

OFFICE / MEDICAL SPACE FOR LEASE

THE BOULEVARD PROFESSIONAL CENTER

1600 W. Eau Gallie Blvd., Melbourne, FL 32935



JMREALESTATE.COM

PROPERTY OVERVIEW:

1600 W. Eau Gallie Blvd., Melbourne, FL 32935 offers a prime office location along one of Melbourne's main commercial corridors.

Suite 203 - is currently available and features 1,000 SF of office space with a reception area, four private offices, kitchen, utility room, and telephone/IT closet—ideal for professional or administrative use. Across from Eau Gallie High School with convenient access to major roadways and surrounding services makes this a functional, high visibility office opportunity in Melbourne.

Asking \$21.50 PSF per year plus electricity!

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PROPERTY HIGHLIGHTS:

- This property offers many different sizes of space. From 120 sf in the Executive Suite to 1,000 sf in your our suite.
- Proximity to the Eau Gallie Arts District for client lunches, after-work meetups, and creative energy
- Strong mix of local restaurants, cafés, and breweries for meetings and team breaks
- Easy access to US-1 and Wickham Road, simplifying commutes and client travel
- Close to banking, professional services, and retail for daily business needs
- Nearby Indian River Lagoon and waterfront dining for hosting clients or decompressing after work
- Established professional corridor with medical, legal, and office users nearby
- Short drive to beachside communities—a big quality-of-life perk for staff
- Central location within Melbourne, supporting regional visibility and convenience
- Walkable and drivable options that support employee satisfaction and retention



AVAILABLE OFFICE SUITES:

Suite 203 - 1,000 sf - Reception, 4 Offices, Kitchen & Storage Closet

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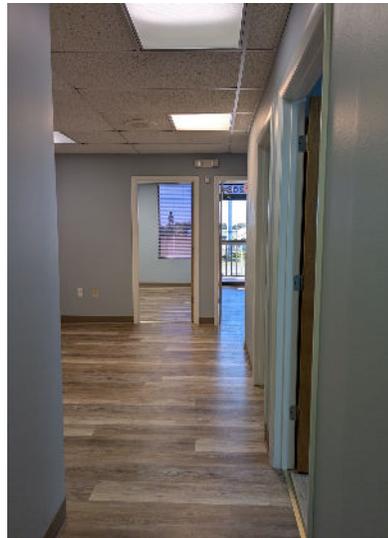
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Suite 230



virtual tour link



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