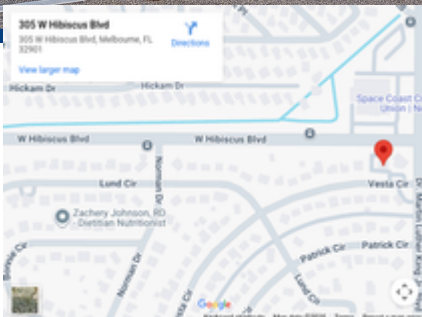


OFFICE OR MEDICAL FOR LEASE

# FOR LEASE

301 W. HIBISCUS BLVD., MELBOURNE FLORIDA 32901



**NEAR AIRPORT & HOLMES REGIONAL  
MONUMENT SIGNAGE - HIBISCUS  
SEE VIRTUAL TOUR**

## Stand-alone, Single Tenant Building

- Office or Medical Office
- 2,415 Square Feet
- Excellent Melbourne, Location
- Flexible Floorplan
- Vinyl Plank Flooring
- Rent includes Trash and Grounds Maintenance
- Tenant Pays Electric and Water
- Monument Signage on Hibiscus & Martin Luther King Blvd.
- At Corner of busy, lighted Intersection

**COURTNEY SMITH X 219  
SUZANNE MATHIEU X 202  
2425 Pineapple Ave, #108  
Melbourne, Florida 32935  
(321) 242-2882  
JMLESTATE.COM**

# PROPERTY OVERVIEW

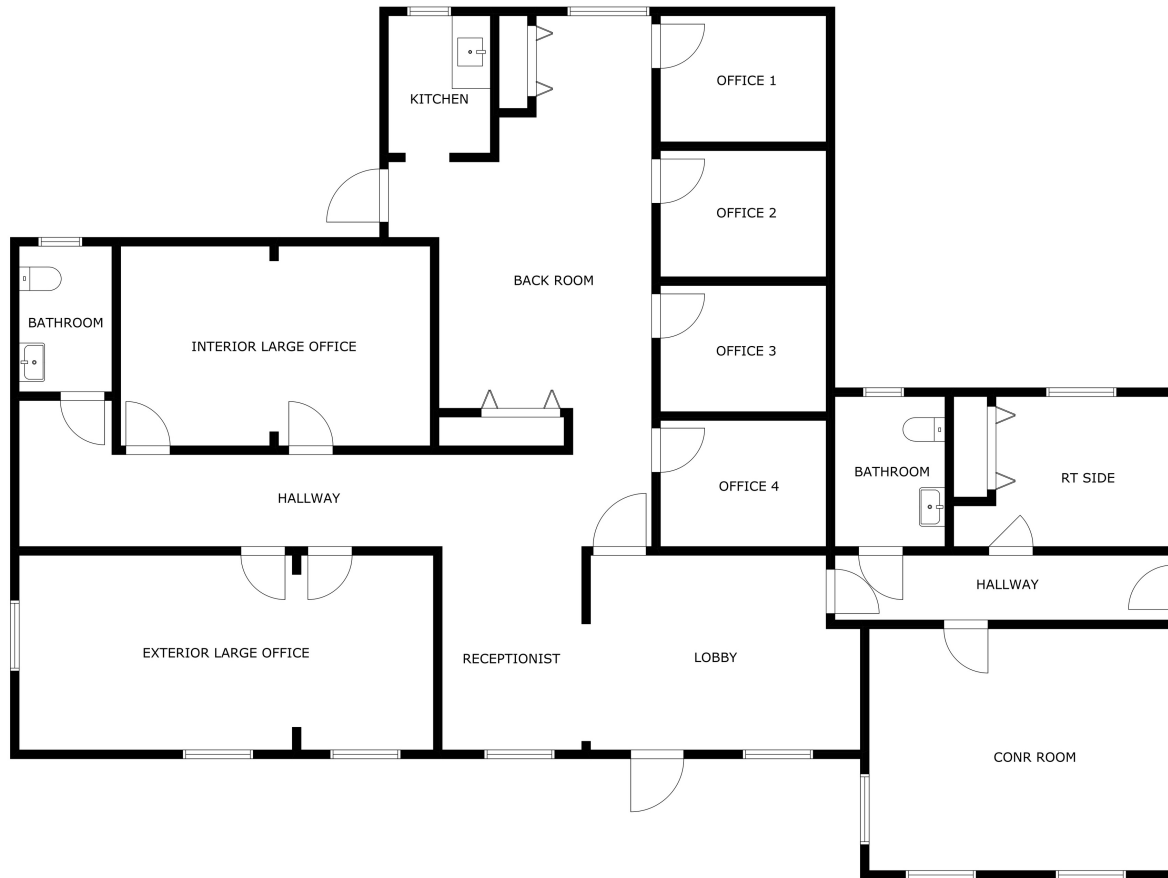


- Prime Melbourne Location just off S. Babcock Street
- Minutes from US-1 & I-95
- High-visibility corridor with strong traffic counts and excellent signage opportunities
- Ideal for Office, Medical, or Professional Services
- Well-maintained building with modern façade and professional curb appeal
- Ample on-site parking with easy ingress/egress
- Flexible floorplans accommodate a variety of business uses
- Surrounded by major employment centers including Harris, Health First, FIT, and Melbourne International Airport
- Close proximity to restaurants, banking, retail, and hotels
- Strong demographics and expanding South Melbourne commercial district



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# FLOOR PLAN



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