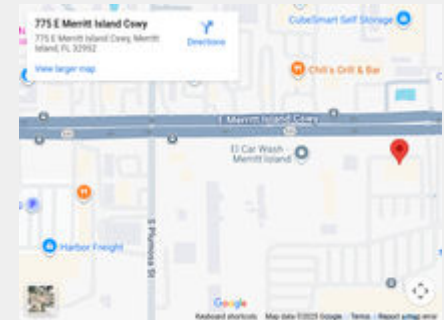


OFFICE SPACE FOR LEASE

FINANCIAL CENTER AT MERRITT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



COURTNEY SMITH

COMMERCIAL REAL ESTATE ADVISOR

JM Real Estate

2425 Pineapple Ave.

Melbourne, FL 32935

(321) 423-4305

Courtney@JMRealEstate.com

High-Traffic, High-Impact, High-Value

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Quick Facts:

- Three Story Class “A” Professional Office Building Located in the Heart of Merritt Island
- State Road 520 (Merritt Island Causeway) is a Major Corridor Between US 1 and A1A
- Home to Truist Bank & The Cocoa Beach Chamber of Commerce
- High Traffic Counts of 33,300 Cars Per Day
- Next to Merritt Square Shopping Mall
- Great Parking & High Visibility
- Covered Portico Main Entrance to Building
- Double Elevator Building with Granite Lobby
- Spacious Floor Plans – 2,675, 3,874, 4,813 SF
- Dedicated Property Management & Leasing
- \$18 to \$22/SF/YR + \$8.37 NNN – Includes Utilities



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[Link: Click Here](#)

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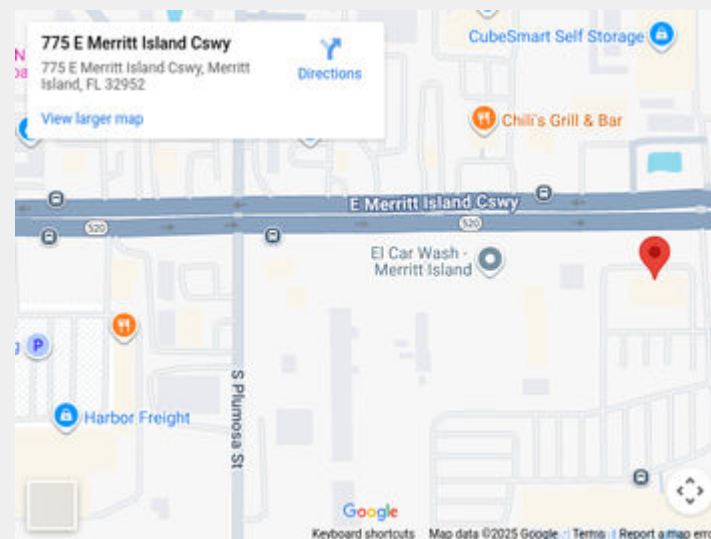


Discover a premier opportunity at the Financial Center at Merritt Square, a three-story Class “A” professional office building ideally situated in the heart of Merritt Island. Positioned directly on State Road 520, the property enjoys exceptional visibility and exposure along a major corridor connecting US-1 to A1A, with over 33,300 cars passing daily.

Next to Merritt Square Mall, this distinguished building features a covered portico entrance, double elevators, and a granite lobby that creates a strong first impression for tenants and visitors alike.

Flexible floorplans ranging from 2,675 SF to 7,641 SF provide the perfect setting for professional offices, medical users, or service providers seeking a high-profile location.

Competitive rental rates of \$18 to \$22/SF/YR + \$8.37 NNN include utilities, offering outstanding value in a prime Merritt Island business hub.



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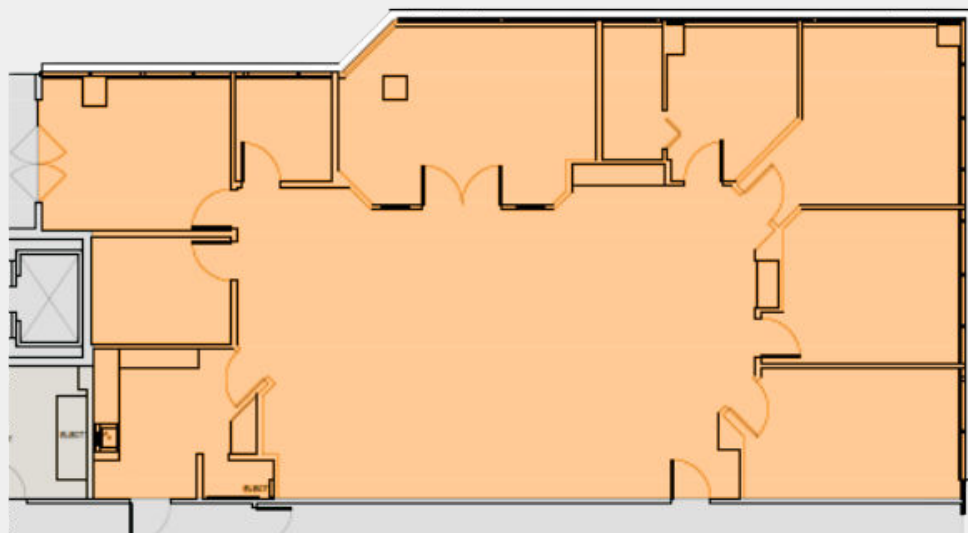
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OFFICE SPACE FOR LEASE

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Suite 110 - 2,675+/- rsf

- Fully built-out Medical Office Space
- 3 Exam Rooms
- 2 ADA Room
- Large Reception
- Great Identity with double glass doors off of lobby First Floor Lobby
- Perfect for Medical
- Chiropractic or PT
- Great Parking
- Available Now
- 3-5 Year Term



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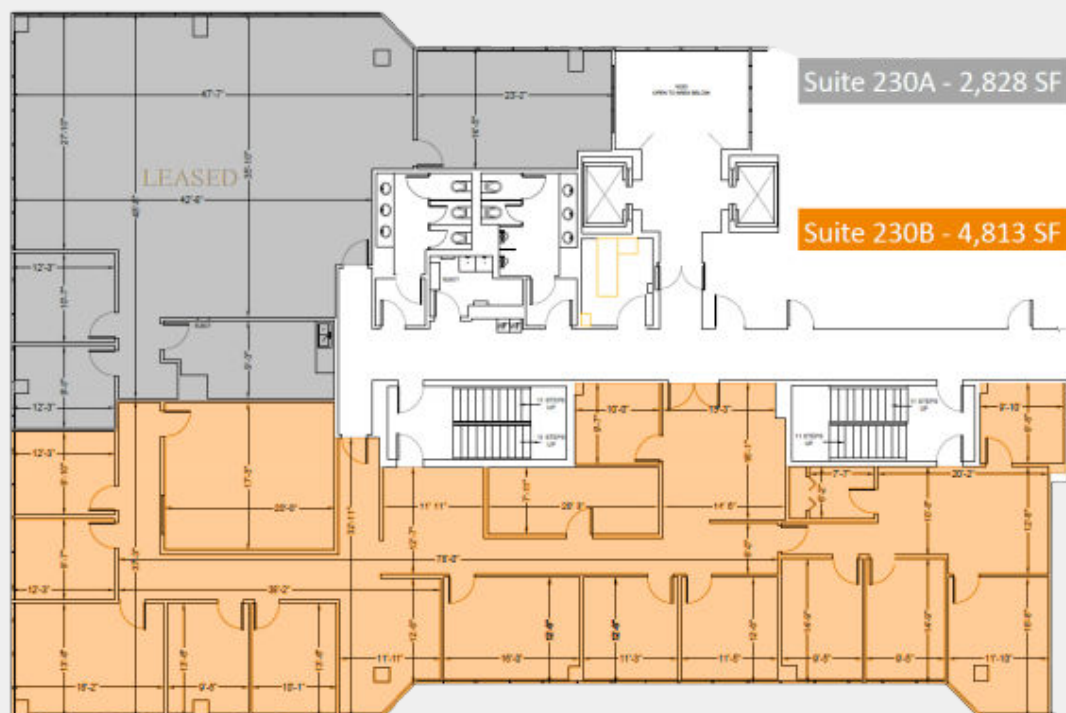
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OFFICE SPACE FOR LEASE

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Suite 230B - 4,813+/- rsf -NOW
Suite 230A - 2,828+/- rsf - Feb 2026

- Large, Light-Filled, Office-Intensive Space
- Ideal for Office or High-Tech Users
- Spacious Perimeter Offices with Excellent Natural Light
- Beautiful Interior Improvements with Scenic Views
- Prominent Identity and Formal Reception Area Adjacent to Elevator Lobby
- Can be combined for a Total of 7,741 SF.

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OFFICE SPACE FOR LEASE

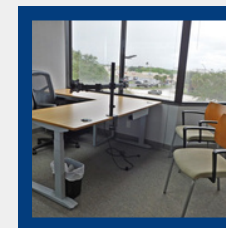
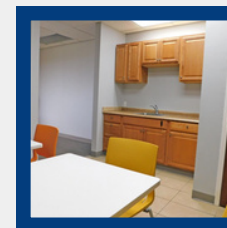
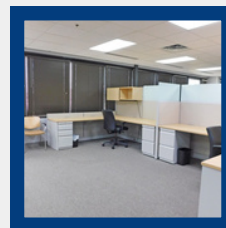
FINANCIAL CENTER AT MERRIT SQUARE

775 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FL 32952



Suite 310 - 3,874+/- rsf

- Large Open Office on the Top Floor
- Turn-key space
- Beautifully Furnished
- 4 Private Offices & Open Area w Cubes
- Dedicated Break Room
- Stunning View Space



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SUMMARY OF AVAILABLES:

SUITE	SIZE	AVAILABLE	NOTES
Suite 110	2,675	now	• 3 private offices • 1 conf room • 1 Kitchen • Ground Floor Identity
Suite 230B	4,813	now	• 13 private offices • 2 conf rooms • Can be combined with 230
Suite 230	2,828	FEB 2026	• Open Concept • Large conf room • 1 kitchen • Can be combined with 230b
Suite 310	3,874	now	• Top Floor Great Views • Lots of Open Space • 4 private offices • 1 conf room

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Class "A" Management & Leasing Specialists

Demographics

Category	1 Mile	3 Mile	5 Mile
2024 Population	5,085	22,490	77,540
2029 Pop Projection	5,572	24,747	85,384
Growth 2024-2029 (%)	1.2	1.8	2.0
Median Age	52.5	50.4	48.1
Bachelor's or Higher (%)	52.0	40.0	32.0
Average HH Income (\$)	126,403	99,074	81,469

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