



OFFICE BUILDINGS FOR LEASE

The Washington Plaza Building

3880 S Washington Ave Titusville, FL 32780

480 - 1,200 SF OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate

321.722.0707 X14

brian@teamlbr.com

AVAILABLE SPACES

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780

Lease Rate: \$15.50 - 17.50 SF/YR (MG) **Total Space** 480 - 1,200 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 208		\$15.50 SF/YR	Modified Gross	1,200 SF	Negotiable	+/- 1200 sf Configured as Seven Separate Offices
Suite 244		\$17.50 SF/YR	Modified Gross	480 SF	Negotiable	Large Open Room

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal I Broker Associate
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

EXECUTIVE SUMMARY

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



OFFERING SUMMARY

Available SF:	480 - 1,200 SF
Lease Rate:	\$15.50 - 17.50 SF/yr (MG)
Lot Size:	1.65 Acres
Year Built:	1960
Building Size:	39,100 SF
Renovated:	2001

PROPERTY OVERVIEW

Titusville's Most Distinctive Office Buildings, Washington Plaza and Sister Building, Buena Vista Sit side by side in Prominence Directly on US Highway 1

Office Suites Available Ranging in Size from +/- 400 sf to +/- 1,200 sf
Water and Electric Included in Most Suites, Confirm Availability
Rates do not Include Inside Janitorial Services
Elevator
Common Area Restrooms

LOCATION OVERVIEW

Prominent Location on US Highway 1
+/- 1.5 Miles North of State Road 50 (Cheney Highway)

Titusville MSA in U.S. Top Ten

The Palm- Bay Melbourne-Titusville Metro Area has scored big on the prestigious Milliken Institute, Securing the #2 spot in the nation.

Brevard County is now considered one of the elite metropolitan economies in the nation.

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

COMBINED UNITS 101,102,152 (+/- 721SF)

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate
321.722.0707 X14
brian@teamlbr.com

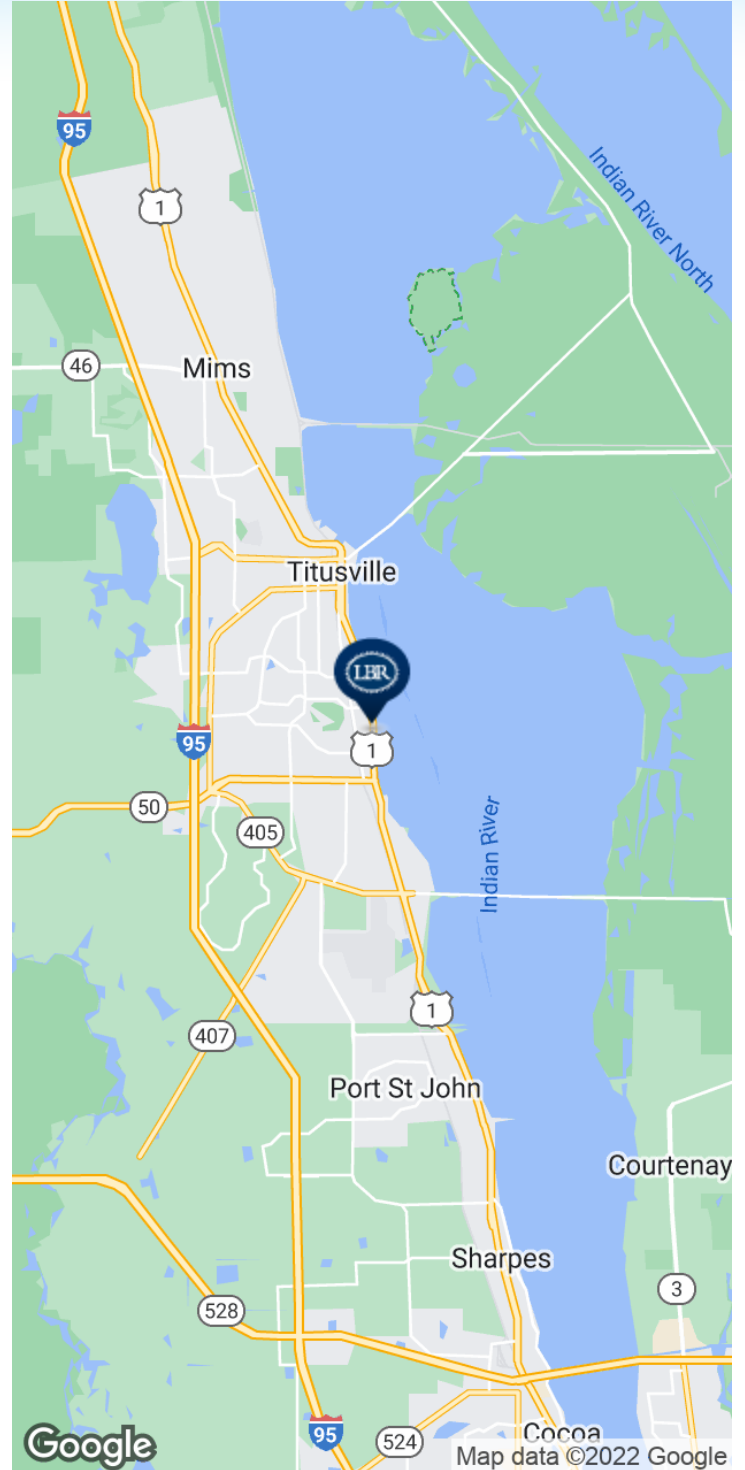
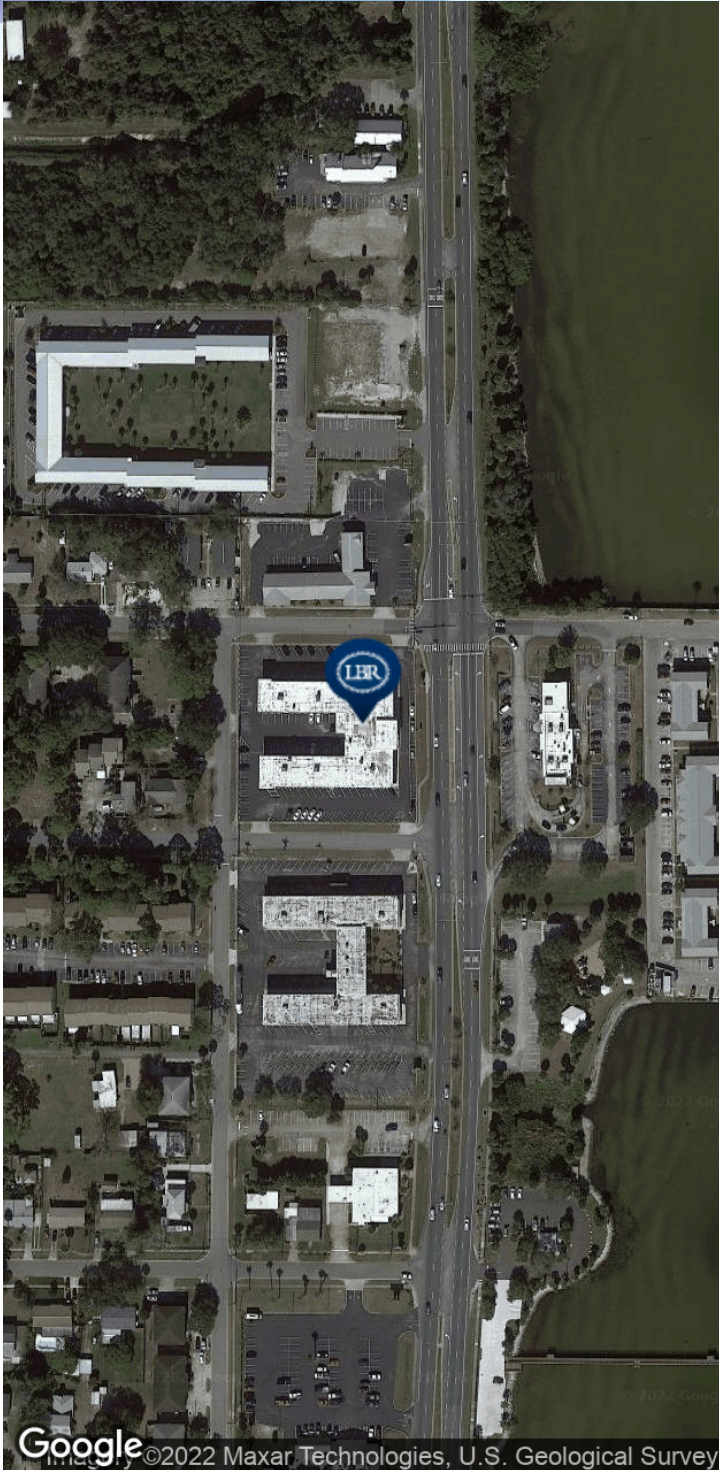
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.