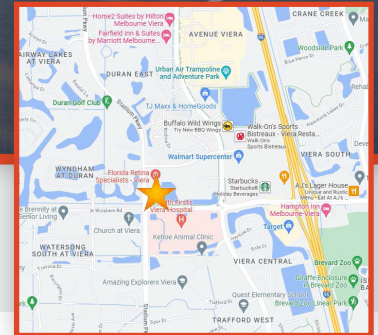




**WICKHAM RD. & STADIUM PARKWAY, VIERA, FL**  
**VIERA MEDICAL PARK - THE IBIS BUILDING**



**PROPERTY HIGHLIGHTS**

Suites range from 2,027 SF up to 8,770 SF

- The Ibis Building presents an exciting pre-leasing opportunity for a new Class A medical space in the sought after Viera market
- Stunning modern building to be completed Summer 2025
- Approximately 20,000 total SF
- Located directly across from the Viera Hospital
- Viera ranked 8th in Top 10 Master Planned Communities in US
- Quick access to I-95 - Only 1 mile away
- Walking distance to the Hospital & medical building
- Ample parking for employees and guests - cross-over access for additional parking

**DEMOGRAPHICS**

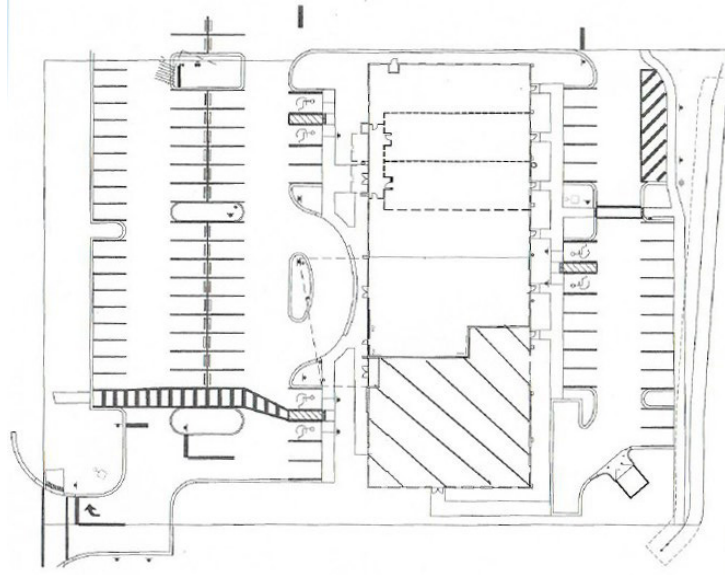
|                | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------|-----------|-----------|-----------|
| Population     | 2,984     | 30,662    | 60,924    |
| Median Age     | 47.8      | 50        | 50.1      |
| Avg. HH Income | \$113,877 | \$109,569 | \$116,430 |

**For More Information:**

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

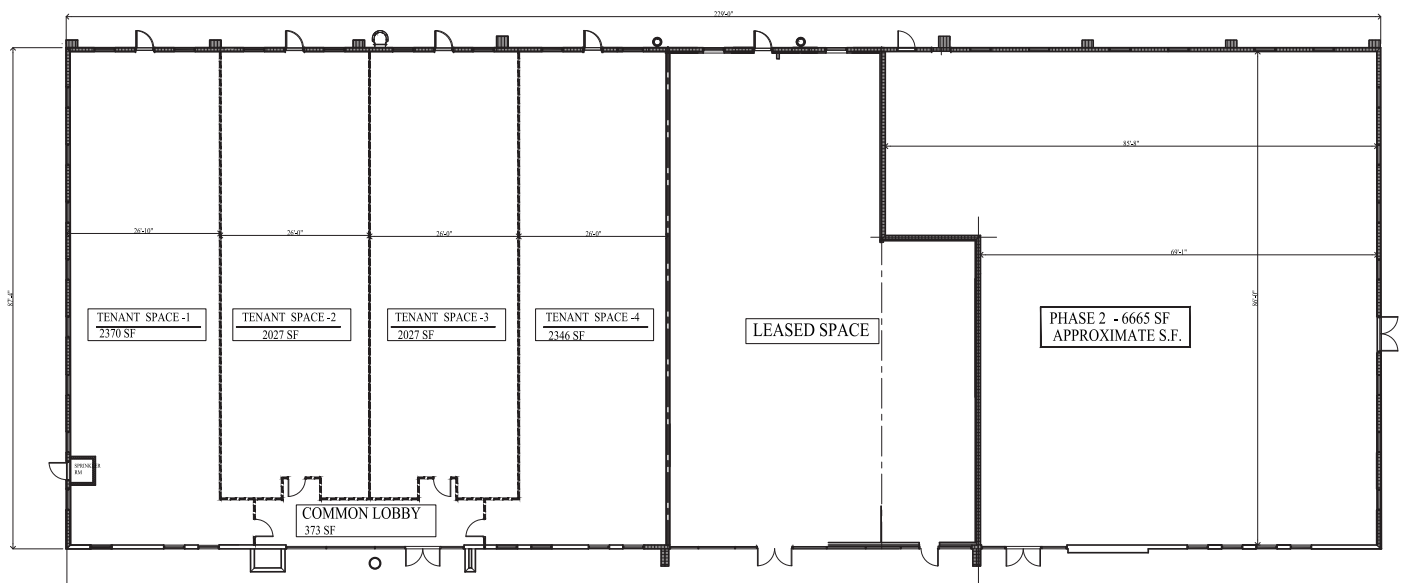
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**SITE PLAN**



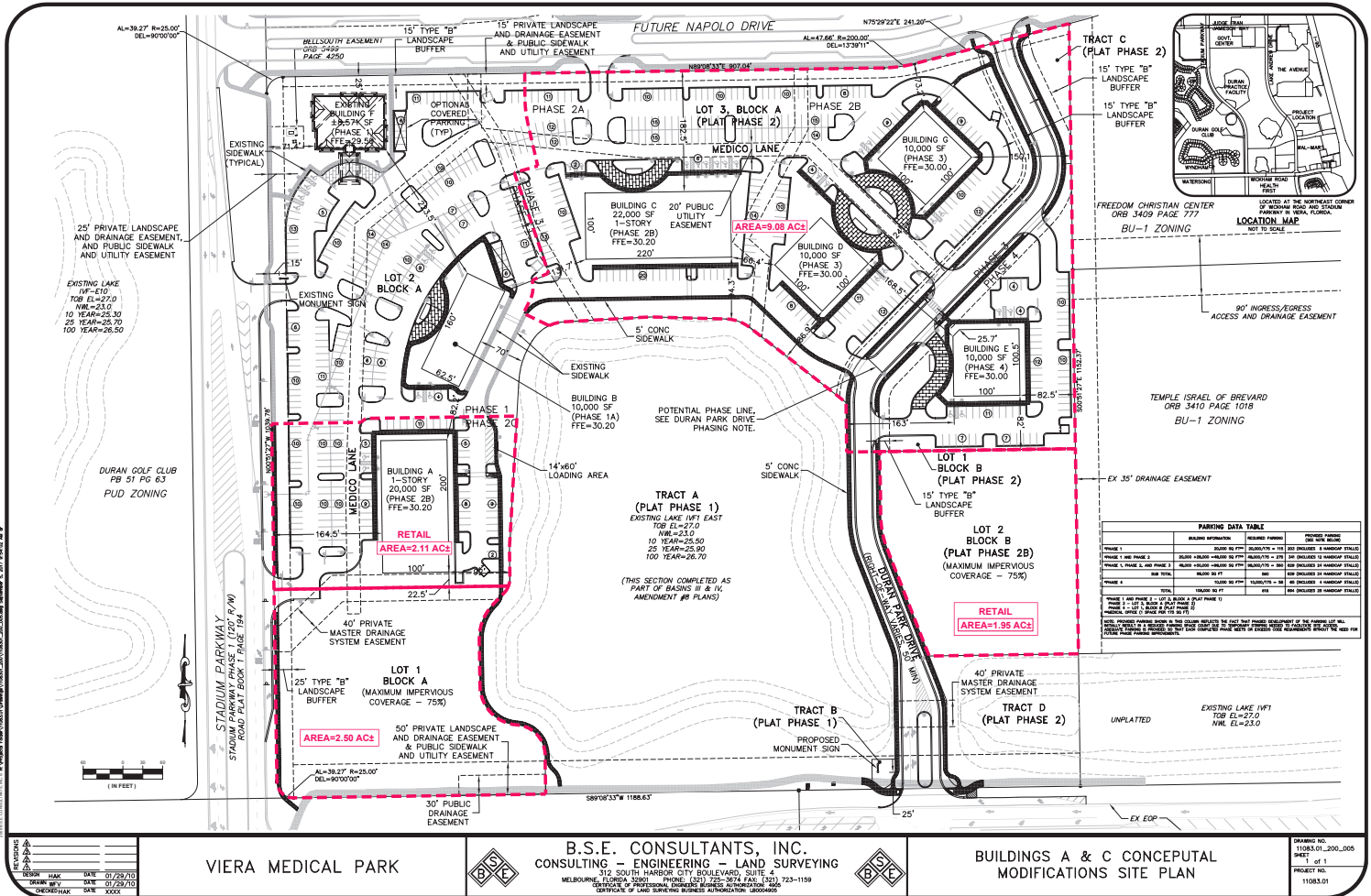
**BUILDING**

- The Ibis Building is planned for suites from 2,027 SF up to approx. 6,665 SF. Contiguous suites up to 8,770 SF.
- Space will be delivered as a grey shell, allowing Tenants to customize their unit to specific needs, buildout to be done simultaneously with Owner's work.
- TI dollars available



WICKHAM RD. & STADIUM PARKWAY, VIERA, FL  
**VIERA MEDICAL PARK - THE IBIS BUILDING**

**VIERA MEDICAL PARK OFFICE SITE**



**VIERA MEDICAL PARK**

**B.S.E. CONSULTANTS, INC.**  
 CONSULTING - ENGINEERING - LAND SURVEYING  
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
 MELBOURNE, FLORIDA 32901 - PHONE: (321) 270-9774 FAX: (321) 223-1159  
CERTIFICATE OF LAND SURVEYING BUSINESS REGISTRATION: L20080040

**BUILDINGS A & C CONCEPTUAL MODIFICATIONS SITE PLAN**

WICKHAM RD. & STADIUM PARKWAY, VIERA, FL  
**VIERA MEDICAL PARK - THE IBIS BUILDING**

**VIERA'S MASTER PLAN**



Viera's master plan was unveiled in 1989 with a mission to create a vibrant, livable community built with faith, integrity, and thoughtful stewardship of the land.

Viera is in the Top 10 Planned Communities in the United States

The Ibis Building is centrally located in the Viera community, in the Viera Medical Park, directly across from Health First Viera Hospital.