



8240 & 8247 Devereux Drive, Melbourne, FL 32940  
**WICKHAM COMMONS**

## PROPERTY HIGHLIGHTS

- Prestigious office complex in Viera
- Park-like setting with many oaks, palms and a lake view
- Located just off I-95 & N. Wickham Road
- Brevard County Courthouse and Viera Hospital are within minutes, plus many area restaurants & shops
- 8240 Devereux: 5,594 SF total available
- 8247 Devereux: 4,344 SF total available
- Ample parking
- Monument & facade signage

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,490	44,586	78,378
Households	2,426	18,860	32,688
Median HH Income	\$98,542	\$89,466	\$90,201

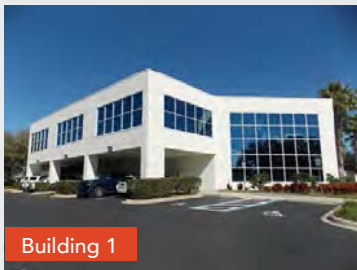
**For More Information:**

**Joe Poirier**  
 321-537-7996  
 Joe@v3capital.com



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## WICKHAM COMMONS



Building 1

7380 Murrell Road  
2 Stories/34,363 SF



Building 2

7370 Cabot Court  
1 Story/8,677 SF



Building 3

8247 Devereux Drive  
1 Story/8,631 SF



Building 4

8249 Devereux Drive  
1 Story/8,632 SF



Building 5

8245 Devereux Drive  
1 Story/5,818 SF



Building 6

8247 Devereux Drive  
1 Story/16,630 SF

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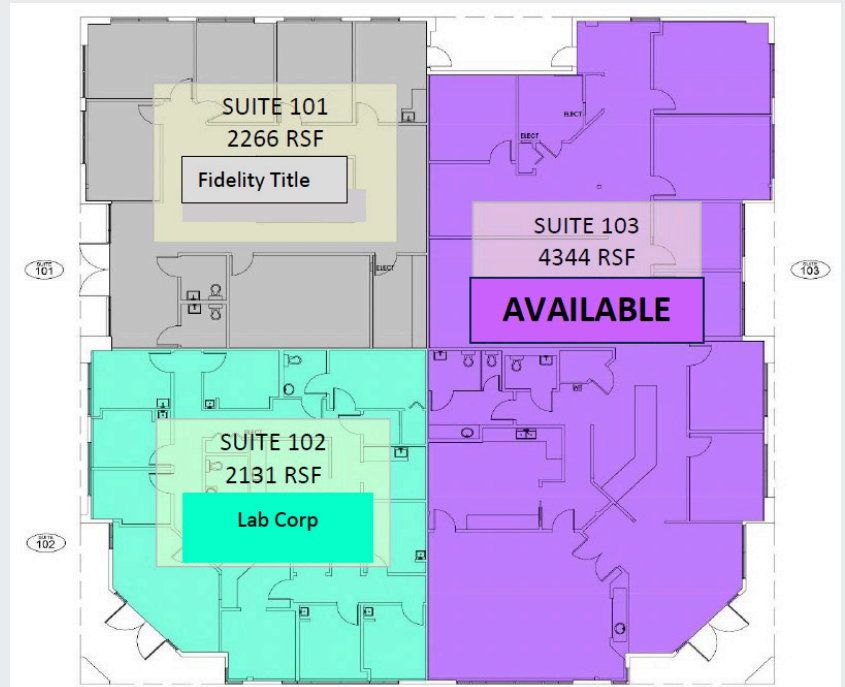
**FOR LEASE**  
Call for Pricing

8240 & 8247 Devereux Drive, Melbourne, FL 32940

## WICKHAM COMMONS

### Building 5 - Suite 103

- 4,334 Square Feet
- Traditional Office Build-out
- Multiple Private Offices
- Work Area, Conference Room
- Break Area/Kitchen



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[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
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407-848-1663  
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8240 & 8247 Devereux Drive, Melbourne, FL 32940

## WICKHAM COMMONS

### Building 6 - Suite 101-102

- 5,594 Square Feet
- Traditional Office Build-out
- Multiple Private Offices
- Work Area, Conference Room
- Break Area/Kitchen
- Three Restrooms

Wickham Commons Office Park  
Floor Plans  
BUILDING 6: 8240 Devereux Dr.



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