

Property Summary

2300 5th Avenue

2300 5th Avenue, Vero Beach, FL 32960

PROPERTY WEBSITE



VIDEO

PROPERTY HIGHLIGHTS

- Suite 131: 2,770 SF and Suite 150: 4,058 SF professional office suites available for immediate occupancy
- Recently renovated with new paint, carpet, and ceiling tiles, providing a modern, move-in-ready workspace
- Premier central Vero Beach location adjacent to Miracle Mile and surrounded by major retailers, restaurants, and everyday conveniences
- Ample on-site parking with convenient access from Indian River Boulevard, Royal Palm Boulevard, and 5th Avenue
- Flexible floor plans ideal for professional office, medical, administrative, and other commercial users

Kollin Kite Managing Broker
772.633.5640 | kollin@kitepropertiesllc.com

LOCATION DESCRIPTION

Situated on a seven-acre campus in the heart of Vero Beach, Florida, 2300 5th Avenue offers an exceptional business location adjacent to the vibrant Miracle Mile retail and office district. The property enjoys outstanding visibility and accessibility from Indian River Boulevard, with convenient access via Royal Palm Boulevard and 5th Avenue. Neighboring retailers and amenities include The Fresh Market, Publix, Bank of America, Wells Fargo, Chase, TJ Maxx, Panera Bread, Hampton Inn & Suites, and numerous restaurants and service providers, creating a convenient environment for both employees and clients.

Vero Beach continues to attract businesses seeking a high-quality location with a business-friendly atmosphere, skilled workforce, and exceptional quality of life. Home to major employers including Piper Aircraft, Cleveland Clinic Indian River Hospital, and the Jackie Robinson Training Complex, the city supports a diverse economy driven by healthcare, professional services, technology, aviation, and advanced industries. Located within a three-hour drive of nearly 18 million Floridians, 2300 5th Avenue offers tenants the opportunity to establish their business in one of the Treasure Coast's most desirable professional office destinations.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	2
Available SF:	2,770 - 4,058 SF
Lot Size:	7.01 Acres
Building Size:	67,000 SF

SPACES	LEASE RATE	SPACE SIZE
2300 5th Ave Suite 131	\$16.00 SF/yr	2,770 SF
2300 5th Ave Suite 150	\$16.00 SF/yr	4,058 SF



Property Details & Highlights

2300 5th Avenue

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Building Name	2300 5th Avenue
Property Type	Office
Property Subtype	Coworking
APN	33390100075000000002.0
Building Size	67,000 SF
Lot Size	7.01 Acres
Building Class	B
Year Built	1969
Number of Floors	2
Average Floor Size	21,000 SF
Parking Spaces	252
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	1

The Kite Team is pleased to offer two professional office suites for lease at 2300 5th Avenue: Suite 131 (2,770 SF) and Suite 150 (4,058 SF). Located within one of Vero Beach's premier multi-tenant office campuses, both suites provide flexible layouts suitable for a wide variety of professional, medical, and administrative users. Recently refreshed with new paint, carpet, and ceiling tiles, the available spaces are move-in ready and designed to accommodate the needs of today's businesses.

With immediate availability, ample on-site parking, and a highly desirable central location, 2300 5th Avenue provides tenants with excellent access to surrounding retail, restaurants, financial institutions, and healthcare services. The property's established professional tenant mix, convenient access, and well-maintained campus create an outstanding opportunity for businesses seeking a prominent office location in the heart of Vero Beach.

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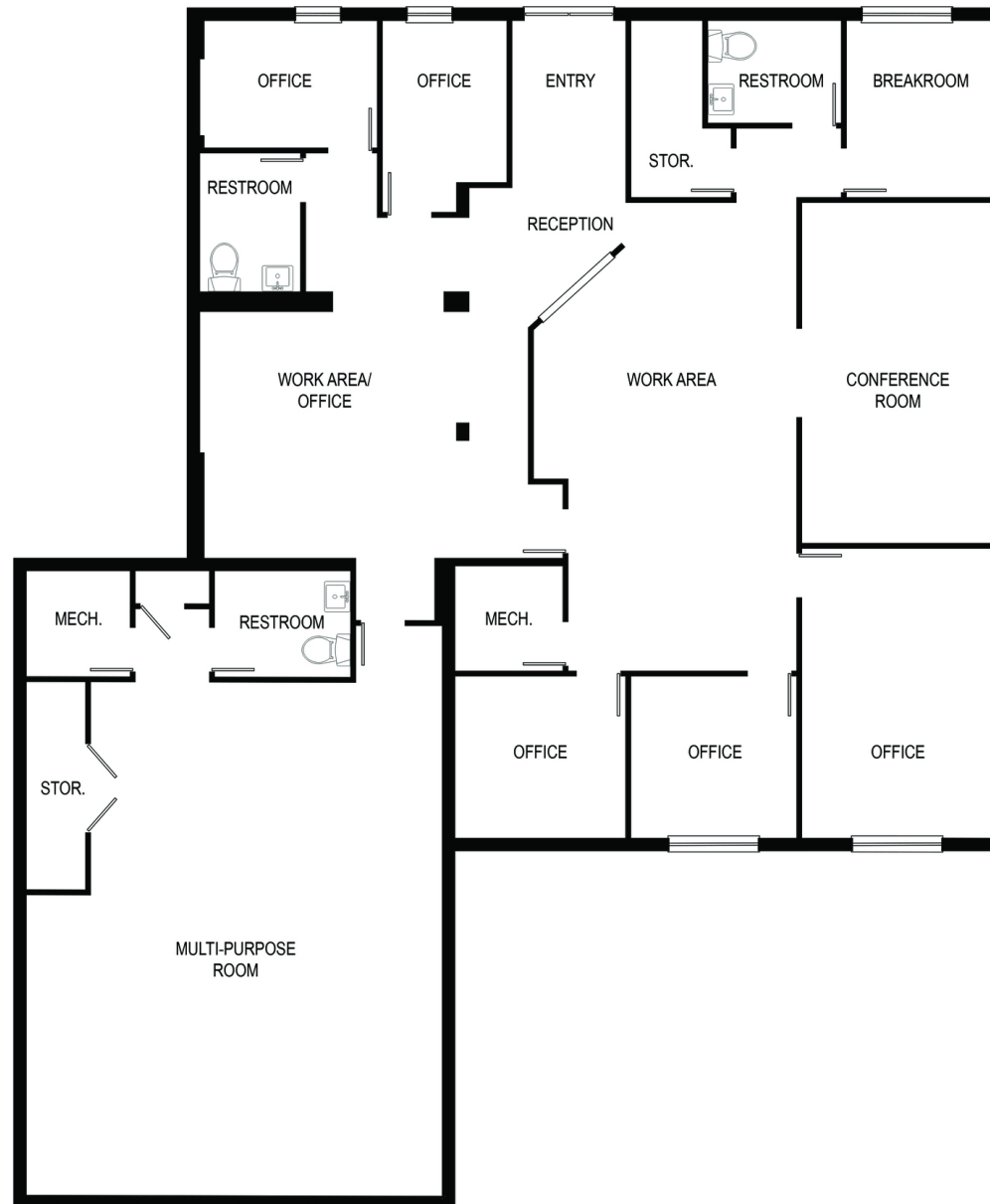


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Floor Plan

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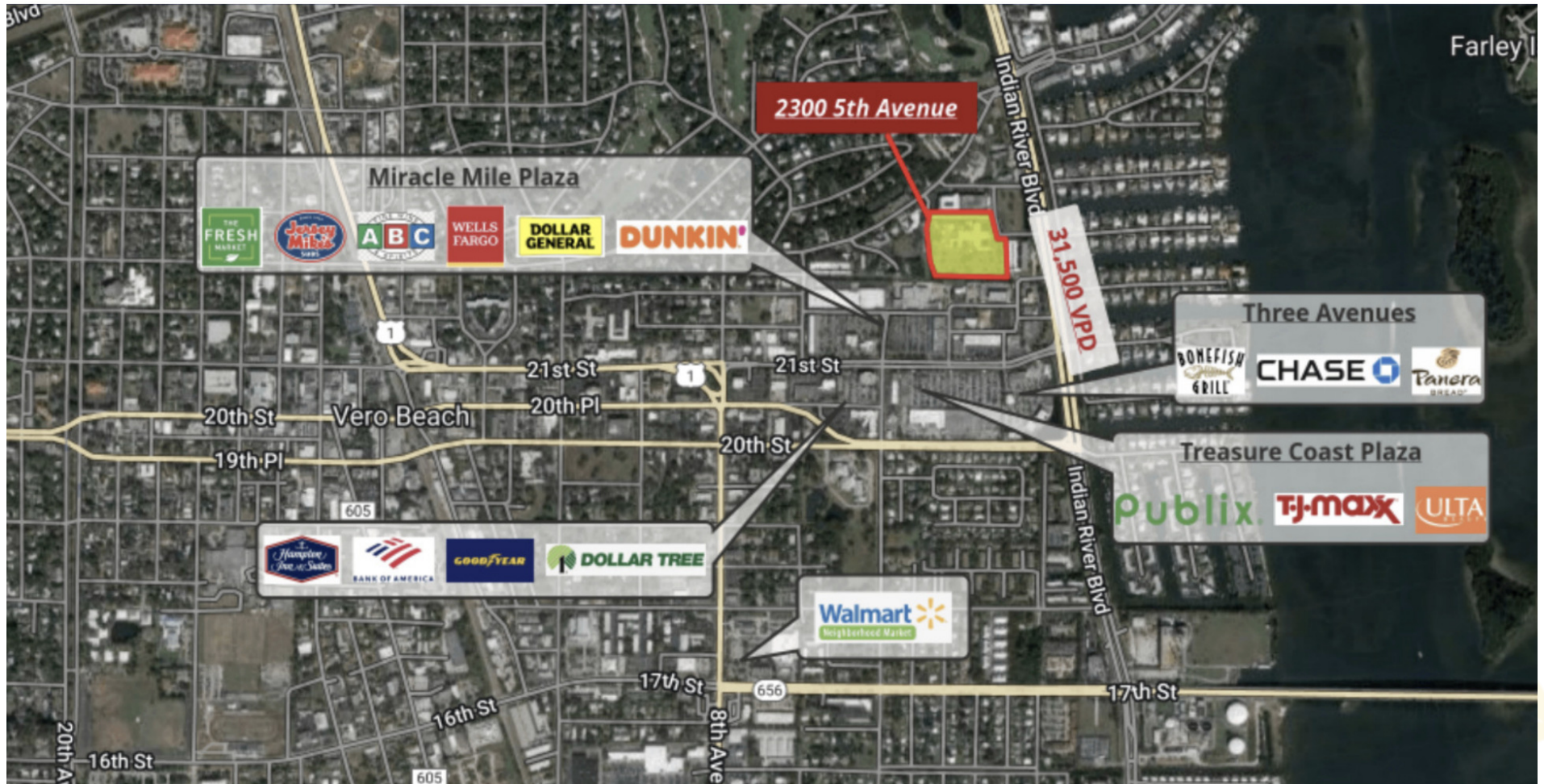
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Retailer Map

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Additional Photos

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