

**RETAIL | OFFICE | FLEX
FOR LEASE**

**823 N COCOA BLVD
COCOA, FLORIDA**

- 2,000 - 6,000 SQFT
- THREE UNITS AVAILABLE
- DIRECT HIGHWAY FRONTAGE
- CENTRAL LOCATION
- SURROUNDED BY VARIOUS LOCAL BUSINESSES



LIGHTLE BECKNER ROBISON

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PROPERTY SUMMARY

NOW LEASING 2,000-6,000 SQFT OF NEWLY RENOVATED OPEN OFFICE/RETAIL/FLEX UNITS WITH DIRECT US HIGHWAY 1 VISIBILITY. THERE ARE CURRENTLY THREE UNITS AVAILABLE +/- 2000 SQFT EACH, ALL UNITS COME WITH A 10X10 ROLL UP DOOR AND RESTROOM. THESE UNITS HAVE NEW A/C, SINGLE PHASE ELECTRIC, PAINT, CEILING TILES, AND LIGHTING. THIS SPACE OFFERS A GREAT OPPORTUNITY TO OCCUPY SPACE WITH DIRECT HIGHWAY FRONTAGE ON FLORIDA'S SPACE COAST.

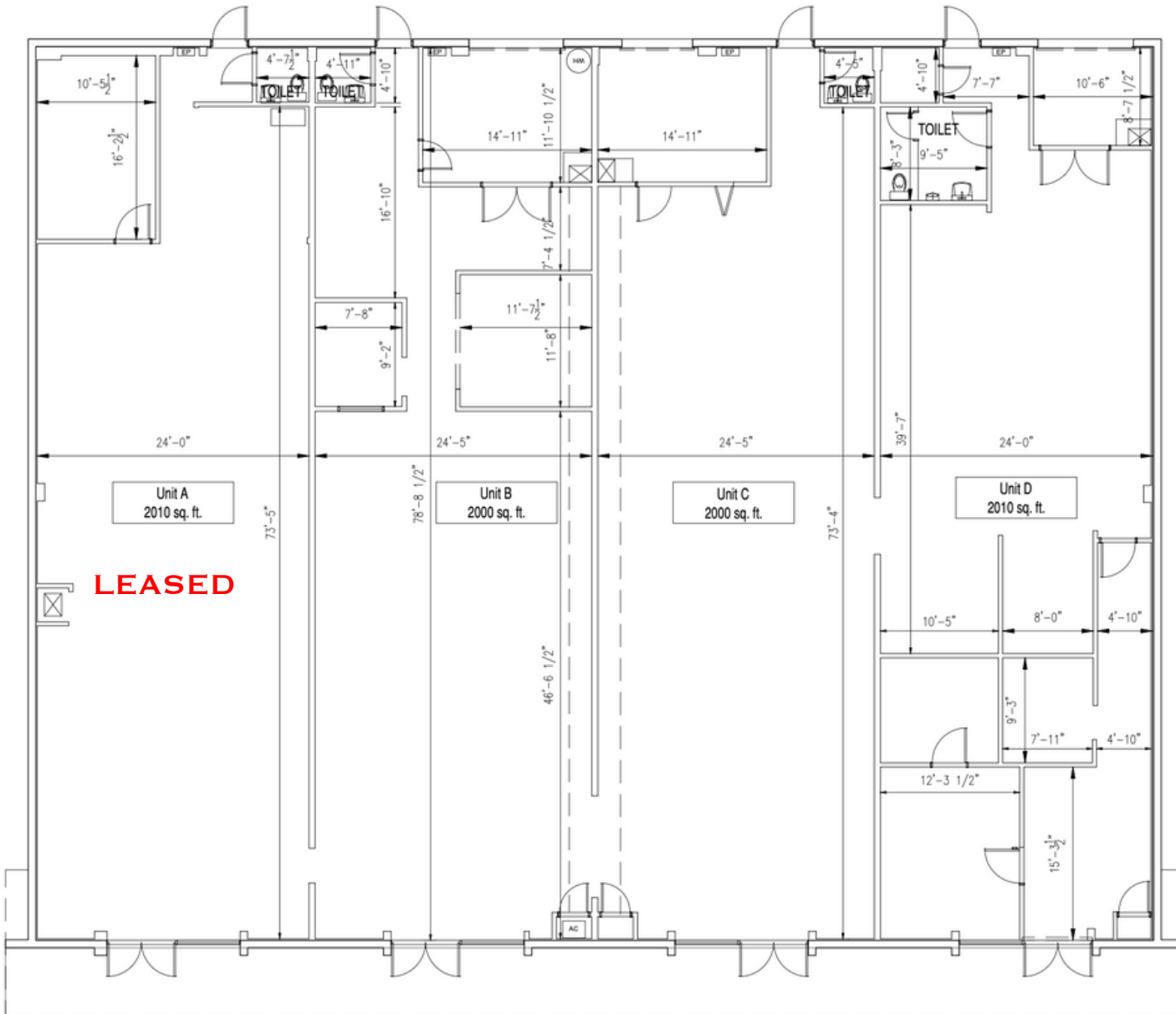
OVERVIEW

DIMENSIONS +/- 79' x 25'
SQUARE FEET 2,000 - 6,000
TENANCY MULTI
LEASE TYPE NNN
ASKING \$12.50/SF
CAM FEE \$1.75/SF

LOCATION

WITH DIRECT ACCESS TO US HIGHWAY 1 BETWEEN STATE ROAD 520 & 528 JUST MINUTES FROM I-95, THIS LOCATION CREATES EASY ACCESS AND A CENTRALIZED LOCATION FOR YOUR BUSINESS TO ACCESS ALL MAJOR ROADWAYS AND BE CENTERED ON THE SPACE COAST.

FLOOR PLAN



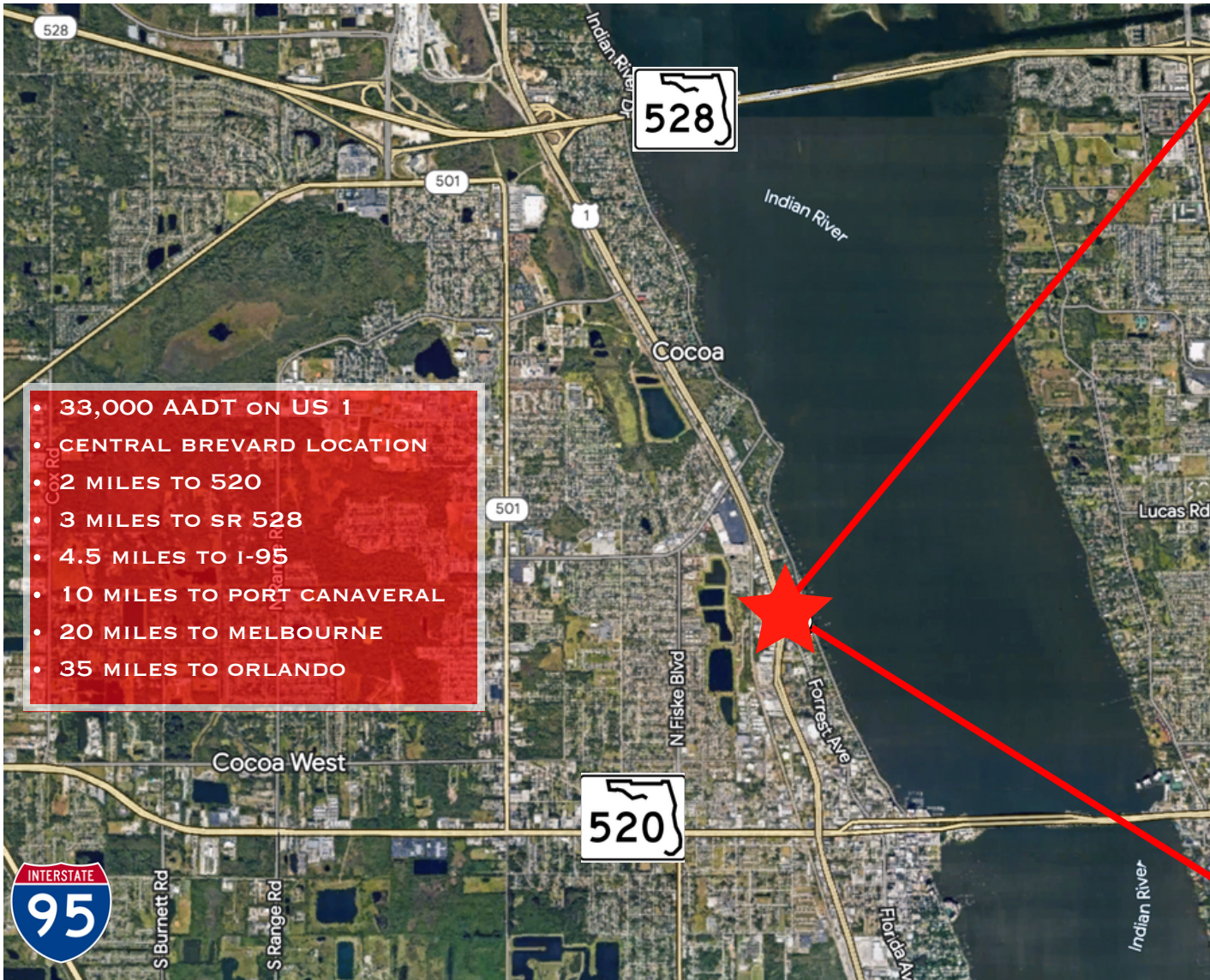
823 N COCOA
 AVAILABLE B | C | D
 SQFT 2,000 EA.
 OH DOORS (1) 10' EA.
 ASKING \$12.50/SF/YR
 TERM NEGOTIABLE
 BUILDOUT OPTIONAL
 MAX CONTIG..... 6,000 SF



SPACE PHOTOS



LOCATION



FOR MORE INFO CONTACT

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COMMERCIAL REAL ESTATE SERVICES