

**SPYGLASS HILL OFFICE PARK**  
**Medical/Professional Office Space**  
**806 I Spyglass Hill Rd., Viera, Florida**



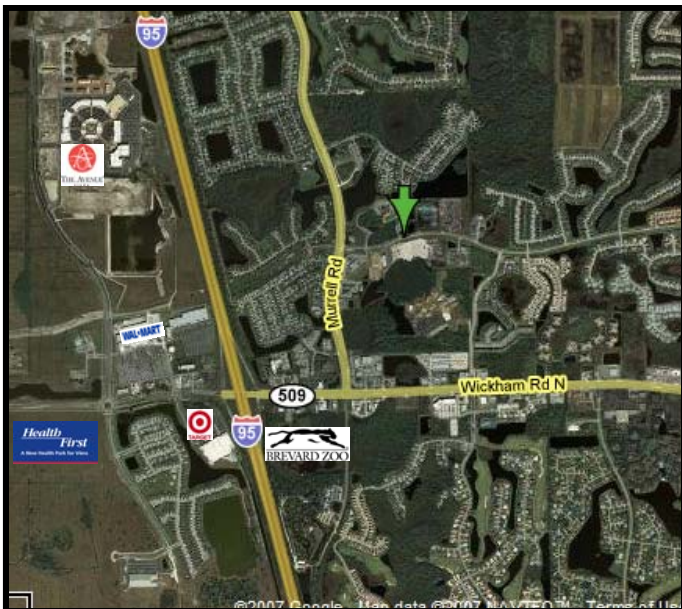
**For Sale**  
**\$175 psf**

Includes ALL impact fees

- ◆ **LAST SINGLE UNIT AVAILABLE—2,351 s.f.**
- ◆ **Entire Office Complex is Parked for Medical!**
- ◆ **All impact fees have been paid!**  
 (up to and including Medical Use and Water)
- ◆ **Brand New Construction—Ready for Build-Out!**
- ◆ **Near the new Viera Hospital under construction**

**2008 AREA DEMOGRAPHICS**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>200</b>			
<b>Population</b>	<b>5,040</b>	<b>32,499</b>	<b>49,229</b>
<b>Avg. HH Income</b>	<b>\$81,260</b>	<b>\$87,347</b>	<b>\$90,705</b>
<b>2012 estimate</b>			
<b>Population</b>	<b>6,326</b>	<b>40,161</b>	<b>59,218</b>
<b>Avg. HH Income</b>	<b>\$96,580</b>	<b>\$106,595</b>	<b>\$111,531</b>



**CHARINE  
 LEWIS**

2425 Pineapple Ave., Suite 108, Melbourne, FL 32935

**www.jmrealestate.com**

Information herein is believed correct but is not warranted and is subject to change without notice. JM Realty, Inc. assumes no responsibility for any errors, omissions or changes.



8061 Spyglass Hill Rd.  
available For Lease or Sale

**\$16 per square foot to Lease  
NNN—\$4.50/sf**



8061 Spyglass Hill Rd.  
available For Sale  
**\$160 per square foot**

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**NOW OPEN!**

Overpass connecting East Viera to West Viera over Interstate 95

**ON THE WEST SIDE OF I-95:**

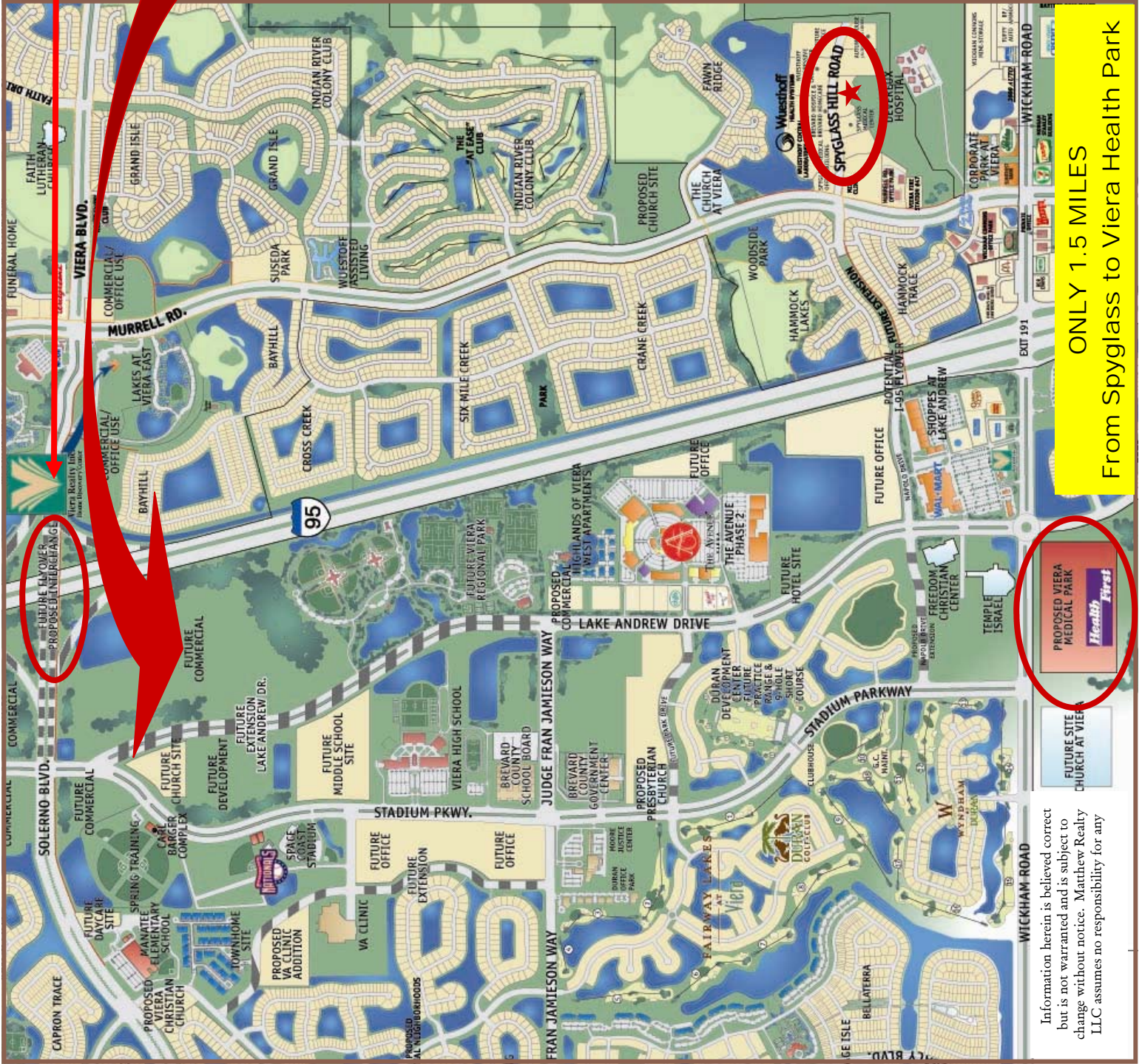
- ◆ The Avenue —Lifestyle Shopping Center
- ◆ Brevard County Gov't Center
- ◆ Brevard County School Board
- ◆ Space Coast Stadium
- ◆ Brevard County Courthouse
- ◆ Duran Golf Club
- ◆ Viera Regional Recreation Park
- ◆ Viera High School

SITE OF

**SPYGLASS HILL SOUTH OFFICE PARK**

**Future Viera Health Park**

**Currently Under Construction**



**ONLY 1.5 MILES**  
From Spyglass to Viera Health Park

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