

**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

Sale Price: \$5,295,000

Acreage: 1.25 Acres
MAA Ground Lease

Facility SF: 17,000 SF

Zoning: City of Melbourne Light
Industrial (M1)

PROPERTY OVERVIEW

Class A Office. Concrete Construction. Impact Windows/Doors.
Lobby, Perimeter Offices, Conference, Open Floorplan for Cubes
Elevator Access, Multiple Break Rooms, Server Room
Magnetic Key Fob Access. 2' x 2' Acoustic Ceiling Tiles
Remaining FF&E Negotiable
100% Fire Sprinklered. New HVAC System (2026)
City Water/Sewer, 3-Phase 4-Wire 120/208 225amp FPL Electric
Total of 81 Concrete Paved/Striped/Illuminated Parking Spaces
Traffic Count est. 18,600 VPD on Nasa Boulevard
Also Available For Lease (Call for Details)

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

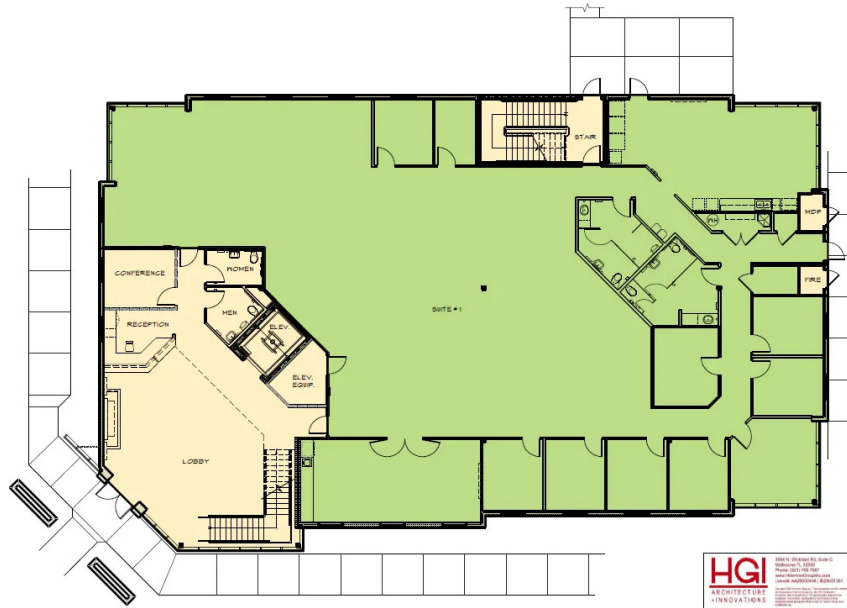
Licensed Real Estate Broker
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Broker Associate
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First and Second Floor Plans



FIRST FLOOR
1000 REVOLUTION TECHNOLOGY WAY, MELBOURNE, FL 32901



SECOND FLOOR
1000 REVOLUTION TECHNOLOGY WAY, MELBOURNE, FL 32901



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Additional Photos



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Retailer Map



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