



1050 Satcom Lane | Melbourne, FL



Building for sale or lease

±61,819 SF Available on ±9.6 Acres

OPPORTUNITY DETAILS

This is an opportunity to acquire a 61,819 sq ft, Class A executive office building in Florida's rapidly growing Space Coast. Originally built in 2015 and updated in 2020, the property blends luxury with functionality. Its strategic location offers excellent visibility and access to major transportation routes, including the Melbourne and Orlando International Airports, placing it at the center of the region's booming aerospace and high-tech industries.

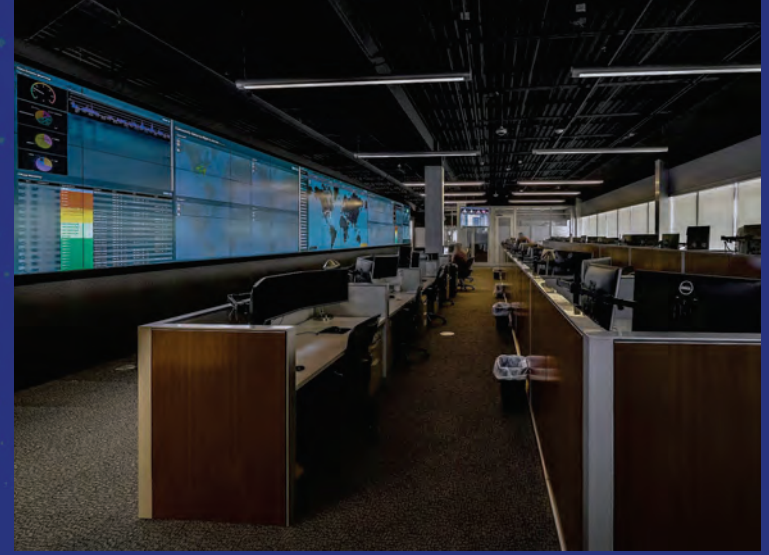
Designed to Class A specifications, the building features a large lobby entrance, with second floor executive suites and panoramic views. It is also equipped with premium amenities, including state-of-the-art security, a full fitness center, and multiple kitchens, all intended to support a modern office user.

FLORIDA'S SPACE COAST

Kennedy Space Center has transformed into a thriving multi-user spaceport with over 90 private sector partners, supporting more than 12,000 employees and generating \$5.25 billion in economic output for Florida. The Space Coast has become a premier tourism destination, featuring the Kennedy Space Center Visitor Complex and other major attractions, with Orlando's world-famous theme parks just an hour away.

The region's infrastructure includes Orlando Melbourne International Airport, which handles over 745,000 visitors annually and contributes \$3.1 billion in economic activity, and Port Canaveral, the world's second busiest cruise port, which generates \$6.1 billion annually while serving 4.6 million cruise passengers.





BUILDING DETAILS



Class A executive office building or impressive headquarters



Steel-reinforced Class IIB structure with hurricane impact glass for enhanced safety and efficiency



Prime location for aerospace, defense, and high-tech industries



Raised access flooring system



Panoramic views emphasizing surrounding water and nature preserves



Multiple chef-grade kitchens, cafés, lounges; indoor and outdoor dining spaces



9.6 acres of professionally landscaped grounds



Elegant entrance with 20-foot-high fountain and two-story lobby/reception



Built in 2015 & upgraded in 2020



Ample parking, 250 surface spaces



61,819 square feet over two floors

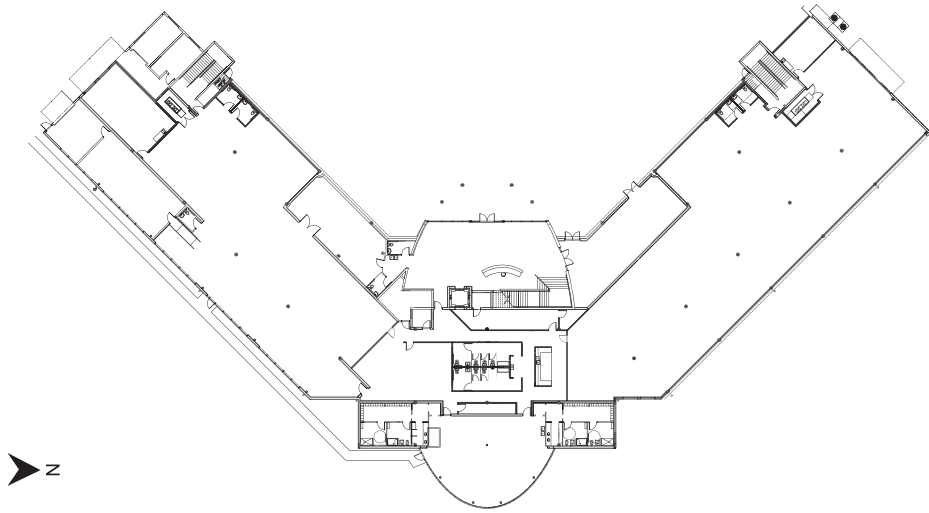


1200-Gallon diesel backup generator (engineered to sustain full building operations for over a year)

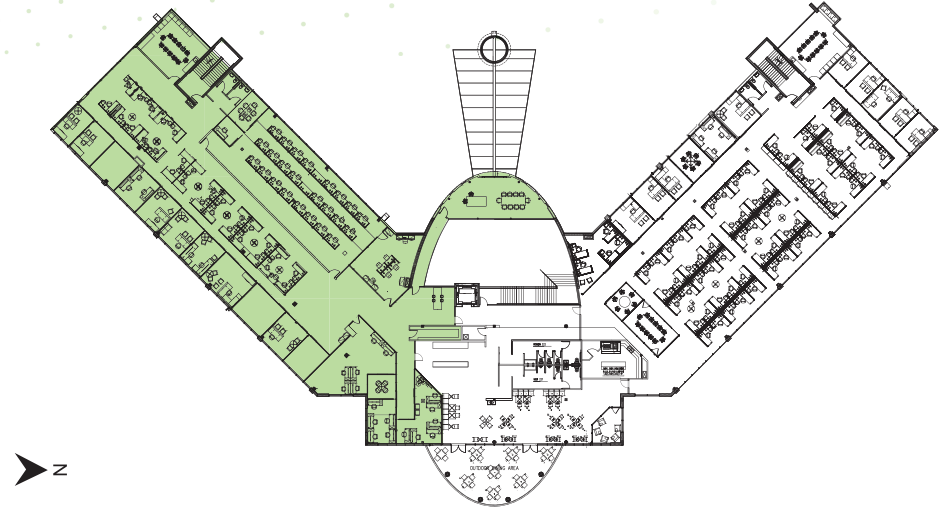


FLOOR PLANS

Floor 1 - 30,592 SF



Floor 2 - 31,227 SF

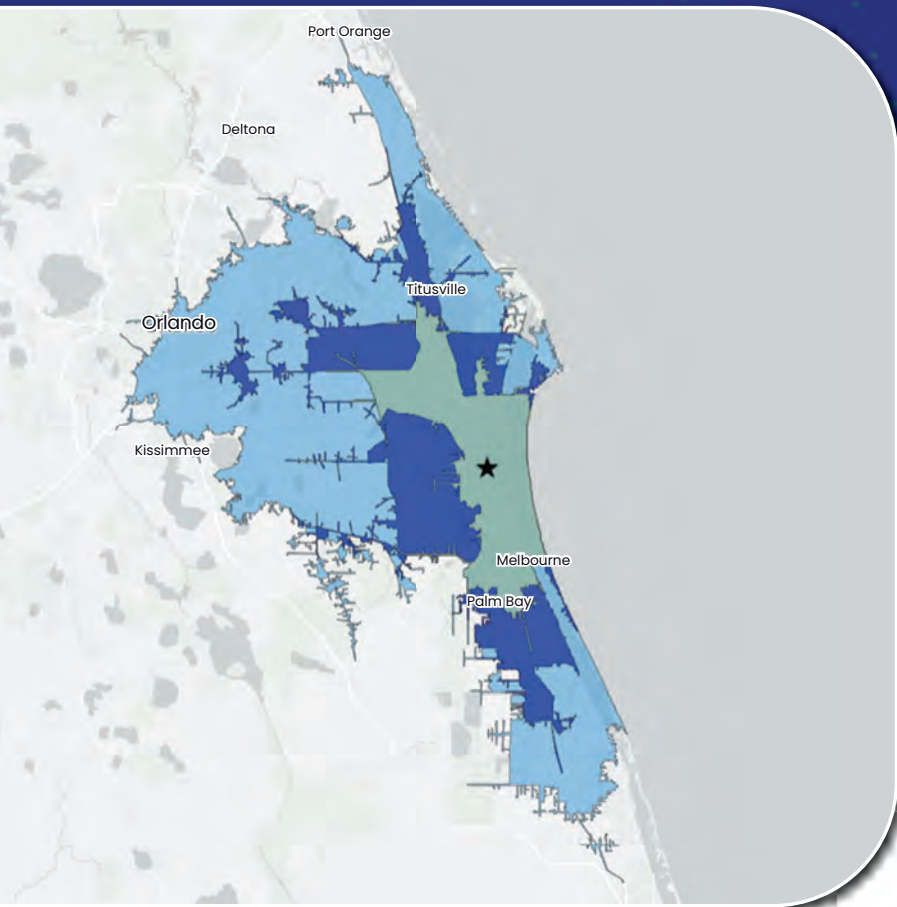


Proposed Seller Lease-back premises indicated in Green above.



DRIVE TIME & DEMOGRAPHICS

AREA MAP



	30 minute	45 minute	60 minute
Total population	475,278	706,731	1,905,215
Median age	48	47	41
Average household income	\$113,201	\$112,064	\$110,605
Total employees	211,791	259,654	819,992



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