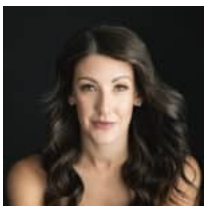




## 305 W. HIBISCUS BLVD. - OFFICE OR MEDICAL FOR LEASE

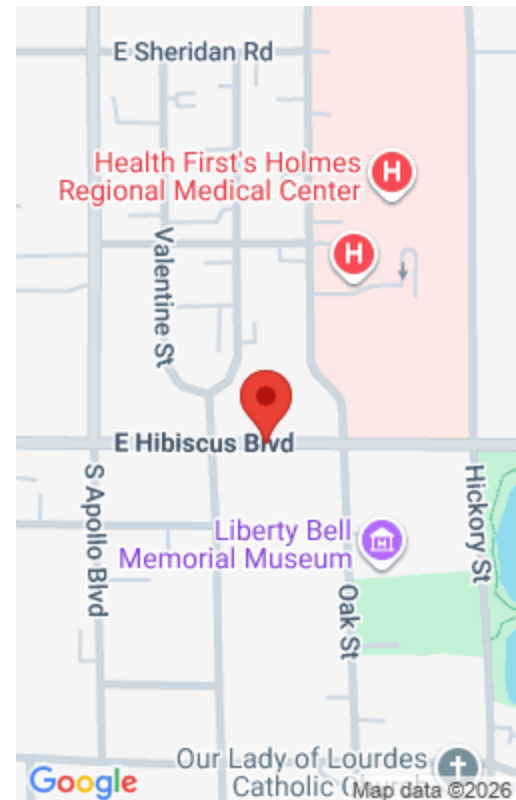
<https://jmrealestate.com>

305 W. Hibiscus Blvd - Office or Medical Space For Lease in Melbourne, Florida 2,415 SF Stand-Alone Office or Medical Building Prime Corner Location with Monument Signage High Visibility Along Hibiscus Blvd & MLK Blvd Modern Vinyl Plank Flooring Throughout Flexible Layout with Multiple Offices & Conference Room Reception Area, Lobby, Kitchen & Large Offices Ample On-Site Parking with Easy Ingress/Egress Minutes [...]



**Courtney Smith**

- Medical Office, Office
- Commercial Lease
- 2415 sq ft



---

## Rooms & Units Description

**Unit 1: Unit or Suite Number:** 305 W. Hibiscus Blvd.

**Unit 1: Unit Description:** Stand-alone Office or Medical Building

**Unit 1: Size:** 2,415 SF

**Unit 1: # Units (This Type):** 1

---

## Location Details

**County:** Brevard County

**Directions:** Located on W. Hibiscus Blvd. near S. Babcock Street in Melbourne, Florida. Minutes from US-1 and I-95.

**Area Desc:** Prime Melbourne commercial corridor near Airport & Holmes Regional with strong traffic counts, monument signage visibility, and nearby restaurants, banking, retail, and hotels.

**Location:** Melbourne, Florida

**Location: Other:** Corner of busy, lighted intersection at Hibiscus Blvd. & Martin Luther King Blvd.

---

## Property Details

**Prop Type:** Commercial

**Property Use:** Office / Medical Office

**List Type:** For Lease

**Possession:** Immediate

**Construction:** Stand-alone Building

**Frontage Description:** Hibiscus Blvd. & Martin Luther King Blvd.

**Floor:** Vinyl Plank Flooring

**Land Use:** Office / Medical

**SqFt - Living:** 2,415 SF

**Lease Includes:** Trash & Grounds Maintenance

---

## Property Features

**Common Amenities:** Ample On-Site Parking

**Utilities Available:** Electric, Water

**Utilities: Other:** Trash & Grounds Maintenance Included

**Exterior Finish:** Modern Façade

**Style:** Stand-alone, Single Tenant Building

**Parking:** Ample On-Site Parking



---

# Miscellaneous

**Virtual Tour:** Array

