



ONE SENIOR PLACE
8085 SPYGLASS HILL ROAD
MELBOURNE, FL 32940
ONESENIORPLACE.COM

The Experts in Aging



SPECIALTY — **OFFICE SUITES** — AND MARKETING SUPPORT

Grow your business at One Senior Place, the Space Coast's only award-winning *one-stop* senior resource, referral and shopping center for senior information and services.

Current tenants include Medicare and senior insurance agents, elder law attorneys, in-home senior care providers, physician services, hearing aid specialists, financial planners, Assisted Living communities and many other senior-focused businesses.



www.OneSeniorPlace.com



321-751-6771



8085 Spyglass Hill Road, Melbourne



marketing@oneseniorplace.com



About One Senior Place

One Senior Place is a one-stop resource, information, and shopping center exclusively designed for seniors, caregivers, and those approaching retirement.

Completely unique, One Senior Place offers free consultations, trusted referrals, and direct access to independent senior-focused businesses -- all under one roof.

Every year, thousands of qualified, highly motivated consumers walk in our doors to access a wide variety of senior-focused businesses, a calendar packed with events, and a well-stocked resource library.

One Senior Place offers office tenants effective, targeted exposure to seniors, adult children, and baby boomers.

At One Senior Place, not only will you have your own branded retail office space with direct exposure to a targeted 55+ demographic, but your business will also be marketed and promoted as a trusted One Senior Place affiliate.

To schedule an in-person tour or learn more about One Senior Place leasing opportunities please call 321-751-6771.



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Front Lobby



Senior Resource Library



Cafe Area



Auditorium



Living Options Showroom



Memory Resource Center

Services & Accommodations Included:

- Dedicated Phone Number
- Basic Reception Services
- High-Speed Internet Connection
- Free Wifi Throughout
- Access to Copy Machine
- Access to Scanning
- 100+ Capacity Auditorium
- Conference Rooms
- Breakroom with Appliances
- Basic Housekeeping
- 24/7 Access
- No CAM or Other Fees
- Marketing Support
- Directory Listings
- Ample Parking



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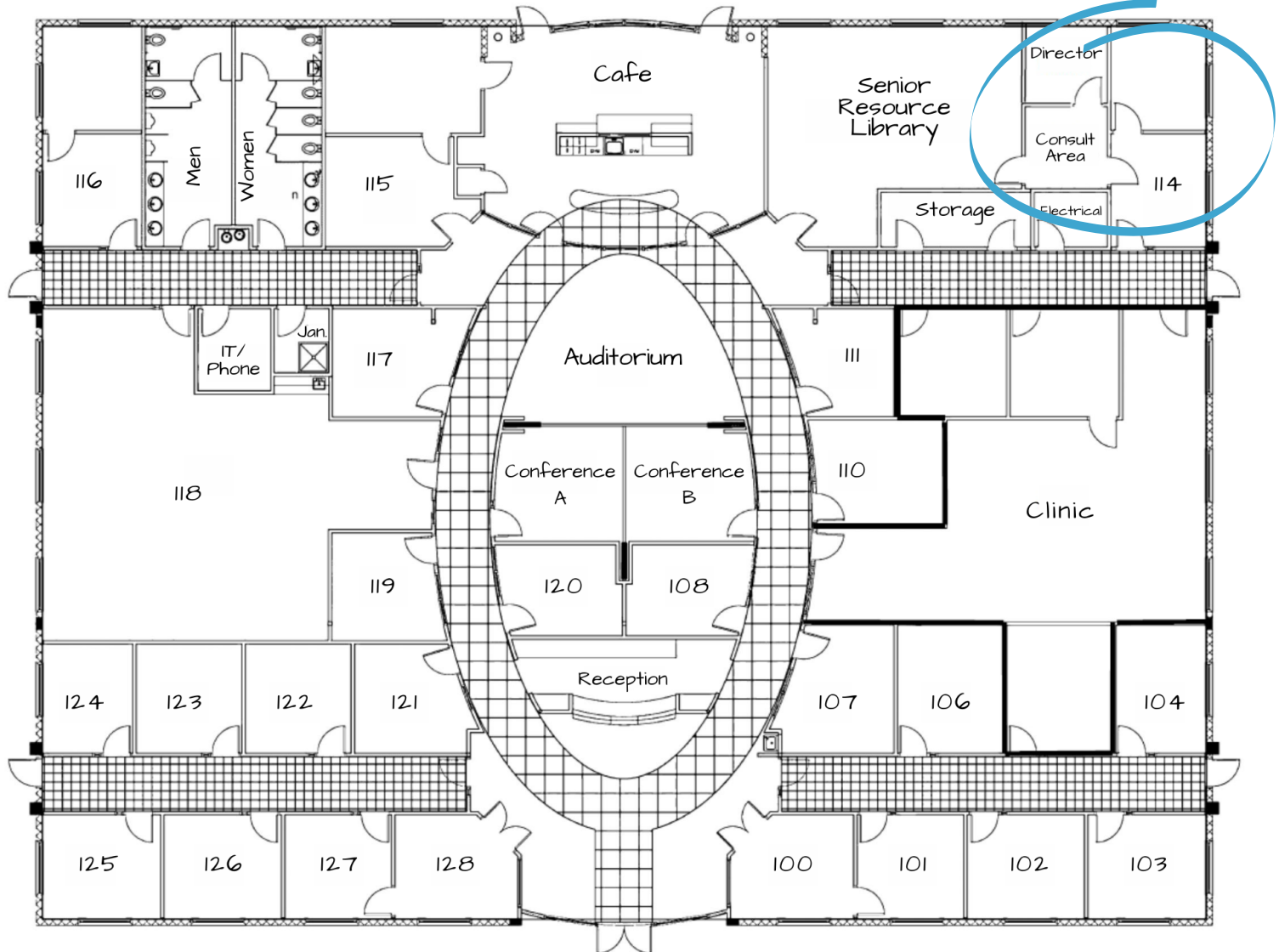
OFFICE SUITE OPTIONS

Single, Double, Multi-Suite Offices

04

ONE SENIOR PLACE FLOOR PLAN

FOUR-OFFICE SUITE



In addition to single and double office suites, One Senior Place offers one four-office suite with:

- Entrance from Library
- Entrance from corridor
- Side entrance from parking lot

All-inclusive rent is based on three-year term with option to renew.

- Four-Office Suite: \$2,500/month
- Single Offices starting at \$1,100/month
- Double Offices starting at: \$2,000/month

Please call for availability and pricing.



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SUITE OPTIONS

Medical Clinic

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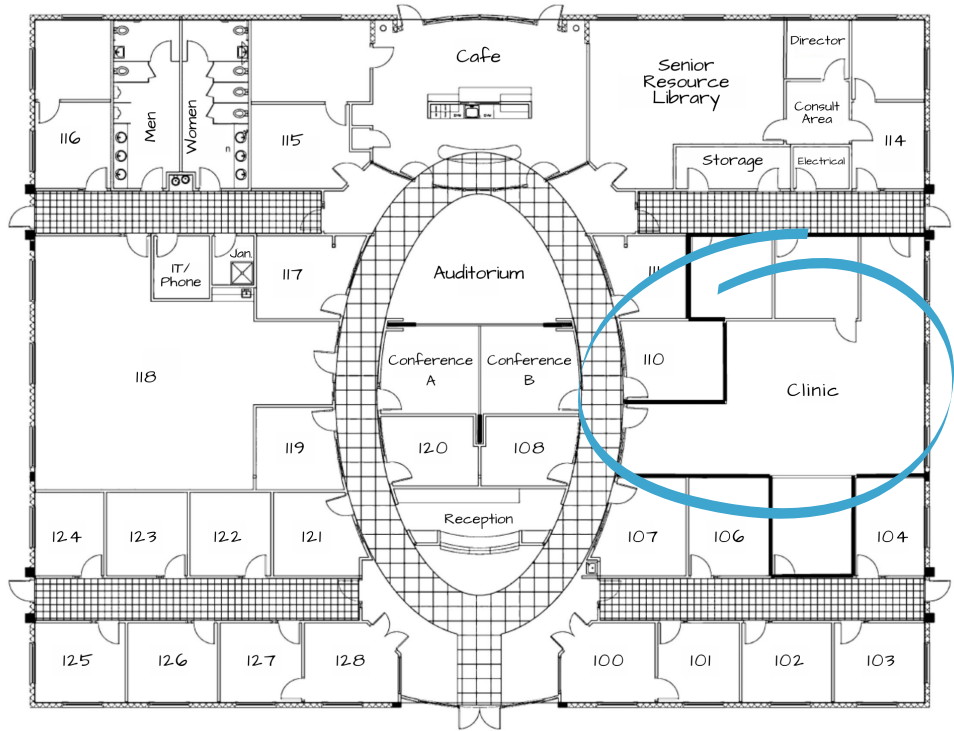
Unique opportunity for a medical practice location at award-winning One Senior Place in Viera!

Purpose-built clinic, including:

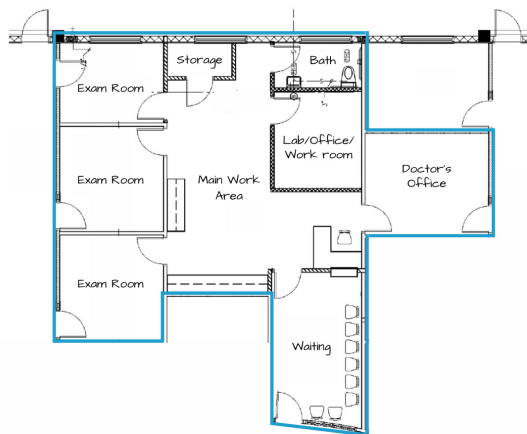
- Waiting Room
- Open Area with reception desk, work station, nurses station, data entry
- Three Exam Rooms
- Exam / Lab / Work room
- Private office for doctor, with separate back entrance
- Restroom
- Storage Closet
- Optional - additional offices adjacent to clinic space may be available, for example two-office corner

Also included:

- Patient parking
- One Senior Place Resident Business status and marketing support services (see page 6)
- OSP main entrance reception
- Overflow waiting area
- Use of OSP common areas
- Separate T1 data/phone available



MEDICAL CLINIC FLOOR PLAN



[CLICK HERE OR SCAN FOR VIRTUAL TOUR](#)



TERMS:

- Rent includes AC, electric, and water. No CAM, association, taxes or other fees. Amount of rent depends on space(s) selected and length of lease term. Please ask for customized quote.
- Lease term: Five years with option to renew.
- Start date: Flexible - as early as November 2022, no later than August 1, 2023.



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One Senior Place offers businesses effective, targeted exposure to seniors, adult children, and those approaching retirement. Resident Business affiliates at One Senior Place are promoted in many ways including:

- Retail-level exposure to qualified seniors and family caregivers who are actively shopping for care, services and products.
- Referrals to your business from our in-house Care Manager consultations.
- Complimentary use of 100+ person capacity auditorium and two conference rooms equipped with AV for hosting meetings, presentations, and events.
- Your business listed in the One Senior Place print directory and website directory, including a dedicated webpage with your logo, featured images, company description, website link, videos, and direct contact information.
- Your brochures displayed in the Senior Resource Library as well as the opportunity to display additional branded educational tools and resources.
- Networking, referral and partnership opportunities with other Resident Business affiliates, including invitations to monthly Resident Business Council meetings.
- Affiliation with the trusted One Senior Place brand and permission to use the One Senior Place logo on your marketing materials and website.
- Your events hosted at One Senior Place included on monthly calendars.
- Your events included in One Senior Place consumer and professional email blasts and website calendar.
- Assistance creating flyers for your One Senior Place events.
- Complimentary vendor table and participation at One Senior Place Special Events.
- Custom signage on business directory behind reception desk in front lobby.
- Opportunities to contribute to our blog, Facebook page and more.

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