

EXECUTIVE SUMMARY

Nasa Plaza • 915 South Babcock Street Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 69,900 SF

Lease Rate: \$8.00 SF/yr (NNN)

Building Size: 176,740 SF

Zoning: CP

PROPERTY OVERVIEW

- +/- 69,900 s.f. of Call Center Space Available for Sublease
- Ready for Immediate Occupancy for 830 Employees
- Functional Call Center
- Raised Floor Server Room with UPS and Diesel Generator Back-Up
- 480 AMP (3) Phase Service
- Shipping and Receiving Room
- Large Conference Room and Training Rooms
- Kitchen/Break Area Ready to Support Full Staff
- True Turn Key Call Center Ready for Occupancy

LOCATION OVERVIEW

Melbourne Airport Corridor
Walking Distance to Numerous Restaurants, Cafe's, and Public Transit
Located at the Intersection of Babcock and Nasa Blvd

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

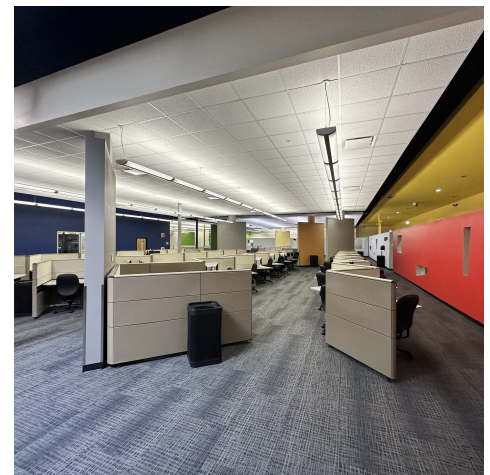
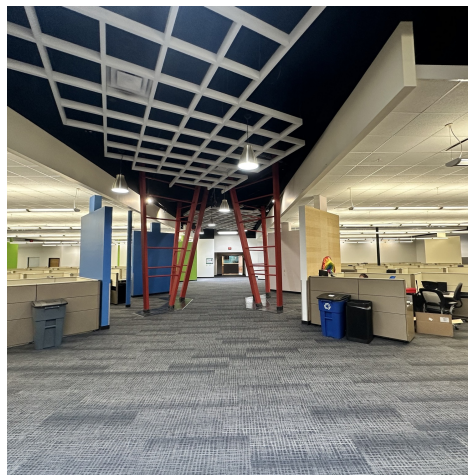
Lightle Beckner Robison, Inc.

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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

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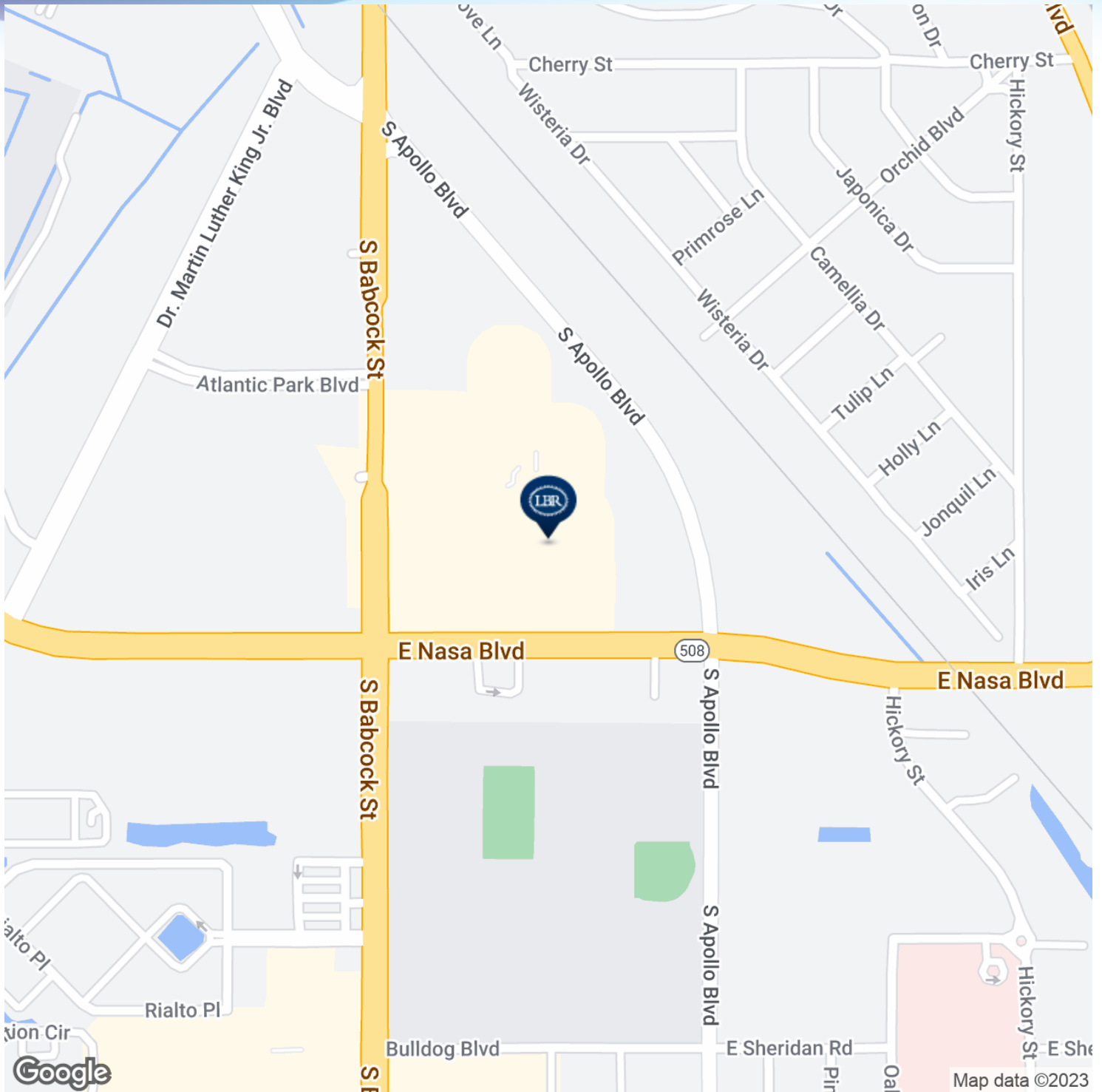
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LOCATION MAP

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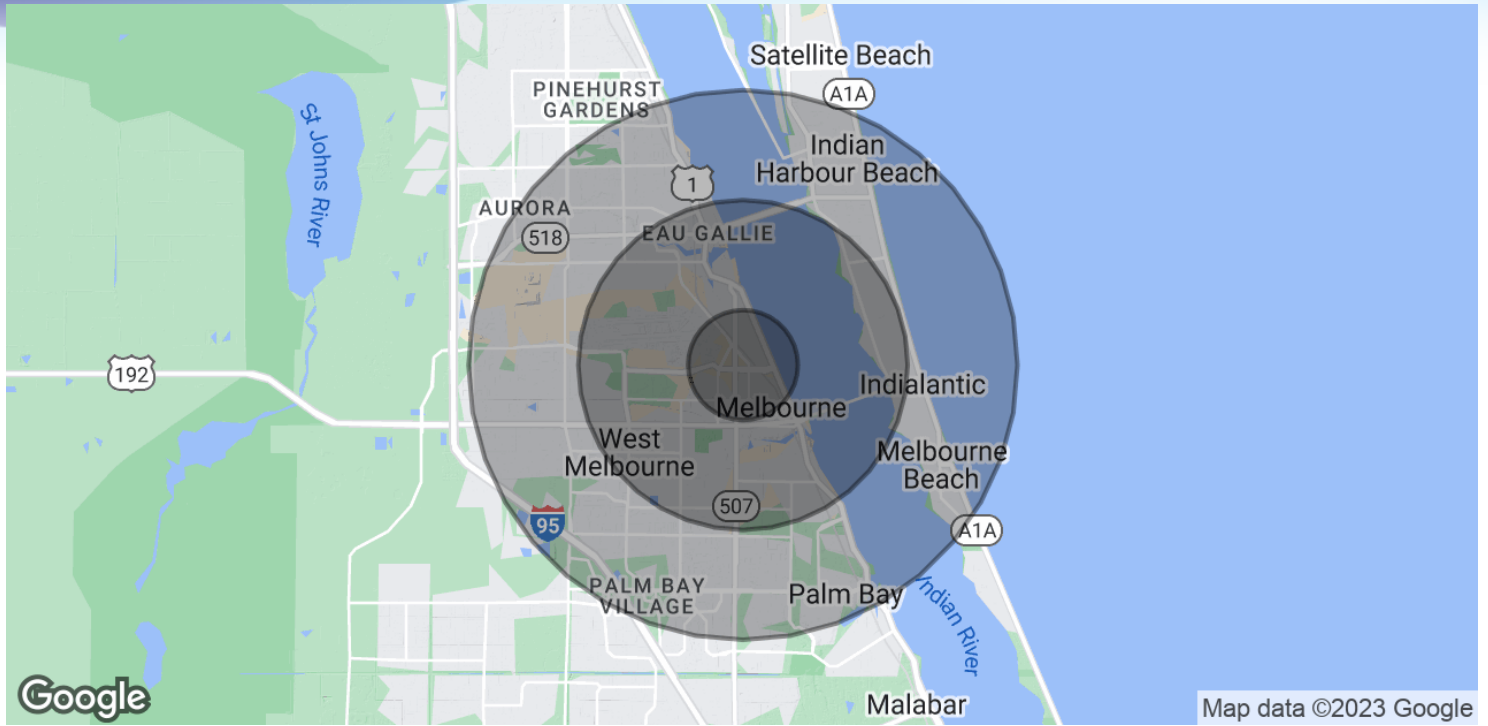
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,465	43,386	133,204
Average Age	38.2	41.9	43.6
Average Age (Male)	37.1	40.7	41.5
Average Age (Female)	40.8	45.6	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,621	20,236	63,102
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$44,530	\$61,592	\$64,957
Average House Value	\$129,563	\$213,185	\$216,207

* Demographic data derived from 2020 ACS - US Census

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