



**LIGHTLE BECKNER ROBISON**

◀ INCORPORATED ▶

**COMMERCIAL REAL ESTATE SERVICES**

Leaders By Performance

**MEDICAL  
OFFICE  
SPACE  
FOR  
SALE/  
LEASE**

Melbourne, FL

**2571 W Eau Gallie Blvd., Melbourne, FL**



- AVAILABILITY:** 4,183 sf
- PRICE:** \$195.00 per square foot
- LEASE RATE:** \$16.00/sf Gross (inc CAM, RE taxes & ins.)
- COMMENTS:** New construction—raw shell medical space. Landlord is offering \$60/sf TI allowance to credit-worthy tenant. Eau Gallie Blvd. Pylon Signage—High Visibility!
- LOCATION:** Shell space located on West Eau Gallie Blvd. Between U.S. 1 and Wickham. Specifically designed for Medical Office meeting parking/zoning requirements. Building is constructed and available.

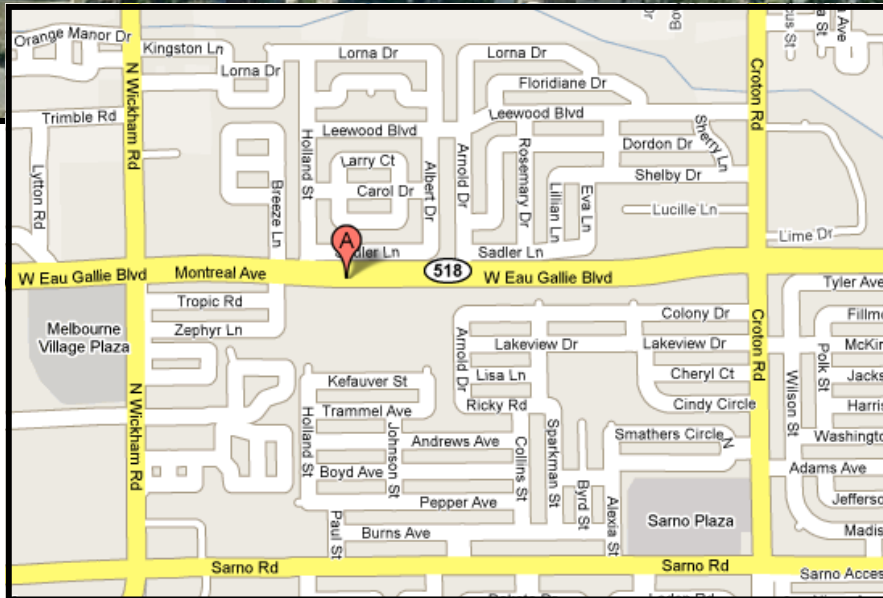
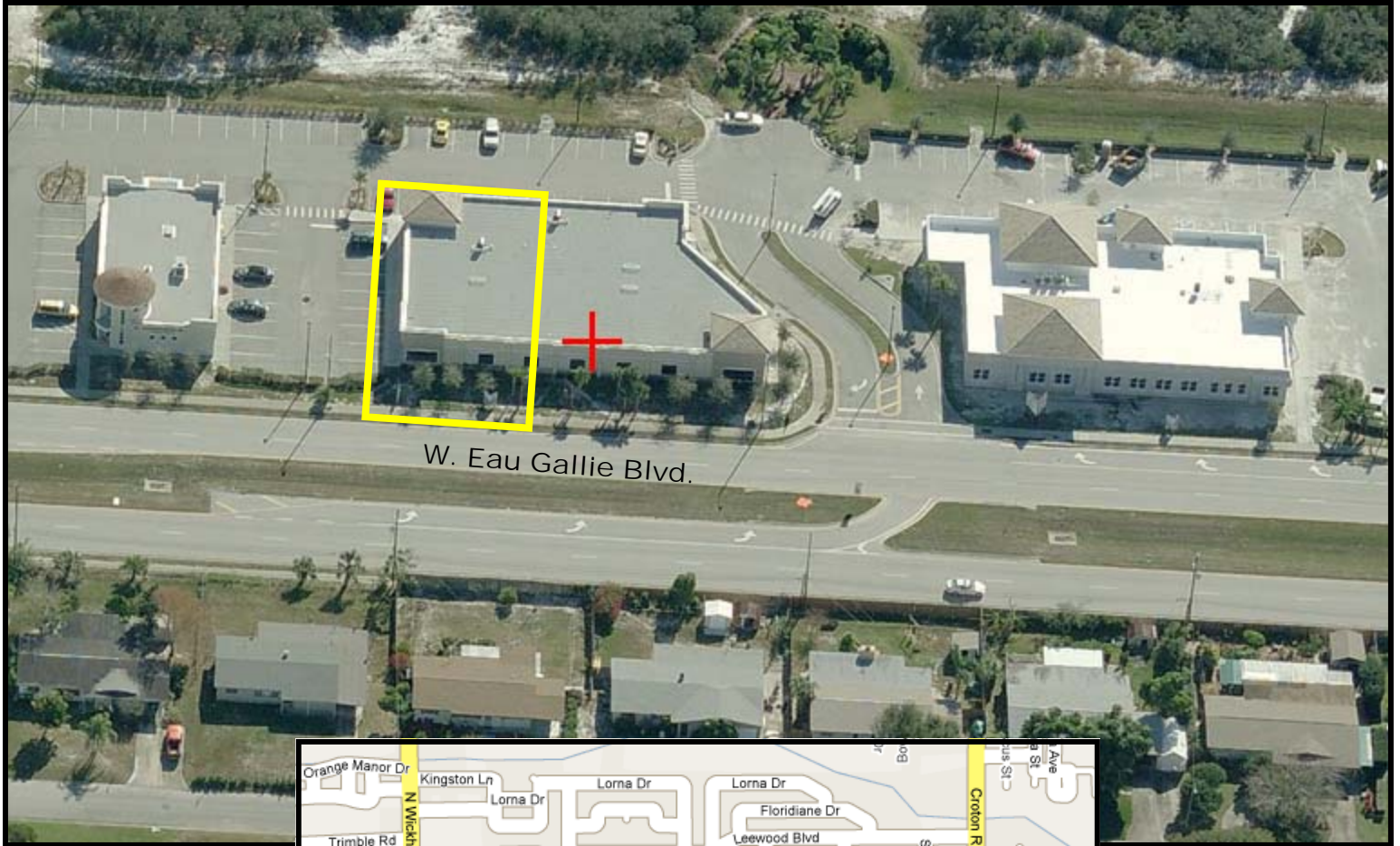
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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*

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