



2 SUNTREE PLACE, MELBOURNE, FL 32940

**MEDICAL/OFFICE SPACE - NEW CONSTRUCTION**

**PROPERTY HIGHLIGHTS**

Suite 101: 1,912 SF | Suite 102: 1,912 SF | Contiguous: 3,825 SF  
 Shell space ready for your custom build-out

- Professional Office Space in a beautiful new construction office building
- Perfect for Medical and Professional offices
- In the heart of Suntree adjacent to Suntree Country Club with an exclusive park-like setting
- Easy access to Wickham Road at Suntree Blvd.
- Close proximity to US-1, Beachside, I-95, Melbourne International Airport, and just a short drive to Orlando

**DEMOGRAPHICS**

|                | 1 MILE   | 3 MILES   | 5 MILES   |
|----------------|----------|-----------|-----------|
| Population     | 5,279    | 32,227    | 76,472    |
| Median Age     | 55.7     | 51.8      | 49.8      |
| Avg. HH Income | \$96,864 | \$111,784 | \$106,760 |

**For More Information:**

**Charine Lewis**  
 321-508-9030  
 Charine@v3capital.com



**FOR LEASE**  
**\$28.00/SF/YR NNN**

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**EXAMPLE OF FINISHED SUITE**



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.  
Apopka, FL 32703  
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**V3Capital.com**