

MEDICAL OFFICES

CHILD ORIENTED FACILITIES

ACTIVITY SPACES

EDGE 4

7,499 SF AVAILABLE

NOW LEASING

EAU GALLIE POINTE



Hardy World is delighted to present the EDGE 4.



This Class-A mixed-use asset is set to deliver in late 2022, and is ideally situated on Eau Gallie Pointe in thriving Melbourne, Florida.

Contemporary finishes and modern architecture will fulfill all your needs!

EDGE 4

3980 Sarno Road
Melbourne, FL 32934

With an excellent location offering access to a skilled workforce and multifaceted demand generators, the EDGE 4 will quickly attract successful businesses and national brands.

As an experienced development company, Hardy World has the expertise to custom build a world-class facility to suit your needs. The developer has a proven track record in the City of Melbourne and focuses on establishing dynamic workplaces and Developments on Florida's Space Coast.

19,275 SF Total + 3,500 SF outdoor

Multiple bay options available

76 Car Parking Spaces | 4.15 / 1,000 Spaces

14' min clear height

1.91 Acres | M-1 Zoning | Multiple uses

Warm shell spaces | Custom tenant build-outs

Brand new Class A PEMB construction

Construction Complete
Move-in Ready

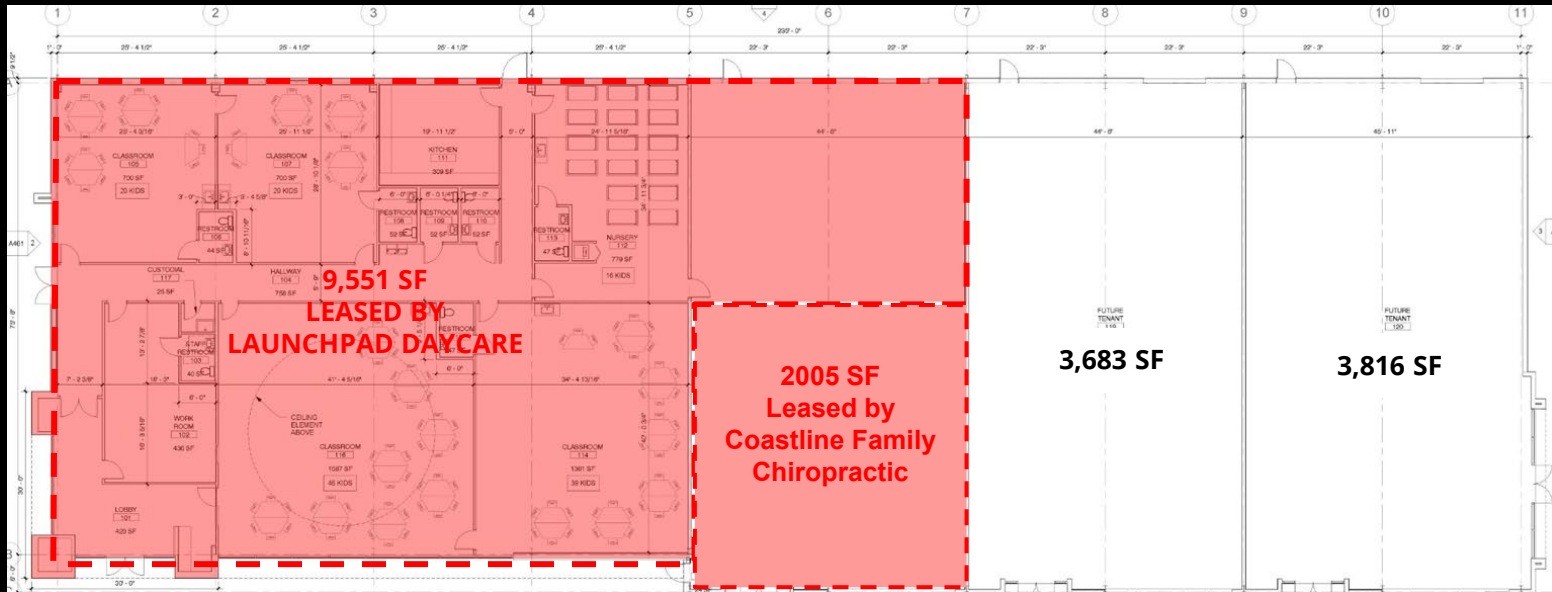


HARDY WORLD LLC

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Population



Households



Median Income



Businesses

38,810

16,897

3 MILES

72,851

2,891

92,627

39,974

5 MILES

76,744

6,134

293,113

123,778

10 MILES

78,163

14,732

[CLICK FOR EXISTING BUILD OUTS & ADDITIONAL INFORMATION](#)

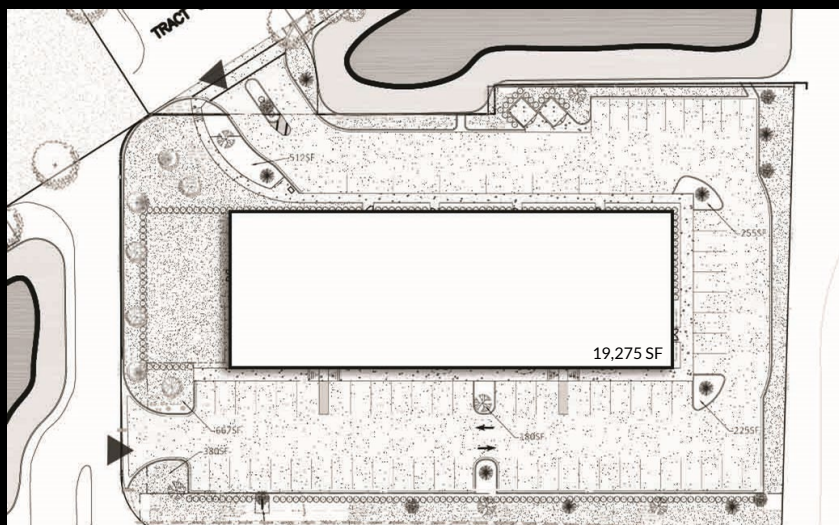
Under 1 Mile from I-95

Minutes Away from Melbourne Airport

Start-up hub & investor friendly market

Excellent market growth potential

Incredible Signage Opportunity



Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With industrial and flex spaces in various booming markets, we are pleased to offer Edge 4, in the Melbourne market. Through Hardy World expertise, its our promise to develop the best in-class spaces.

The Excitement is Building!

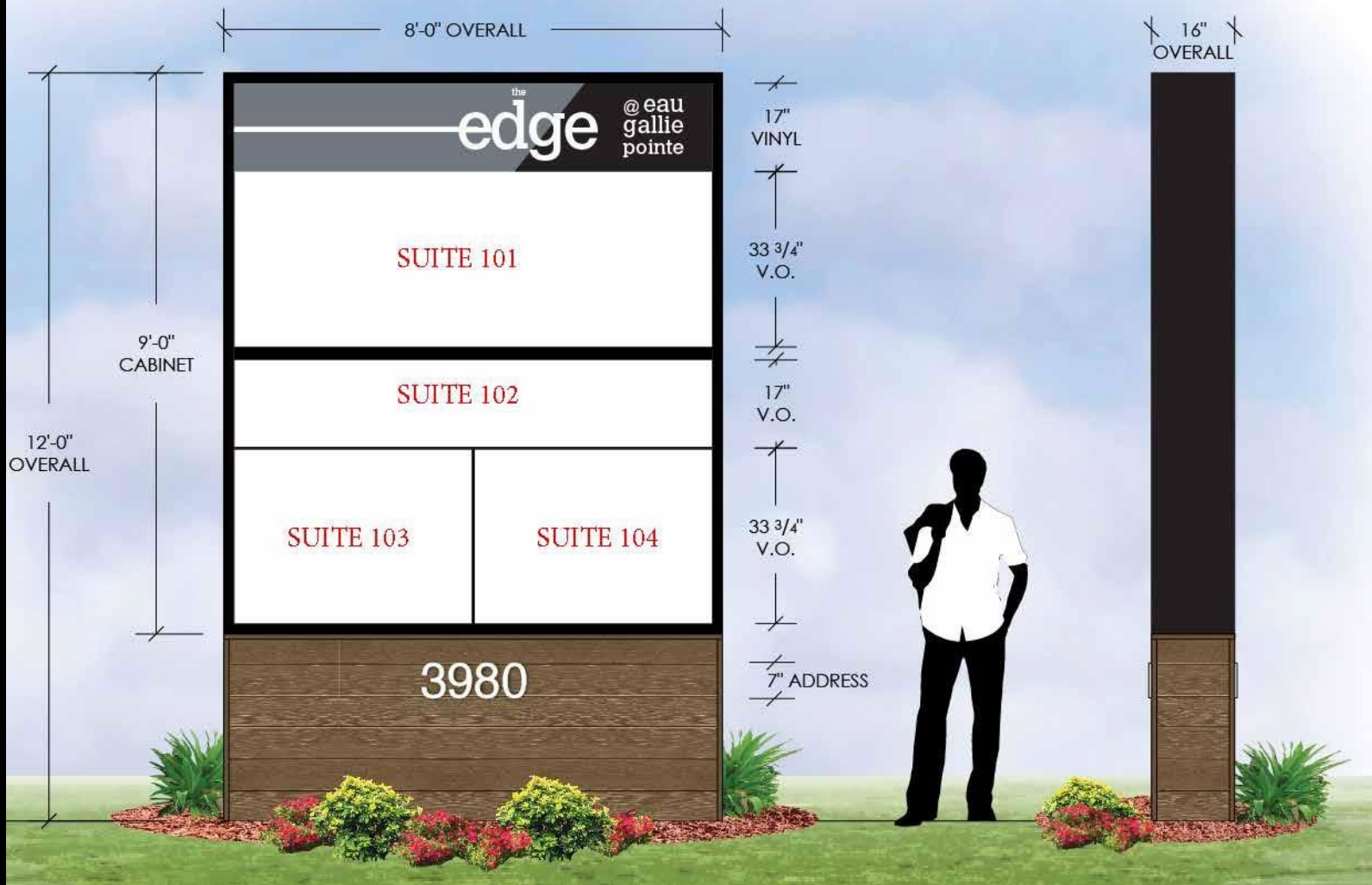
Contact **Hardy World** today:

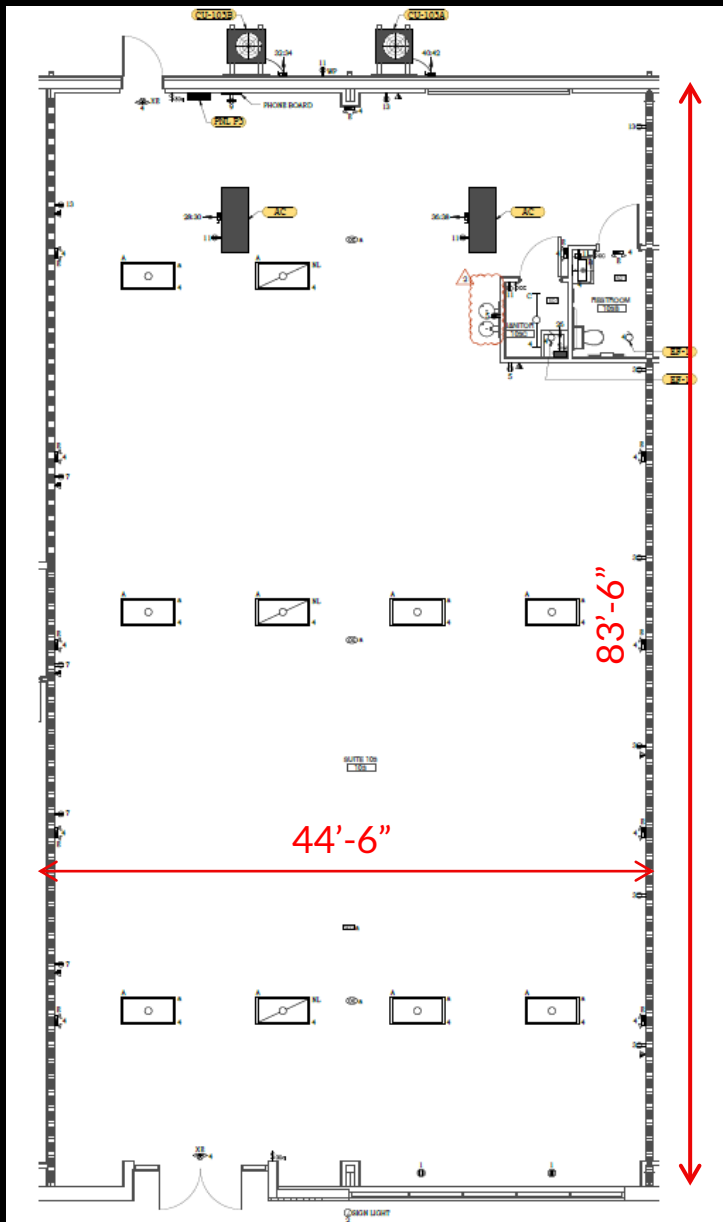
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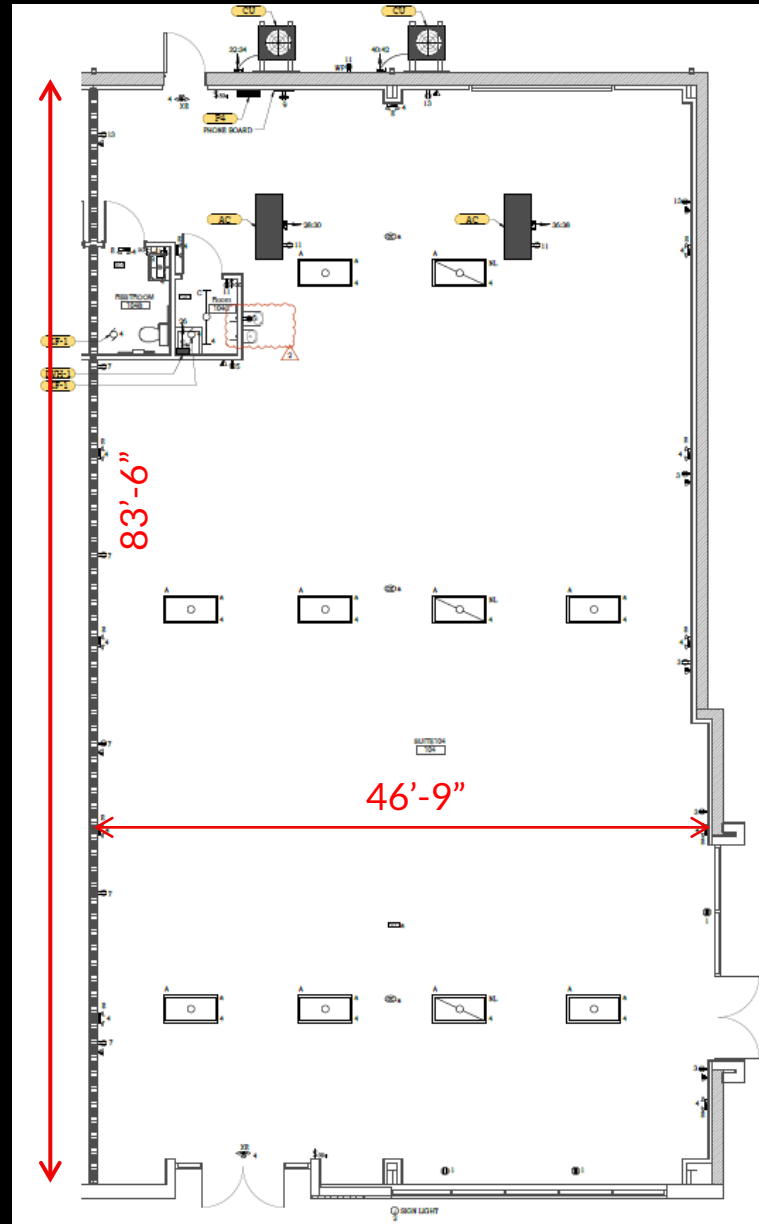






<< - SUITE 103 | 3,618 SQ FT

SUITE 104 | 3,695 SQ FT



DELIVERY CONDITION
WARM VANILLA SHELL



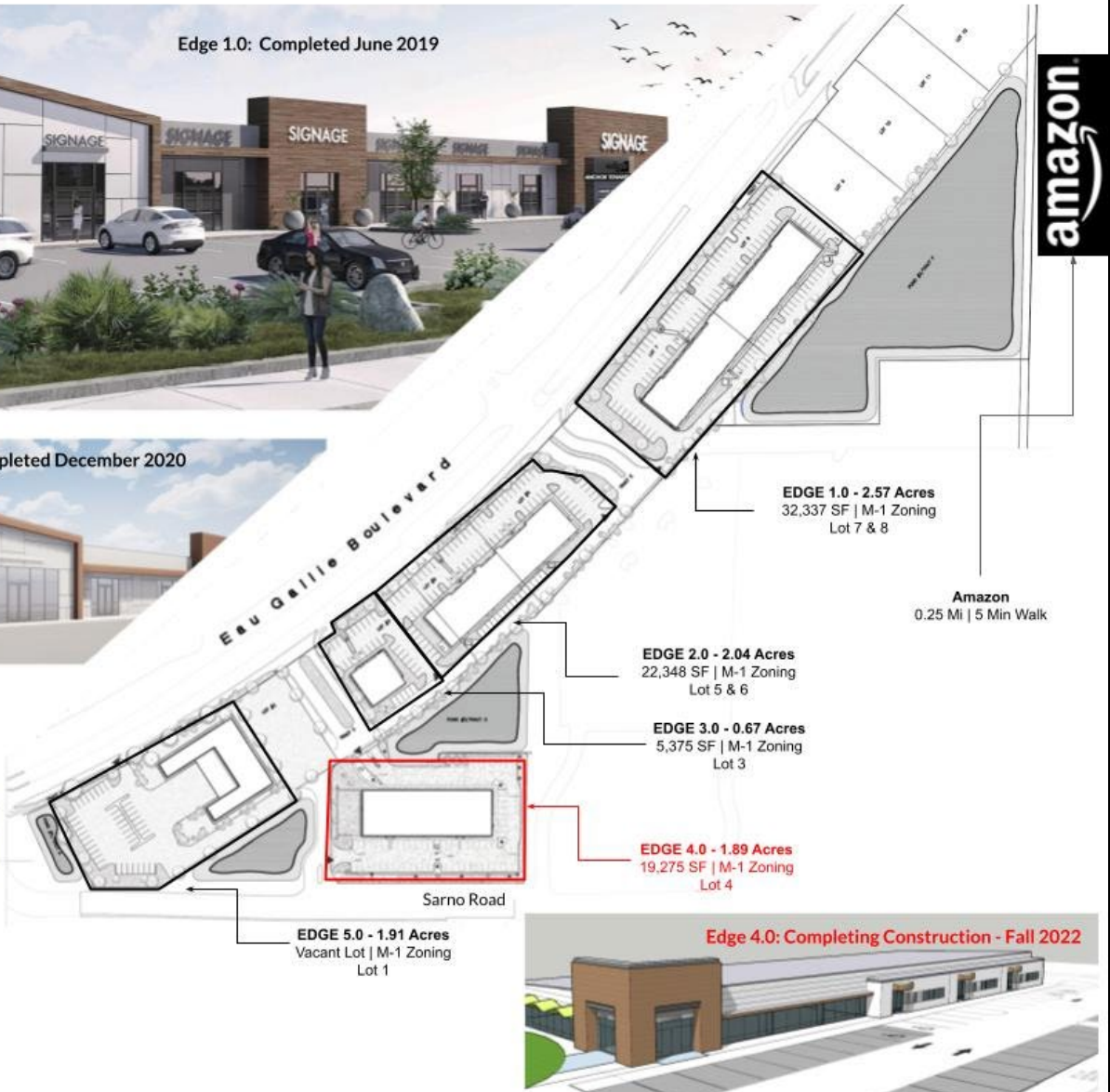
Edge 1.0: Completed June 2019



Edge 2.0: Completed December 2020



Edge 3.0: Permit Ready



Edge 4.0: Completing Construction - Fall 2022

