



MEDICAL OFFICE SPACE FOR LEASE

3021 EAU GALLIE BLVD | Melbourne, FL 32934

Suite 102 | 2,000 SF | \$14.00/SF/YR | Available Now

MEDICAL OFFICE SUITE

\$14.00/SF/YR

PROPERTY HIGHLIGHTS

- Ground-floor medical suite
- 2,000 SF available
- Available Now
- Lease term negotiable
- Welcoming reception area
- Dedicated waiting room
- Multiple treatment rooms
- Integrated clinical support areas
- Clean, modern interior finishes
- Strong visibility on Eau Gallie Blvd
- Ample on-site parking
- Ideal for medical/dental/wellness

PROPERTY DESCRIPTION

This ground-floor medical suite is located within a professionally maintained medical office building and features a functional layout designed to support efficient patient flow. The space includes a welcoming reception area, multiple private treatment rooms, and integrated clinical support areas. Strong visibility along Eau Gallie Blvd with convenient access from Wickham Road and ample on-site parking.

Terry Winton

Commercial Sales Associate, CCIM | JM Real Estate, Inc.

Office: 321.242.2882 x 217 | Cell: 321.616.3070 | Terry@JMRealEstate.com

JM Real Estate, Inc. | 6022 Farcenda Place, Melbourne, FL 32940 | JMRealEstate.com

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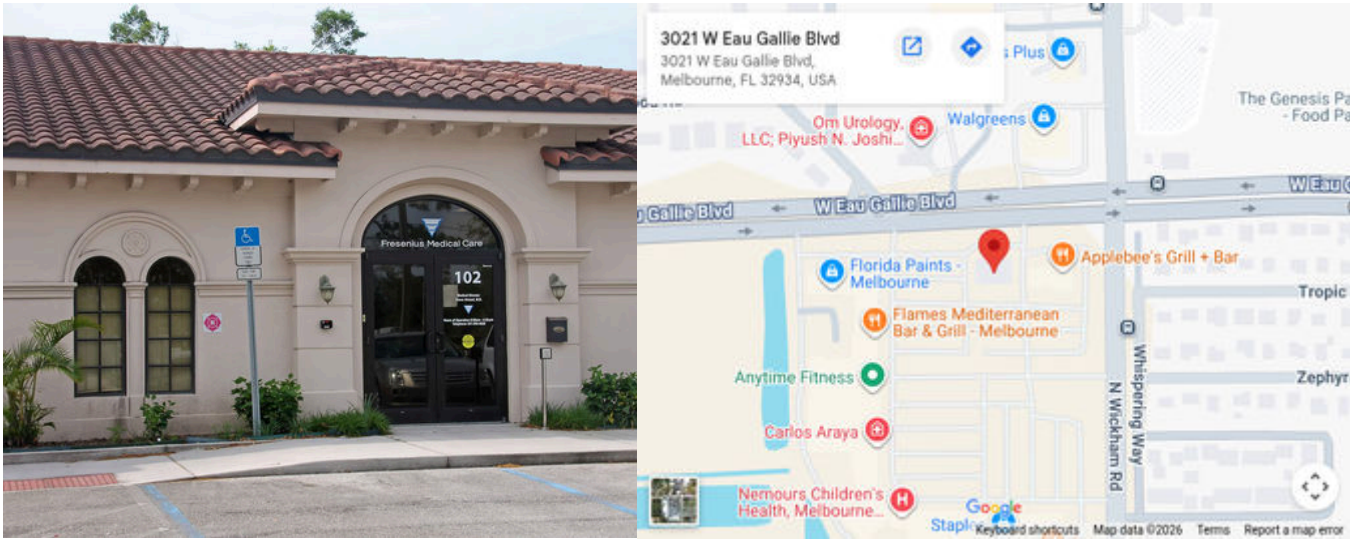
3021 EAU GALLIE BLVD | SUITE 102



Suite 102 – 1st Floor

- 2,000 SF Available Now
- Rental Rate: \$14.00/SF/YR
- Lease Term: Negotiable
- Fully Built-Out Office Space
- Mostly Open Floor Plan Layout
- 2 Private Offices
- Fits 5–16 People
- Reception Area & Waiting Room
- Multiple Treatment Rooms
- Excellent Condition
- Strong Visibility on Eau Gallie Blvd
- Convenient Access to Wickham Road
- Ample On-Site Parking
- Ideal for Medical, Dental, Therapy & Wellness Users

LOCATION MAP



- Strong visibility along Eau Gallie Blvd
- Convenient access from Wickham Road
- Established medical and healthcare corridor
- Approximately 5.1 miles from Melbourne Orlando International Airport
- Approximately 13-minute drive to the airport

SPACE FEATURES

- Fully Built-Out
- Excellent Condition
- Mostly Open Floor Plan Layout
- 2 Private Offices
- Fits 5–16 People

PROPERTY FACTS

- Building Type: Office
- Building Class: B
- Year Built: 2006
- Building Height: 1 Story
- Building Size: 5,978 SF
- Parking: 30 Surface Spaces

CONTACT FOR LEASING INFORMATION



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