

FOR LEASE- MEDICAL OFFICE SPACE AVAILABLE



3021 W. EAU GALLIE BLVD. SUITE 102, MELBOURNE, FL 32934

LEASE RATE- \$14 PSF BASE RENT



- Move-in Ready Medical Space
- Quality Finishes
- +/- 2,000 sf
- ADA Compliant
- Reception/Waiting
- 4 Exam Rooms
- Nurses Station
- Lab
- Staff Lounge
- High Traffic Counts
- Eau Gallie and Wickham Rd.
- Available February 2026
- CAM Fees- \$5 PSF
- Existing furniture & equipment is for Sale

TERRY WINTON

2425 Pineapple Ave, #108
Melbourne, Florida 32935

FULLY BUILT-OUT MEDICAL SUITE AVAILABLE FOR LEASE

(321) 616-3070
JMREALESTATE.COM



PROPERTY OVERVIEW

Position your practice in one of Melbourne's most established medical corridors. 3201 W. Eau Gallie Boulevard is a well-maintained medical office building currently home to three complementary medical practices, creating a professional, referral-friendly environment that patients already recognize and trust.

The property offers convenient access from Eau Gallie Boulevard, ample parking, and a clean, professional image ideal for medical, dental, therapy, or specialty healthcare users.

Available:

Suite 102 – February 2026

This space presents a rare opportunity to secure space in a stabilized medical building with existing healthcare traffic and strong visibility.

Highlights:

- Established medical tenancy
- Professional medical layout potential
- Easy access and strong arterial frontage
- On-site parking for staff and patients
- Ideal for owner-users or expanding practices

Secure your space now.

Medical availability along Eau Gallie is limited—early commitments allow time for planning, build-out, and a smooth transition for your practice. If you're considering a 2026 move or expansion, Suite 102 deserves a closer look.

FLOOR PLAN



SUITE 102



- **FULLY BUILT OUT MEDICAL SUITE**
- **PRIVATE EXAM ROOMS**
- **RECEPTION & WAITING AREA**
- **EXCELLENT VISIBILITY & ACCESS**

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