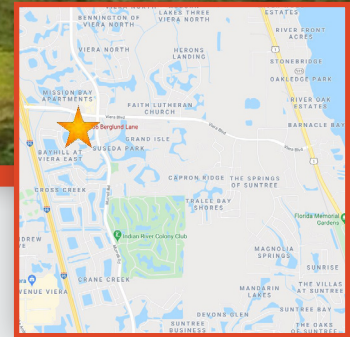


17XX BERGLUND LANE, VIERA, FL 32940
NEW CONSTRUCTION - PRE LEASING!



PROPERTY HIGHLIGHTS

8,700 SF Available for Lease

- Architecturally pleasing office building located in the Viera Promenade Professional Office Park
- At Intersection of Viera Blvd. & Murrell Rd, Just 1/4 Mile from the new Viera Blvd. I-95 Interchange
- Raw dark shell spaces
- Beautiful lake views
- Ample parking

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,110	42,487	73,740
Households	3,146	18,054	30,527
Average HH Income	\$89,701	\$96,897	\$97,337

FOR MORE INFORMATION

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



FOR LEASE
\$24/SF/YR - NNN Lease

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Viera is a master planned community located in the central coastal region of Brevard County, Florida. It is part of an unincorporated section adjacent to the Melbourne, Florida area. For census purposes, it is divided between the Census Designated Places of Viera East and Viera West.



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.



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407-848-1663
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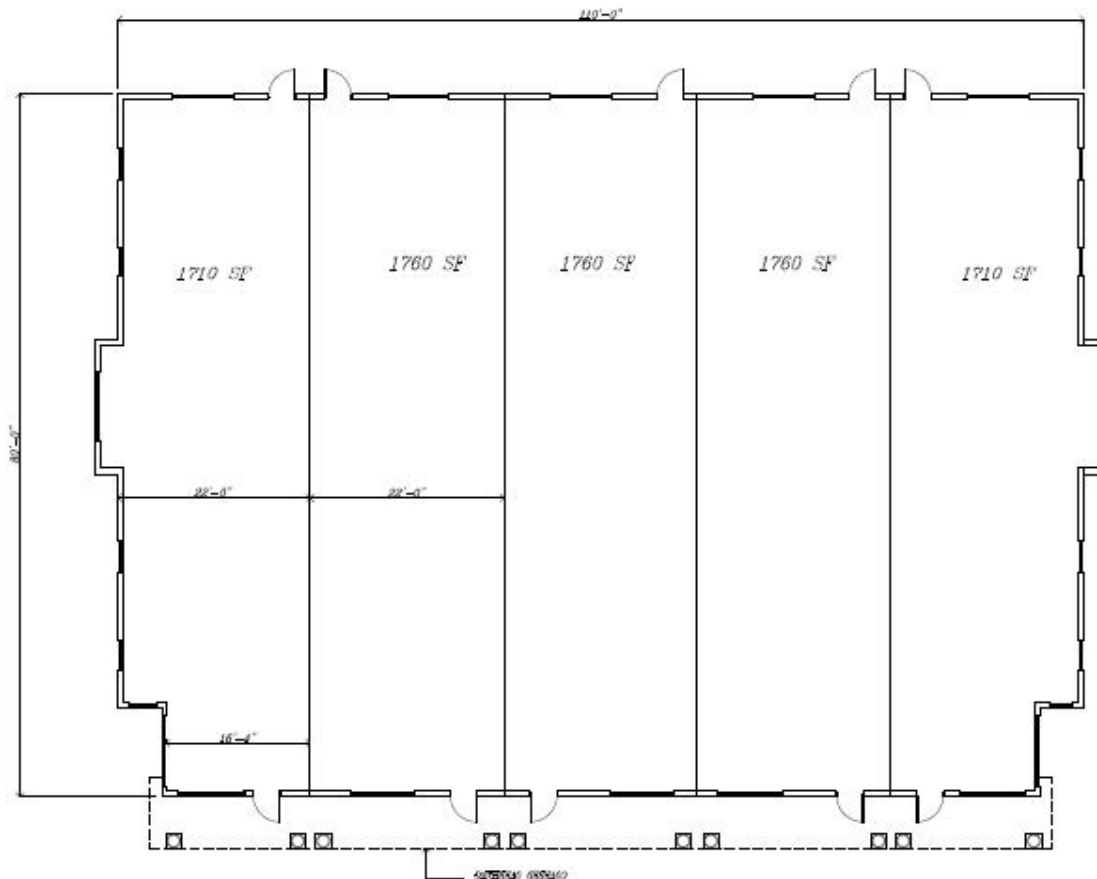
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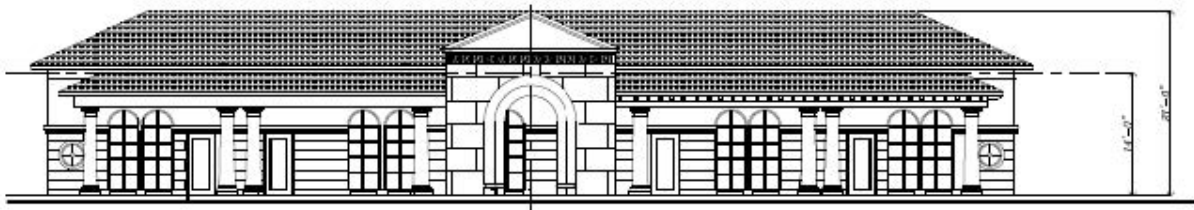
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FLOOR PLAN



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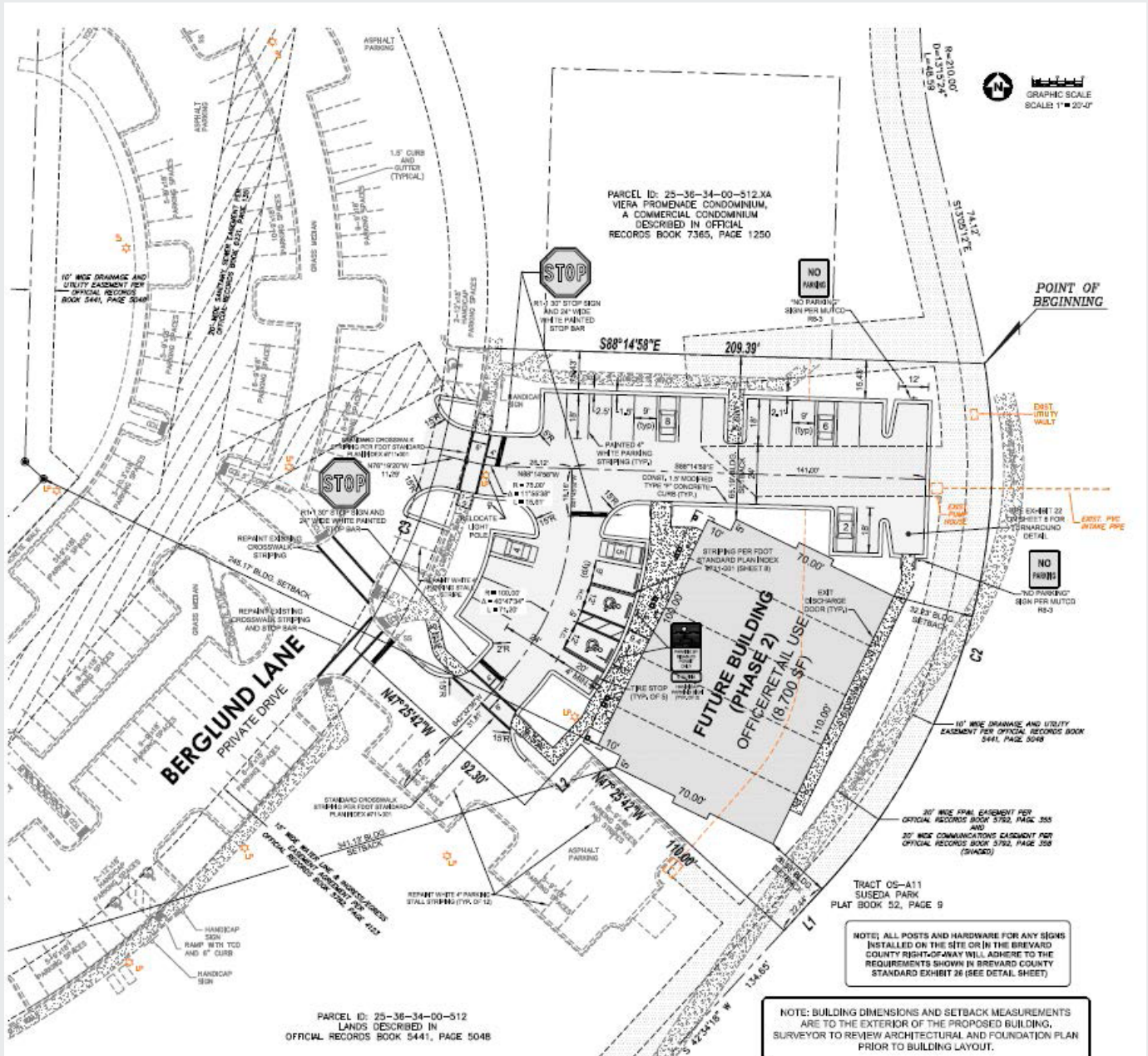
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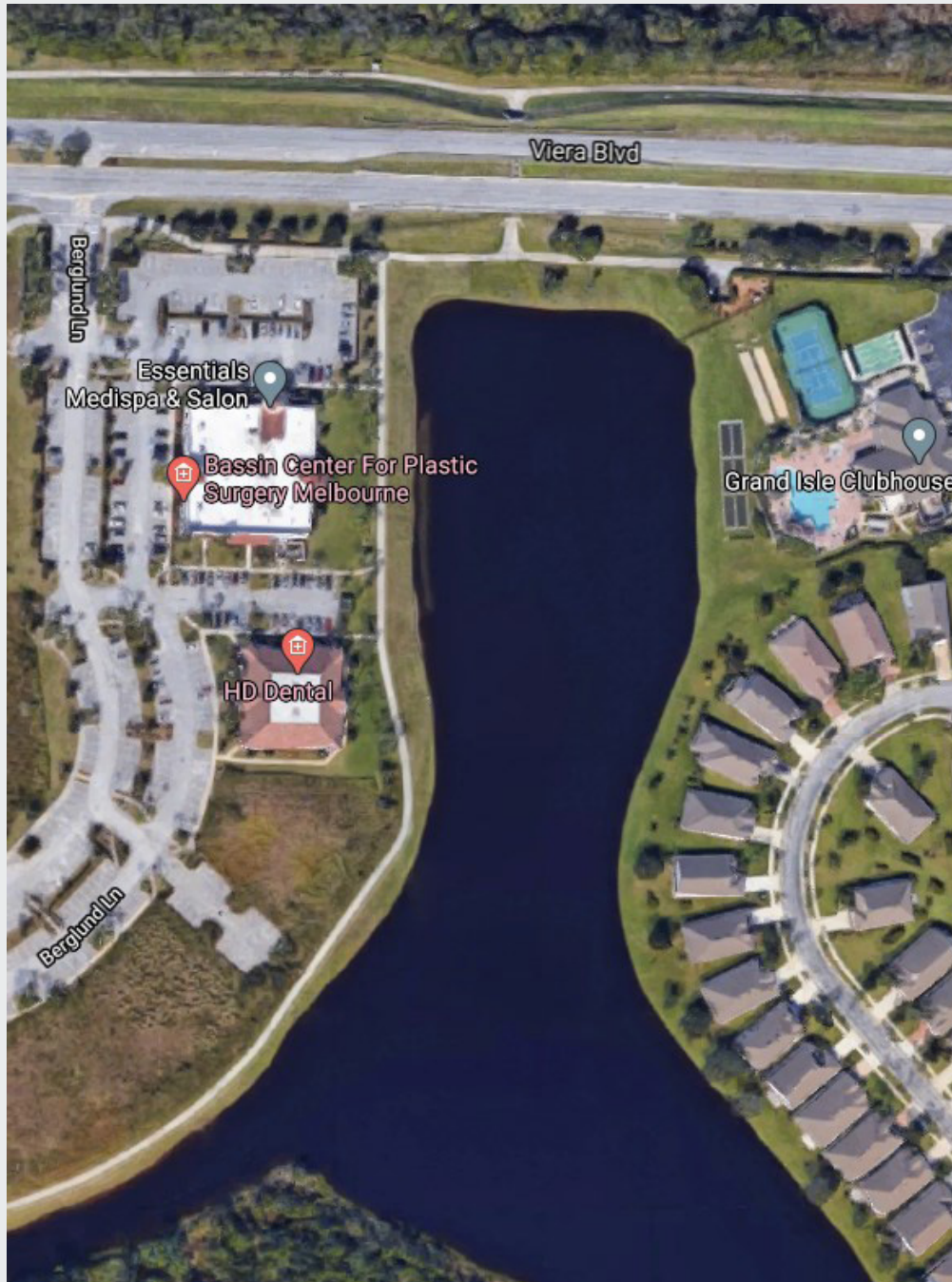
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