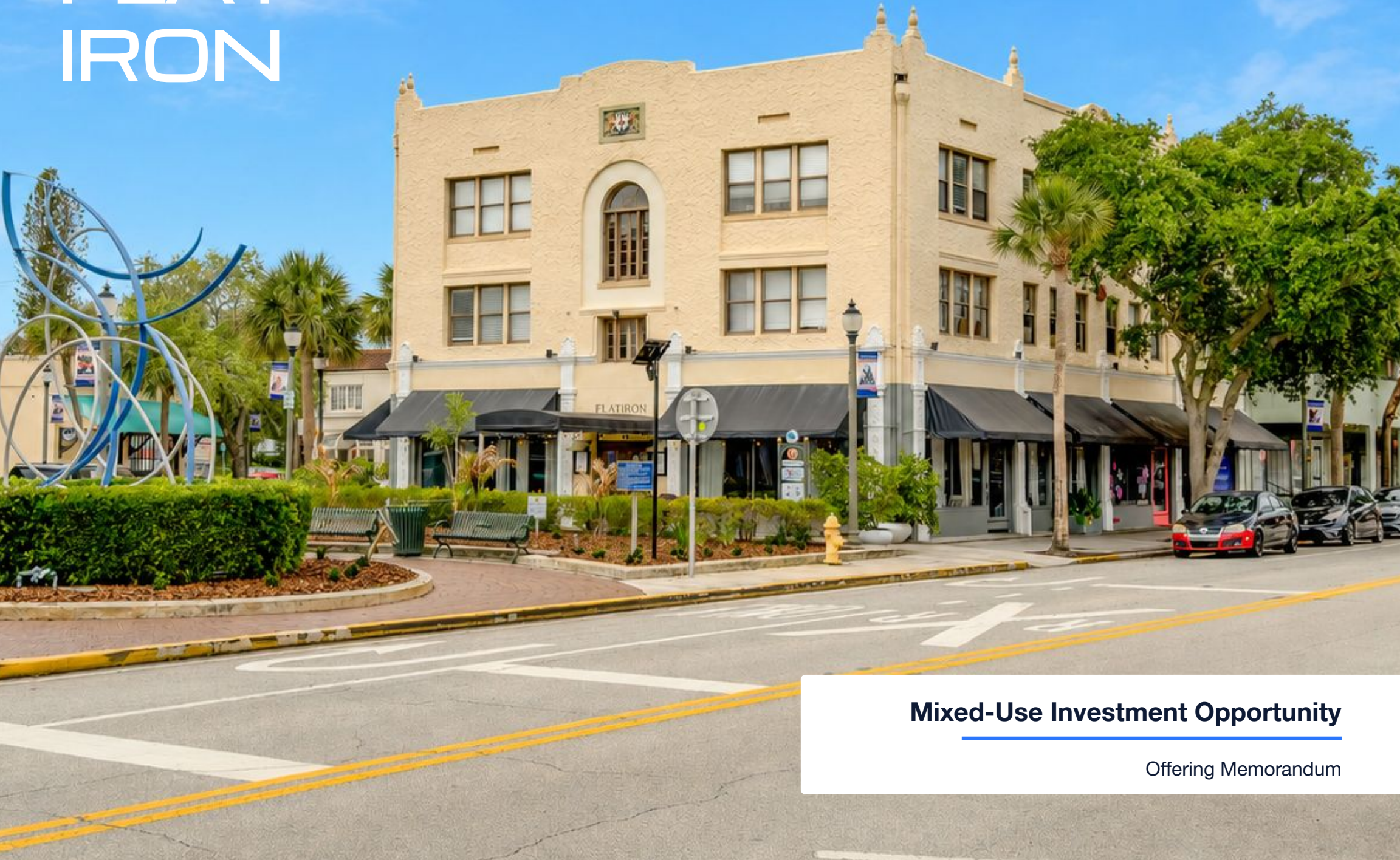


THE FLAT IRON

Located In the Heart of Downtown Melbourne

927 E New Haven Ave | Melbourne, FL 32901



Mixed-Use Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY



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MATTHEWSTM



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EXECUTIVE OVERVIEW

Flatiron Building

927 E New Haven Ave Melbourne, FL 32901



OFFERING SUMMARY

The Offering

Matthews™ is pleased to bring the Flatiron building to market positioned in the heart of Downtown Melbourne, The Flatiron Building presents investors with the opportunity to acquire a well-located mixed-use asset in one of the fastest-growing markets on Florida's Space Coast.

Surrounded by thriving restaurants, retail, nightlife, and continued residential growth, the property benefits from exceptional visibility and strong pedestrian traffic along New Haven Avenue.

The asset is anchored by strong retail tenants that provide stability and contribute to the vibrant downtown atmosphere. Its strategic location within Melbourne's urban core places it at the center of continued economic expansion driven by aerospace, technology, tourism, and population growth throughout the Space Coast region.

Downtown Melbourne

Downtown Melbourne has become one of the premier lifestyle destinations along Florida's east coast, attracting residents, tourists, and businesses seeking a walkable urban environment with direct access to the Indian River and nearby beaches. Continued redevelopment, infrastructure investment, and economic expansion throughout the Space Coast have positioned the area for sustained long-term growth.

The market continues to benefit from:

- Aerospace and technology expansion throughout Brevard County
- Population migration into Florida
- Limited supply of quality downtown retail assets
- Strong tourism and local consumer traffic
- Continued residential and mixed-use development nearby

The Flatiron Building provides investors with a rare opportunity to acquire a landmark retail asset within one of the most dynamic growth corridors in Florida.



Space Coast Aerospace & Defense Industry



L3HARRIS™

SPACEX



Space Coast Overview

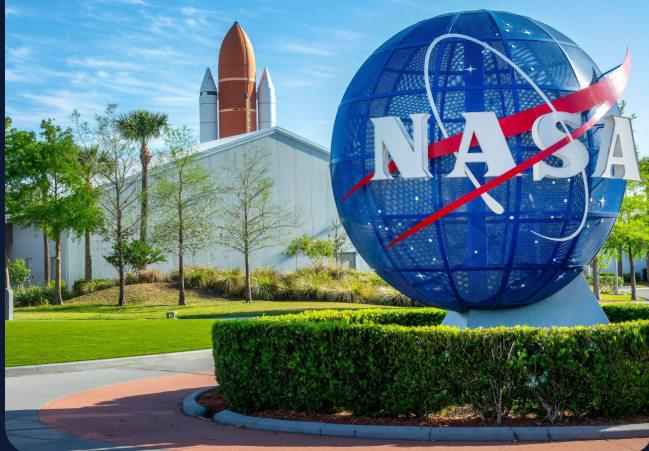
The Space Coast stands as one of the nation's most significant aerospace, defense, and advanced technology corridors, serving as a critical center for both national security and commercial space exploration. Anchored by industry leaders such as L3Harris Technologies, Lockheed Martin, Northrop Grumman, SpaceX, Blue Origin, and Boeing, the region has developed a highly diversified employment base that spans defense systems, satellite communications, missile technology, spacecraft manufacturing, launch operations, and cutting-edge research and development.

In recent years, the Space Coast has experienced unprecedented investment as commercial space companies have expanded launch facilities, manufacturing operations, and research campuses. SpaceX continues to increase launch frequency and operational capacity, while Blue Origin has invested heavily in production facilities and launch infrastructure. These expansions have generated substantial job growth and attracted a steady influx of highly educated workers relocating from other technology and aerospace markets throughout the country.

Unlike many regional economies that rely heavily on tourism or cyclical industries, the Space Coast benefits from a unique combination of federal funding, defense spending, and rapidly expanding private-sector space investment. This blend of public and private capital provides resilience during economic downturns and contributes to long-term employment stability.

As the United States continues to prioritize national defense modernization, satellite communications, missile defense, lunar exploration, and commercial space development, ***the Space Coast is well positioned to remain one of the country's most dynamic and economically secure employment centers for decades to come.***

Kennedy Space Center



Organization's Economic Impact

The presence of Kennedy Space Center and Patrick Space Force Base further strengthens the area's economic foundation, attracting a vast network of government agencies, defense contractors, subcontractors, and technology suppliers.

These organizations collectively employ tens of thousands of engineers, scientists, software developers, technicians, and skilled tradespeople, many of whom earn salaries significantly above state and national averages. This concentration of highly compensated professionals drives strong consumer spending, supports local businesses, and fuels demand for housing across Brevard County.

Patrick Space Force Base



EXECUTIVE OVERVIEW

\$3,522,431

List Price

7.15%

Cap Rate

\$280.09

Price Per SF

\$251,854

NOI

±12,576 SF

GLA

Investment Highlights

- **Phenomenal Downtown Location** - Positioned in the center of Downtown Melbourne, one of the most desirable and walkable districts on Florida's Space Coast. The property benefits from strong local traffic, tourism, and surrounding residential growth.
- **Strong Retail Tenancy** - The building is anchored by established retail and restaurant tenants that drive consistent traffic and create a vibrant atmosphere for the property and surrounding area.
- **High-Growth Space Coast Market** - Melbourne continues to experience significant economic and population growth fueled by aerospace, technology, and defense employers throughout the Space Coast region, including nearby operations from major industry leaders.
- **Attractive Investment Return** - The Flat Iron Building offers investors the opportunity to acquire a well-positioned asset with stable income and long-term upside within a rapidly appreciating market.
- **Walkable Urban Environment** - Steps away from popular restaurants, bars, boutiques, waterfront amenities, and community events that continue to strengthen Downtown Melbourne's appeal.
- **Strong Demographics & Tourism Drivers** - The surrounding area benefits from increasing household incomes, population growth, and continued investment throughout Brevard County and the broader Space Coast corridor.



INTERIOR PHOTOS



ASSET OVERVIEW

Flatiron Building

927 E New Haven Ave Melbourne, FL 32901





NW



Melbourne High School
±2,250 Students

Health First's Holmes Regional Medical Center
±3,000 Students

HighLine Apartments
±288 Units

TAPESTRY COLLECTION
by Hilton™

Melbourne City Hall
City Hall



Public Parking

RENEW
FACIAL COSMETIC SURGERY & AESTHETICS



RED Lattice



Subject Property



E Strawbridge Ave
± 18,500 VPD

IRON OAK POST

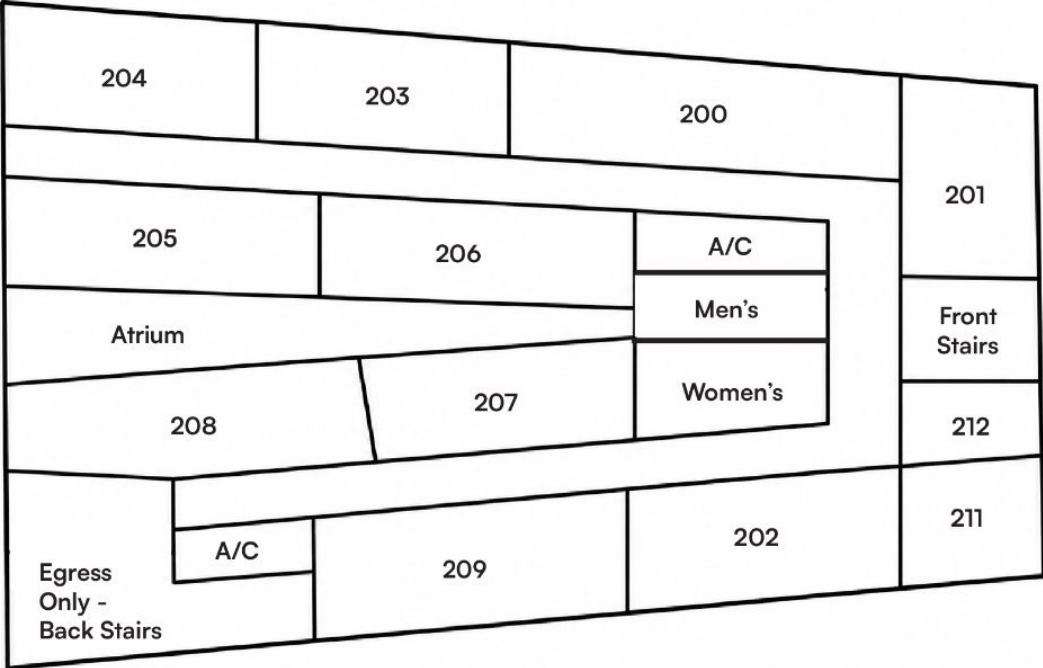
New Haven Ave ± 13,700 VPD



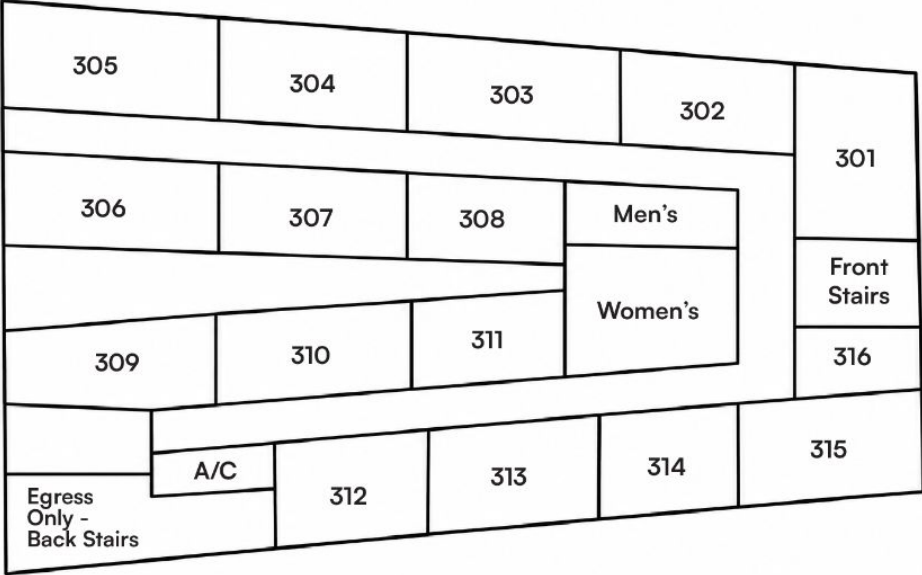
Melbourne Ct



2ND FLOOR



3RD FLOOR





New Haven Ave \pm 13,700 VPD

Melbourne Ct

RENT ROLL & RECOVERY STRUCTURE

Rent Roll

Suite	Tenant	GLA (SF)	% of GLA	Lease		Annual Rent	Monthly Rent	Rent PSF
				Start	End			
200	Andrew Pickett Law	244	1.94%	2/1/2018	2/1/2027	\$8,208	\$684	\$33.64
201	Andrew Pickett Law	487	3.87%	2/1/20218	2/1/2027	\$10,668	\$889	\$21.91
202	Andrew Pickett Law	244	1.94%	11/1/2024	11/1/2027	\$9,456	\$788	\$38.75
203	Jeff Boston Leal	250	1.99%	1/1/2018	1/1/2027	\$7,872	\$656	\$31.49
204	Andrew Pickett Law	311	2.47%	2/1/2018	2/1/2027	\$10,416	\$868	\$33.49
205	Conference room		0.00%			\$0	\$0	-
206	CHA Reiss Engineering	246	1.96%	10/1/2020	10/1/2026	\$6,570	\$548	\$26.71
207	Andrew Pickett Law	233	1.85%	12/1/2024	12/1/2027	\$8,190	\$683	\$35.15
208	Andrew Pickett Law	247	1.96%	11/1/2024	11/1/2027	\$8,190	\$683	\$33.16
209	Andrew Pickett Law	260	2.07%	8/1/2025	8/1/2027	\$9,000	\$750	\$34.62
211	Andrew Pickett Law	343	2.73%	4/1/2024	4/1/2027	\$12,285	\$1,024	\$35.82
212	Andrew Pickett Law	183	1.46%	11/1/2024	11/1/2026	\$7,938	\$662	\$43.38
301	Energy News Today	380	3.02%	1/1/2014	1/1/2027	\$8,520	\$710	\$22.42
302	Vacant	202	1.61%			\$0	\$0	\$0.00
303	Vacant	178	1.42%			\$0	\$0	\$0.00
304	Travis Ellison	189	1.50%	1/1/2026	1/1/2027	\$7,500	\$625	\$39.68
305	Cypher Tech Solutions	270	2.15%	1/1/2024	1/1/2026	\$10,500	\$875	\$38.89
306	Rotorooter	176	1.40%	7/1/2017	7/7/2026	\$6,996	\$583	\$39.75
307	Vacant	147	1.17%			\$0	\$0	\$0.00
308	Vacant	161	1.28%			\$0	\$0	\$0.00
309	11 Series Energy	139	1.11%	9/1/2025	9/1/2026	\$4,800	\$400	\$34.53
310	Andrew Pickett Law	151	1.20%	8/1/2025	8/1/2026	\$6,000	\$500	\$39.74
311	Vacant	150	1.19%			-	-	-
312	RW Parkinson Consulting Inc	181	1.44%	9/1/2017	9/1/2026	\$6,833	\$569	\$37.75
313	Andrew Pickett Law	197	1.57%	7/1/2025	7/1/2026	\$7,800	\$650	\$39.59
314	Andrew Pickett Law	206	1.64%	2/1/2025	2/1/2027	\$8,184	\$682	\$39.73
315	Scalar Consulting Group Inc	240	1.91%	4/1/2023	4/1/2027	\$11,244	\$937	\$46.85
316	Steven Quirion	181	1.44%	12/1/2025	12/1/2026	\$6,960	\$580	\$38.45
921	Neighborhood Barre	630	5.01%	3/1/2026	3/1/2036	\$22,200	\$1,850	\$35.24
923/925	Crush XI restaurant	3,379	26.87%	9/1/2017	9/30/2028	\$95,856	\$7,988	\$28.37
Virtual Office	Virtual office	2,371	18.85%			\$1,800	\$150	\$0.76
Occupied Totals	31 Suites	12,576 SF	93.33%			\$303,986	\$25,332	\$25.57 PSF
Vacant Total	5 Suites	838 SF	6.67%			\$0	\$0	\$0.00 PSF
Total (100%)	31 Suites	12,576 SF	100.00%			\$303,986	\$25,332	\$25.57 PSF

VALUATION

Income & Expense Summary

	Total	\$PSF
Income		
Rental Income	\$303,986	\$24.17
Reimbursement Revenue	\$35,262	\$2.80
Effective Gross Revenue	\$339,248	\$26.98
Expenses		
Real Estate Taxes	\$25,534	\$2.03
Insurance	\$25,343	\$2.02
Janitorial	\$5,520	\$0.44
Electricity	\$9,645	\$0.77
Water and Sewer	\$5,872	\$0.47
Garbage and Recycling	\$763	\$0.06
Termites and Bugs	\$3,171	\$0.25
Fire Alarm	\$1,546	\$0.12
Property Management Fee	\$10,000	\$0.80
EGR (%)	3.0%	
Total Operating Expense	\$87,394	\$6.95
Net Operating Income	\$251,854	\$20.03



TENANT OVERVIEWS



Tenant Overview

Neighborhood Barre is a boutique fitness concept specializing in low-impact, results-driven barre workouts that blend elements of strength training, cardio, Pilates, and functional movement. Founded with a mission to create an inclusive and community-oriented fitness experience, the brand has established a loyal membership base by offering approachable programming suitable for a wide range of fitness levels. Its neighborhood-focused operating model, recurring membership revenue structure, and strong emphasis on member retention have positioned the company as a growing player within the boutique fitness sector.



Tenant Overview

Crush XI is an upscale, chef-driven restaurant and cocktail destination located in Historic Downtown Melbourne, Florida. Known for its contemporary American cuisine, curated wine program, and award-winning craft cocktails, the restaurant has established itself as one of the premier dining venues in Florida's Space Coast market. Operating from a landmark historic property, Crush XI combines an elevated dining experience with a vibrant social atmosphere, drawing both local patrons and destination visitors. Its strong reputation, consistent customer reviews, and distinctive positioning within the regional dining landscape contribute to its appeal as a hospitality tenant.

MARKET OVERVIEW

Flatiron Building

927 E New Haven Ave Melbourne, FL 32901



Melbourne, FL

87,561

Total Population

51,000+

Employed Population

42.5

Median Age

5.77% (1-Mile)

Growth Current Year-Five-Year



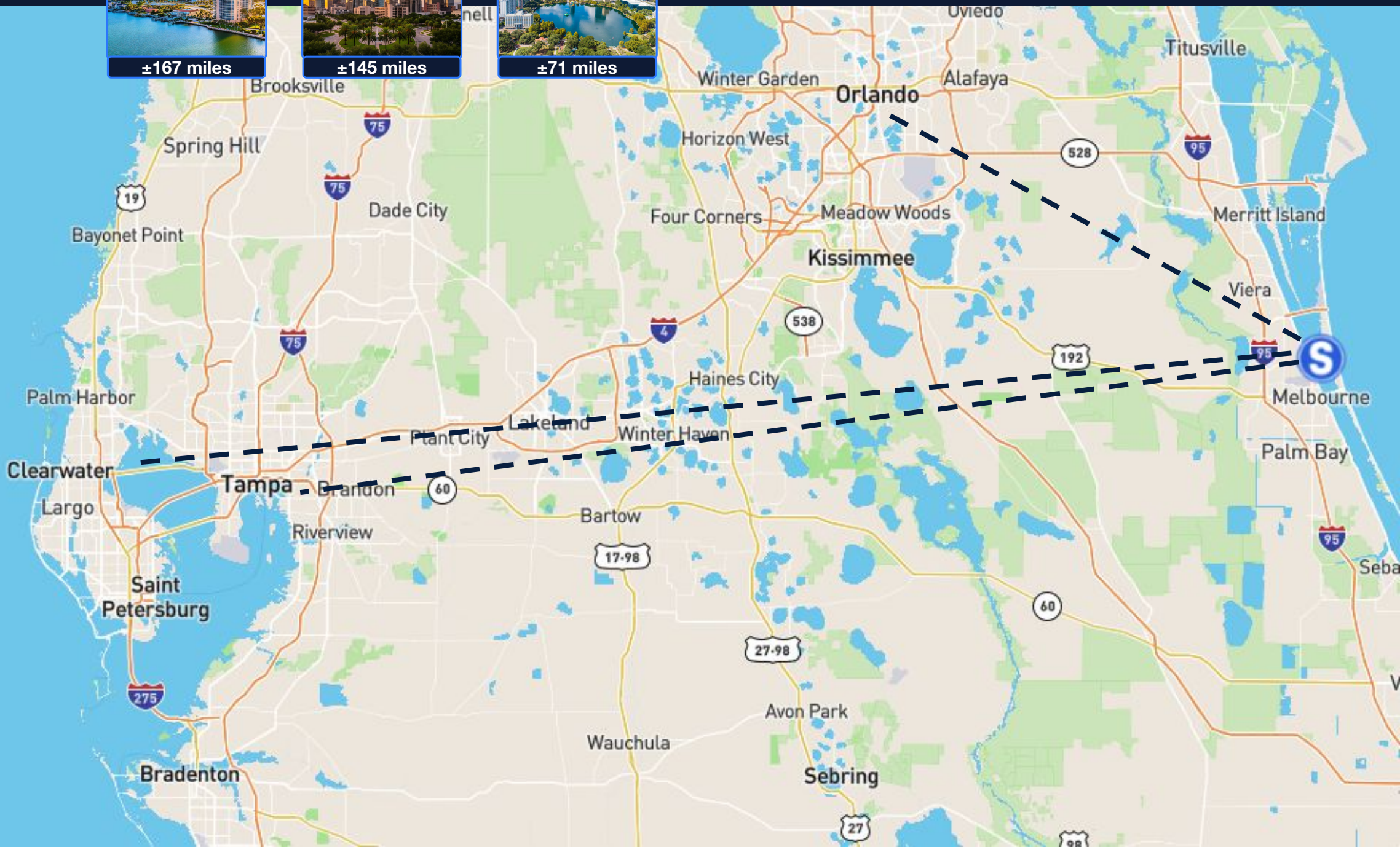
Local Market Overview

Melbourne sits at the center of Florida's Space Coast economy, pairing coastal lifestyle appeal with a strong base of aerospace, defense, healthcare, education, and professional services employment. The city benefits from a diverse economic foundation supported by high-skilled industries, a growing technology presence, and access to both waterfront amenities and regional transportation infrastructure. Its location along the Indian River Lagoon and proximity to Atlantic beaches contribute to a desirable quality of life that continues to attract residents, employers, and investment capital.

The area is supported by a highly educated workforce, leading research and educational institutions, and a concentration of aerospace and engineering talent unique to Florida's east coast. Melbourne's proximity to major employment centers throughout Brevard County, combined with access to Melbourne Orlando International Airport and the broader Central Florida economy, enhances its long-term growth prospects. Continued investment in aerospace, aviation, healthcare, and infrastructure has reinforced the city's position as one of the Space Coast's primary commercial and residential hubs, supporting sustained demand across multiple real estate sectors.

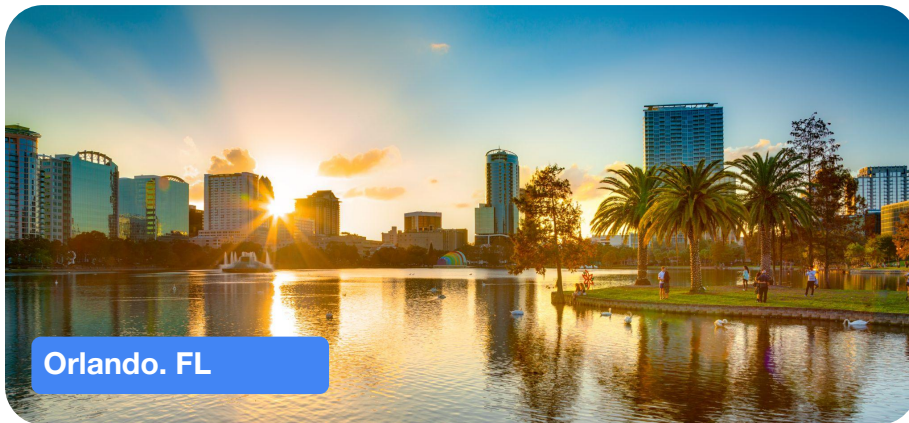
Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,611	53,075	135,332
Current Year Estimate	5,305	50,799	131,030
2020 Census	4,560	47,851	123,688
Growth Current Year-Five-Year	5.77%	4.48%	3.28%
Growth 2020-Current Year	16.33%	6.16%	5.94%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,771	24,457	60,451
Current Year Estimate	2,619	23,477	58,819
2020 Census	2,247	21,411	54,183
Growth Current Year-Five-Year	5.80%	4.17%	2.77%
Growth 2020-Current Year	16.54%	9.65%	8.56%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$88,268	\$102,035	\$111,520

REGIONAL MAP



TAMPA-ORLANDO-CLEARWATER MSA

One Of The Fastest-Growing Regions In The Southeast



Local Market Overview

The Melbourne area benefits from its strategic position within Central Florida, providing access to one of the nation's fastest-growing regional economies. Anchored by the Orlando Metropolitan Statistical Area and supported by continued population growth, business expansion, and in-migration, the broader region has emerged as a leading destination for employers, residents, and investment capital. Strong household formation, a favorable tax environment, and sustained economic development activity continue to drive demand across residential and commercial real estate sectors throughout Central Florida.

The regional economy extends well beyond tourism and is supported by a diverse mix of industries including healthcare, technology, aerospace and defense, advanced manufacturing, professional services, and logistics. Melbourne is uniquely positioned to benefit from both the Space Coast's concentration of aerospace and engineering employment and Orlando's expanding innovation economy. This combination provides access to a highly skilled workforce and a broad employment base that supports long-term economic stability and growth.

Economic Drivers

Strategically located along Florida's east coast, Melbourne offers connectivity to the Orlando metropolitan area while maintaining direct access to major transportation infrastructure, including Orlando International Airport, Melbourne Orlando International Airport, Interstate 95, and the region's extensive highway network. These transportation assets facilitate business activity, labor mobility, and access to major consumer markets throughout the Southeast, supporting continued investment and development across the corridor.

The area's combination of major employment centers, educational institutions, aerospace assets, healthcare systems, and coastal lifestyle amenities supports sustained economic resilience and real estate demand. Melbourne continues to attract professionals, families, and retirees seeking access to both the Space Coast and Central Florida economies. Supported by ongoing population growth, corporate investment, and a diversified regional economy, the market remains well-positioned for continued expansion and long-term real estate performance.

ORLANDO, FL | MSA

Local Market Overview

Orlando is a central economic engine for the state of Florida and serves as a major residential, business, and lifestyle hub for Orange County and the broader Central Florida region. The city supports a highly diversified economy anchored by tourism, healthcare, education, technology, aerospace, and professional services. Orlando International Airport—one of the busiest in the U.S.—along with robust highway and rail infrastructure, provides the connectivity needed to support both global visitation and sustained business growth.

The local economy benefits from rapid population growth, favorable migration trends, and continued relocation from high-cost markets across the Northeast, West Coast, and major metropolitan areas. Orlando attracts a young and educated workforce, bolstered by nearby universities, research institutions, and a growing base of knowledge-based employers. The presence of multiple Fortune 500 firms, healthcare networks, and expanding tech operations reinforces long-term demand for residential, office, and mixed-use real estate, particularly in transit-accessible and urban infill locations.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 927 E New Haven Ave, Melbourne, FL, 32901 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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