

# *Crossroads Village: Medical and Professional Offices* **Build-to-Suit or Immediate Occupancy** **"The Center of Business in Brevard County"**

Join Our Regional,  
National and  
International  
Tenants

**Webster**  
UNIVERSITY

TAMPA  
PAIN RELIEF CENTERS  
SURGERY PARTNERS

PNC BANK

Sihle  
Insurance  
Group

**KELLY**  
SERVICES

*Crossroads Village* is located at the SEC of N. Wickham Road and Pineda Causeway in the demographically superior Viera/Suntree, and Merritt Island, trade areas of Brevard County, Florida. Locate your business at the center of Brevard's five causeways; at the shortest distance and quickest trip between I-95 and the Beaches in all of Brevard County. A regional, high profile, meticulously maintained office location with county-wide access to all clients and associates. Of Brevard County's 615,420 2021 population, most are less than a twenty five minute drive from *Crossroads Village*.





## NEW CONSTRUCTION

Join Webster University on Lot 6

### *Crossroads Village*

5561 N. Wickham Rd. Melbourne, Florida 32940

Designed and Built to Suit your Individual Specs

Prominent Monument Signage

*Generous TI Allowance to Qualified Tenants*



BOB KURLANDER 954-684-3647



**CROSSROADS**  
VILLAGE  
THE CENTER OF BUSINESS IN BREVARD COUNTY

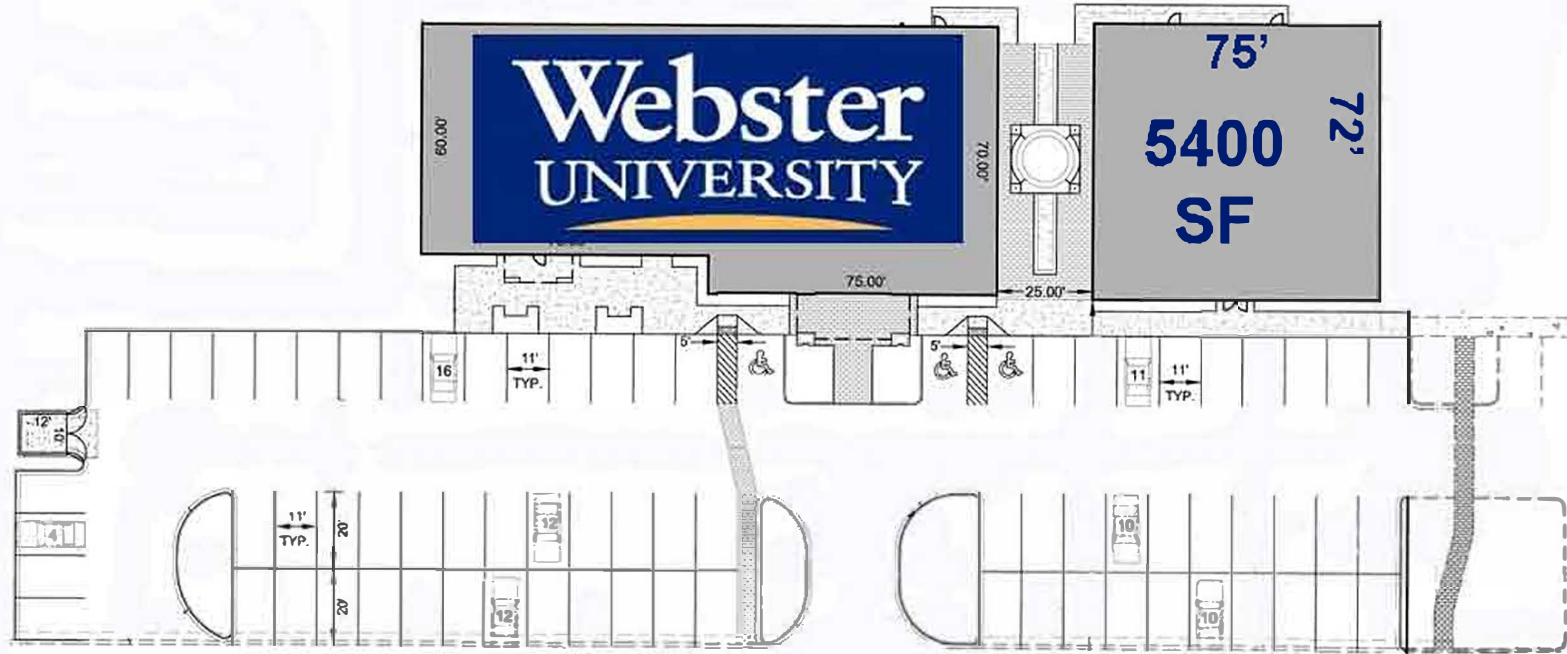
[www.MyCrossroadsVillage.com](http://www.MyCrossroadsVillage.com)





5565

5561



MEETING LANE

CALHOUN PLACE



5565 & 5561 N. WICKHAM RD.  
LOT 6 CROSSROADS VILLAGE



**CROSSROADS  
VILLAGE  
MELBOURNE  
FLORIDA  
FEBRUARY  
2020**

Viera

Patrick AFB

N. WICKHAM RD.

Suntree



PINEDA CAUSEWAY

West  
Viera  
Phase 1  
5000  
Homes



**CROSSROADS  
VILLAGE**

Satellite  
Beach

3-Mile  
Radius

S. TROPICAL TRAIL

Indian Harbour  
Beach

**LAKE ANDREW DR. AND  
PINEDA CAUSEWAY EXT.  
NOW OPEN  
MAY 5, 2021**

N. WICKHAM RD.



Melbourne



EAU GALLIE BLVD.







A1A

SOUTH TROPICAL TRAIL

PINEDA CAUSEWAY



N. WICKHAM RD.

Suntree/Viera

Melbourne



EXIT #188



CONNECTION TO WEST VIERA COMMUNITIES  
AND LAKE ANDREW DRIVE  
NOW OPEN

**CROSSROADS VILLAGE  
LOOKING EAST  
FEBRUARY 2020**



Dateline July 12, 2021 Viera, FL

## **PINEDA CAUSEWAY'S WESTERN EXPANSION TO LAKE ANDREW DRIVE NOW OPEN TO TRAFFIC**

The 1.4-mile southern extension of Lake Andrew Drive will provide a new route for the West Viera communities to access Crossroads Village's restaurants, Backwater, Salsas Mexican Cantina and Jeremiah's Italian Ice, all opening in September 2021.



BOB KURLANDER 954-684-3647







**LOT 7 OFFICE BUILDING**



**5400 SF PAD**



**RETENTION**

**LOT 6**

**LOT 5A  
1.36 AC**

**LOT 5  
1.78 AC**

**LOT 4  
PKNG**

**LOT 3  
RETAIL  
CENTER**

**LOT 2**

**LOT 1**

**28,560 VPD**

**N. WICKHAM RD. 40,550 VPD**

**COMING  
SOON**

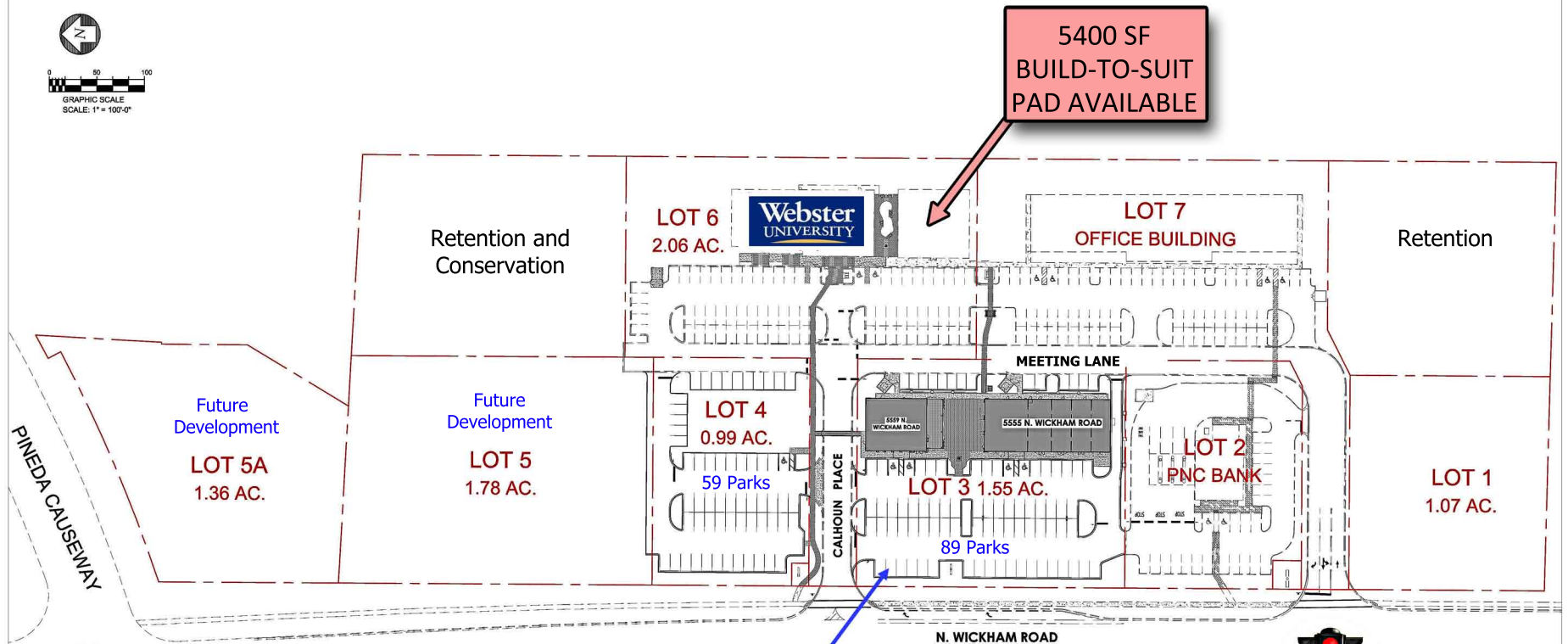
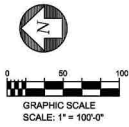
**PINEDA CAUSEWAY  
32,970 VPD**



**CROSSROADS VILLAGE    LOOKING EAST    2.2.2020**



# PRELIMINARY LAYOUT: SUBJECT TO CHANGE









# *Crossroads Village*

**Webster**  
UNIVERSITY

**UP TO 5400 SF**  
**CUSTOM BUILD TO SUIT**

**LANDMARK**  
COMMERCIAL REALTY, INC.

**Bob Kurlander**  
**954.684.3647**

5565 N. Wickham Rd.



## “THE COMEBACK COAST”

***The birthplace of America's Space Age fell into decay once the shuttle retired. Now it's bouncing back, fueled by private industry.***

A host of companies have laid claim to the old government launchpads. Buildings left vacant have been torn down or rebuilt. And the Cape is once again on the verge of sending humans back to space for the first time since 2011, the crescendo of a new, reinvigorated space age that has restored the flag-waving pride of a bygone era. As new life is being breathed back into this venerable coastline, the resurrection is coming. By the time the shuttle program was ending, a new commercial space industry was starting to take form, and local officials embraced it.



## PRIVATE LAUNCH PADS AT THE CAPE

**Outside the gates of the Kennedy Space Center, developers are building residential communities up and down the coastline. The unemployment rate dropped to below 4 percent earlier this year. The tax base has bloomed with monthly taxable sales rebounding from a low of nearly \$450 million in 2010 to over \$850 million last year. And housing prices are back where they were before the recession.**







# A ROBUST AND DIVERSE

## — CORPORATE NEIGHBORHOOD —

Florida's Space Coast has developed into a hub for rapidly expanding industries such as:

- Aerospace and Defense
- Business Services
- Communications
- Education
- Environmental Services
- Financial Services
- Information Technologies

### #1 JUMP IN RANKING

in Milken Institute's Best Performing Cities 2019:  
Where America's Jobs are Created and Sustained.  
(Climbing 90 spots in one year)

From start-ups and mid-sized enterprises to high-tech goliaths, the Space Coast corporate neighborhood hosts an impressive group of innovative organizations in a variety of sectors. The Space Coast is also home to the 45th Space Wing and the 920th Rescue Wing at Patrick Air Force Base, and the Naval Ordnance Test Unit at Cape Canaveral Air Force Station.

**NORTHROP  
GRUMMAN**

**LOCKHEED MARTIN**

**BOEING**

**ULA**  
United Launch Alliance

**HARRIS**

**PARAGON  
PLASTICS**

**ASTRO PAK**

**L3**  
communications

**ERC**

**ERCHONIA**  
Laser Healthcare™

**EMBRAER**

**Rockwell  
Collins**

**SPACEX**

**OneWeb**  
ACCESS FOR EVERYONE

**BLUE  
ORIGIN**

**SUN NUCLEAR  
corporation**

**NUANCE**

**Together  
ahead. RUAG**

**Uision  
Systems**  
PROVIDERS OF INNOVATIONS

**Professional Aircraft  
ACCESSORIES**  
A GREENWICH AEROGROUP COMPANY

**TeleTech**

**CHS** Comprehensive  
Health Services

**ARTEMIS**  
The IT Company

**MC ASSEMBLY**

**AAR**  
Airlift Group

**Anuva**

**NASS**

**MERRITT ISLAND  
BOAT WORKS**

**ECKLER'S**