

**Directly Across From The Melbourne-Orlando International Airport
1000 Revolution Technologies Way, Melbourne, FL 32901**

For Sale or For Lease / Class A Office / 2013 Construction



OFFERING SUMMARY

Available SF: 8,268 - 17,000 SF

Lease Rate: \$29.95 SF/yr (NNN)

Acreage: 1.25 Acres

Facility SF: 17,000 SF

Zoning: City of Melbourne Light Industrial (M1)

PROPERTY OVERVIEW

First Floor: 8,268 RSF + Second Floor: 8,732 RSF
Floors can be Leased Individually or Combined for 17,000 SF
Lobby, Perimeter Offices, Multiple Conference & Break Rooms
Open Configuration for Cubes/Collaboration (Remaining FF&E Negotiable)
100% Fire Sprinklered. Magnetic Fob Access. 2' x 2' Acoustic Ceiling Tiles
2013 Concrete Block Construction. Elevator Access. Impact Windows/Doors
Total of 81 Concrete Paved/Striped/Illuminated Parking Spaces
Traffic Count est. 18,600 VPD on Nasa Boulevard
Est. \$4.88 PSF OPEX

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 Thales to name a few. Strategically positioned on Nasa Boulevard which is 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. Make this the future home for your business today!



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

Licensed Real Estate Broker
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First and Second Floor Plans



FIRST FLOOR
1000 REVOLUTION TECHNOLOGY WAY, MELBOURNE, FL 32901



SECOND FLOOR
1000 REVOLUTION TECHNOLOGY WAY, MELBOURNE, FL 32901



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SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Interior Photos



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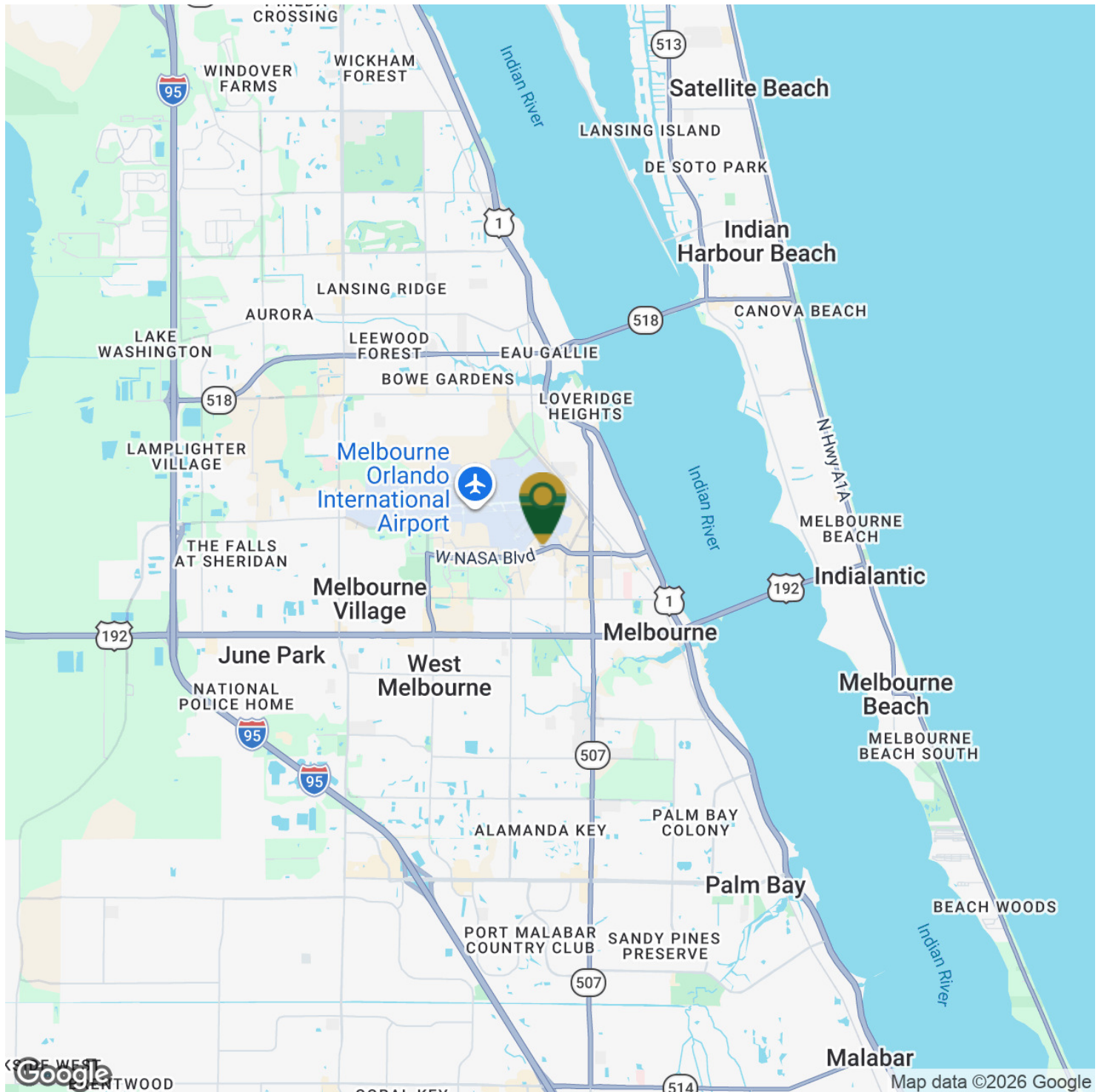
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Location Map



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