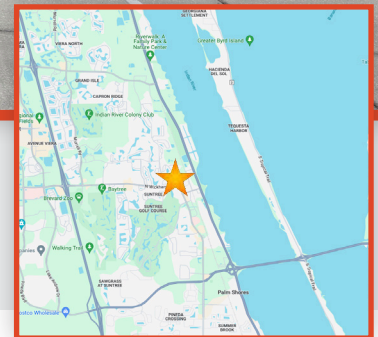




38 SUNTREE PLACE, MELBOURNE, FL 32940

**BEAUTIFUL OFFICE IN SUNTREE/VIERA**  
**- OFFICE EQUIPPED WITH CERTIFIED SCIF**



### PROPERTY HIGHLIGHTS

- Wickham Road frontage with 37,773 cars per day
- Mint condition office build out with break room and two restrooms
- Upscale, well-maintained property
- Close to I-95, US-1, and A1A
- Furnishings included
- Monument signage
- Water included in NNN

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,029	64,755	200,471
Households	7,096	31,591	98,630
Avg. HH Income	\$107,055	\$107,306	\$93,957

#### For More Information:

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

**Chad Cabrera**  
321-960-3249  
Chad@v3capital.com





**FOR LEASE**  
**\$26.00 NNN**

38 SUNTREE PLACE, MELBOURNE, FL 32940

**BEAUTIFUL OFFICE IN SUNTREE/VIERA**  
**- OFFICE EQUIPPED WITH CERTIFIED SCIF**

**PROPERTY PHOTOS**



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  
407-848-1663  
[V3Capital.com](http://V3Capital.com)





**FOR LEASE**  
**\$26.00 NNN**

38 SUNTREE PLACE, MELBOURNE, FL 32940

**BEAUTIFUL OFFICE IN SUNTREE/VIERA**  
**- OFFICE EQUIPPED WITH CERTIFIED SCIF**

**PROPERTY PHOTOS**



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  
407-848-1663  
[V3Capital.com](http://V3Capital.com)





**FOR LEASE**  
**\$26.00 NNN**

38 SUNTREE PLACE, MELBOURNE, FL 32940

**BEAUTIFUL OFFICE IN SUNTREE/VIERA**  
**- OFFICE EQUIPPED WITH CERTIFIED SCIF**

**PROPERTY PHOTOS**



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  
407-848-1663  
[V3Capital.com](http://V3Capital.com)