, offering move-in ready medical space within an established healthcare environment. Located along US Highway 1, the property features a strong mix of primary care and specialty providers, abundant surface parking, and excellent visibility, making it an attractive option for practices seeking immediate occupancy in Brevard County.

Space for Lease
Port St. John MOB
7227 North US 1
Port St. John, FL 32927



Total SF
35,000 SF



Available SF
5,766 SF



Property Highlights



Move-In Ready

A 5,766 SF fully built-out medical suite is available for immediate occupancy, minimizing startup time and renovation costs.



Established Tenant Mix

Join national medical groups including Orlando Health, Brevard Health Alliance and Millennium Physician Group in a well-established medical office environment.



Built-Out Clinical Space

The available suite includes numerous exam rooms with sinks, providing a functional layout for a variety of medical specialties.



Private Patient Access

A dedicated exterior entrance offers direct access from the parking lot, enhancing convenience for patient arrivals and drop-offs.



Highway Visibility

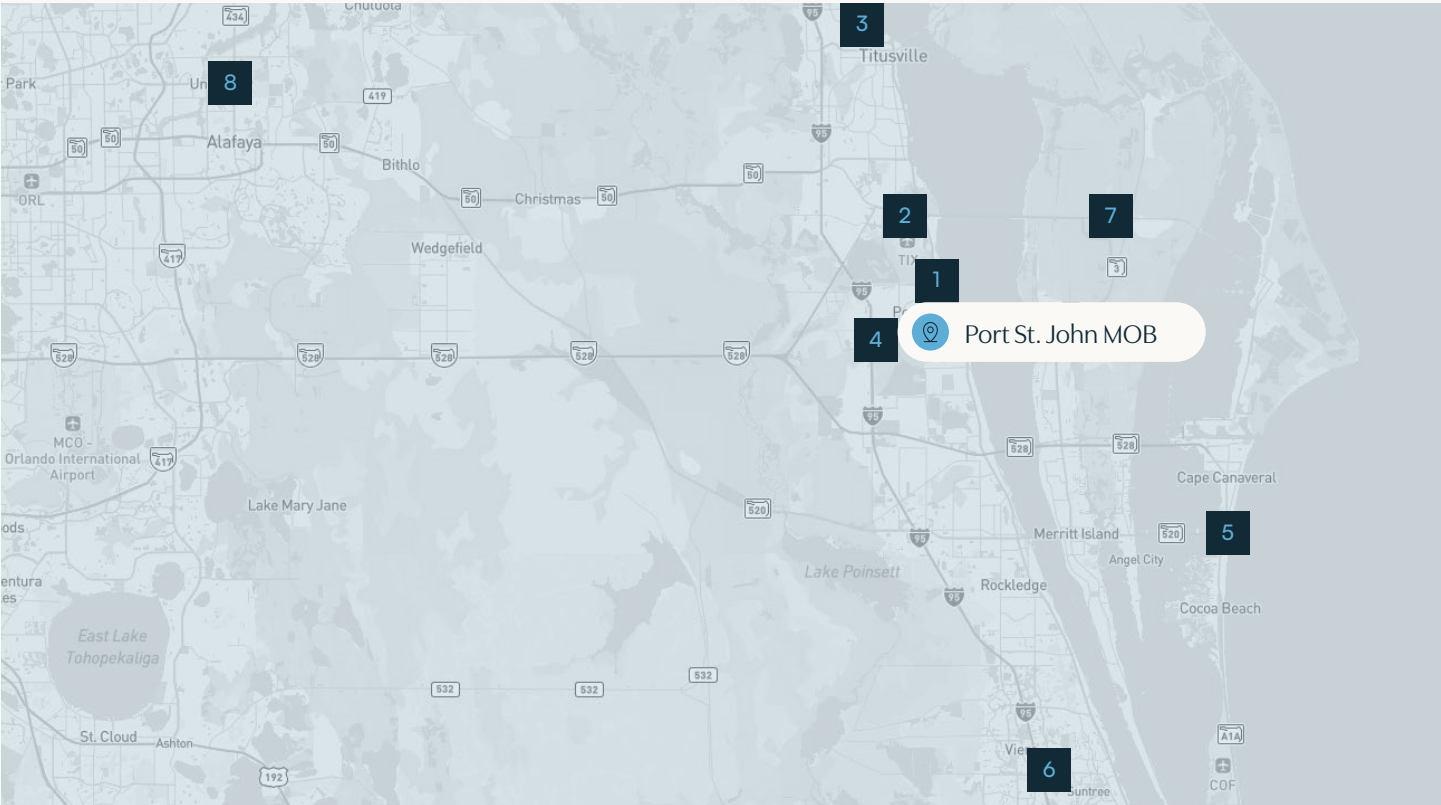
Positioned along US Highway 1, the property offers excellent visibility and convenient access for patients throughout the surrounding area.



Ample Surface Parking

Abundant on-site surface parking provides easy access for physicians, staff, and patients while supporting efficient daily operations.

Points of Interest



- 1

Publix Super Market

0.0 miles
- 2

Space Coast Regional Airport

2.5 miles
- 3

Parrish Medical Center

11.2 miles
- 4

Parrish Multi Specialty Clinic

4.3 miles

- 5

Health First Cape Canaveral Hospital

16.1 miles
- 6

Health First Viera Hospital

19.7 miles
- 7

Kennedy Space Center

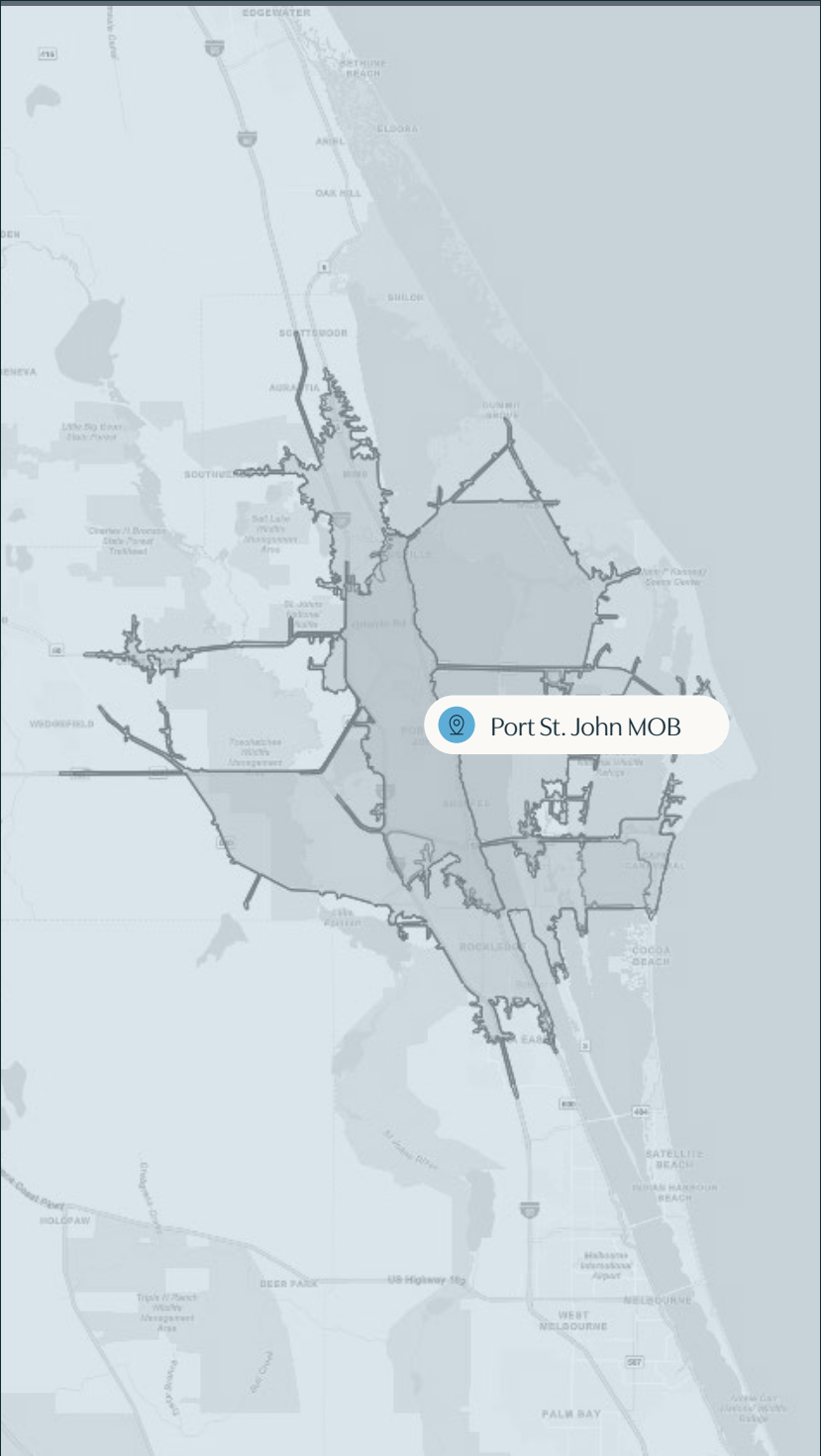
11.1 miles
- 8

University of Central Florida

46.6 miles

- Additional notable locations
- Ace Hardware
 - Lattitudes
 - My Island Smoke and Pancake House
 - Dollar Tree
 - McDonalds
 - P&J Lunchbox
 - Subway
 - Burger King
 - Dunkin'

Demographics

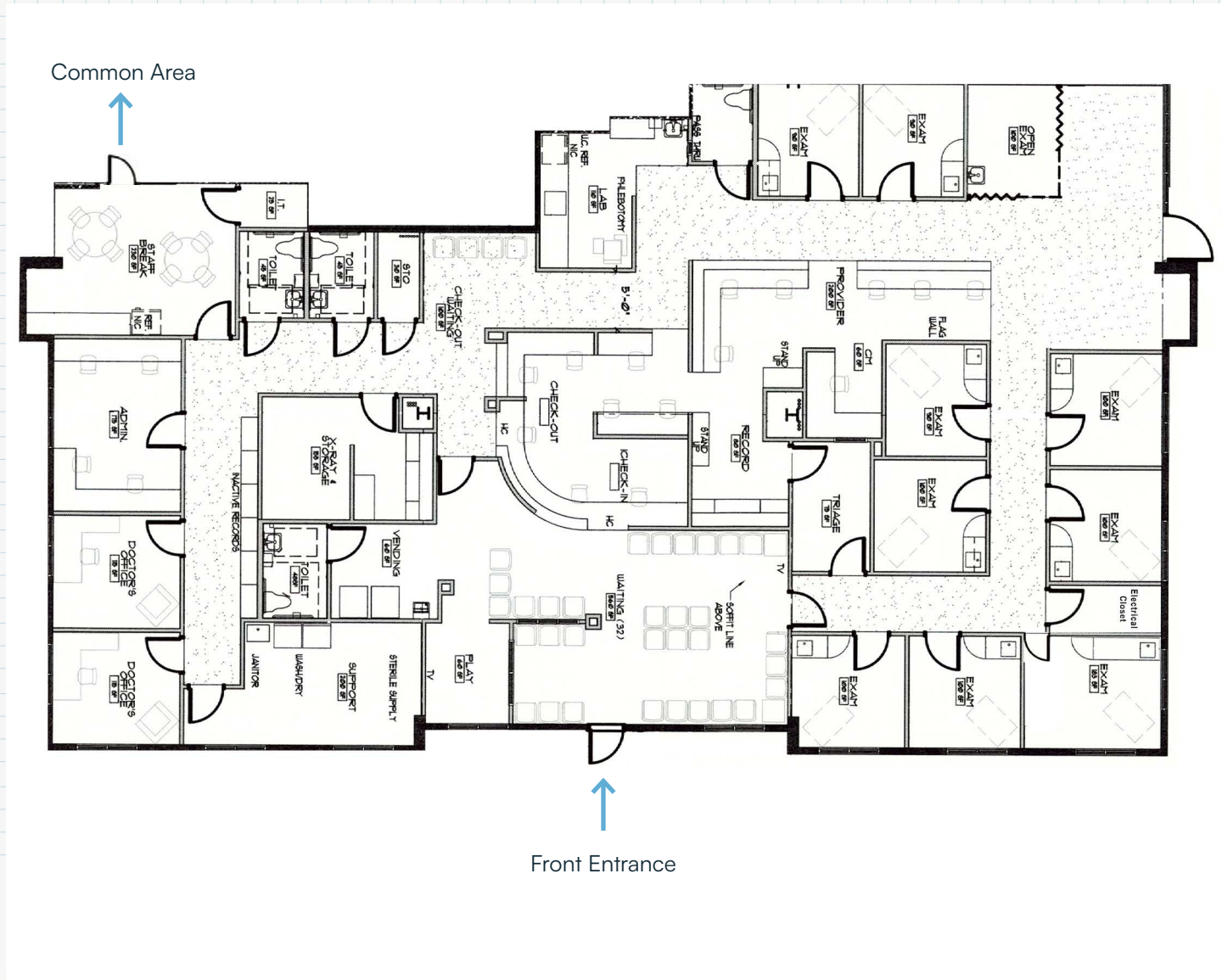


15 Minute Drive Time

-  Population 88,708
-  Median Income \$76,603
-  Median Age 45.3 years old
-  CAGR 0.81%

25 Minute Drive Time

-  Population 221,805
-  Median Income \$80,294
-  Median Age 48.2 years old
-  CAGR 0.77%



FLOOR PLAN

Suite 100



Size
5,766 RSF



Condition
Full Medical Build-Out

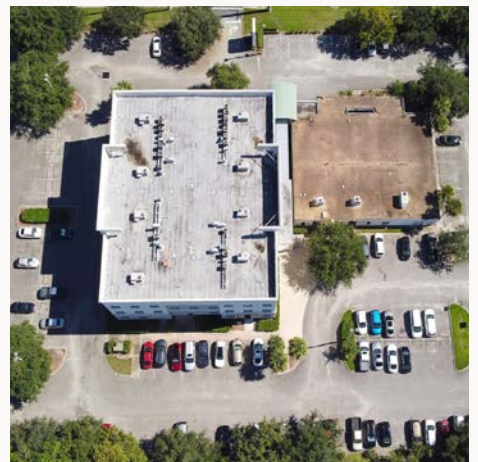


Availability
Immediate

Suite Highlights

- Multiple exam rooms with sinks
- 4 bathrooms
- Large x-ray room
- Large breakroom
- Nurses station to seat 6

Exterior



Interior





Port St. John Medical Office Building

7227 North US 1
Port St. John, FL 32927

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