



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

OFFICES FOR LEASE

For Lease Port Canaveral Offices

405 A / B Atlantis Blvd. Cape Canaveral , FL 32920

UP TO +/-4700SF TOTAL OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

PORT CANAVERAL

Offices at Port Canaveral Available for Lease • 405 A / B Atlantis Blvd. Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF: Up to +/- 4,700sf
Total Available
See Individual Suites for Sizes

Lease Rate: 18.00 SF/yr Plus Port Infrastructure Fee
(PIF=NNN)

Building Size: 19,650 SF

UTILITIES INCLUDED IN RENTAL RATE

Building B / Office Suite B 111 +/- 1260sf \$18.00/psf & PIF \$2.00
En Suite Bathrooms- Kitchenette, Hard Walled Offices, IT Room, Open Work Areas

Building B / Office Suite D 114 +/- 1400sf \$18.00/psf & PIF \$2.00
En Suite Bathroom- Kitchenette, Reception Area, Open Work Areas, Storage Closets

Building B / Office Suite E 118-120 +/- 1460/sf \$18.00/psf & PIF \$2.00
Hard Walled Offices, Large Open Areas, Reception

Building A - A202 Large Open Office +/- 620sf \$18.00/psf & PIF \$2.00
Second Floor Walkup, Common Area Restrooms
Large Open Office

Offices Located on Port Canaveral Property, Requires Port Application Fee \$1,650.00

Lease Terms Minimum 3-5 Years, Maximum 10 Years

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

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AVAILABLE SPACES

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Lease Rate: \$18.00 SF/YR (NNN) **Total Space** 620 - 1,460 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
405 Atlantis - Bldg B Suite B - I 11		\$18.00 SF/YR	NNN	1,375 SF	3-5 Years	En Suite Bathrooms, Kitchenette, Offices and Open Areas
405 Atlantis -Bldg Suite A-202	Office Building	\$18.00 SF/YR	NNN	620 SF	3-5 Years	Large Open Room, Window. Common Area Restrooms
405 Atlantis Bldg B Suite D-I 14		\$18.00 SF/YR	NNN	1,400 SF	3-5 Years	En Suite Bathrooms, Kitchenette, Reception. Open Work Areas
405 Atlantis Bldg B Suite E-I 18-120	Office Building	\$18.00 SF/YR	NNN	1,460 SF	3-5 Years	End Unit, Hard Walled Offices, Open Work Areas, Reception. Common Area Restrooms

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Suite B-111



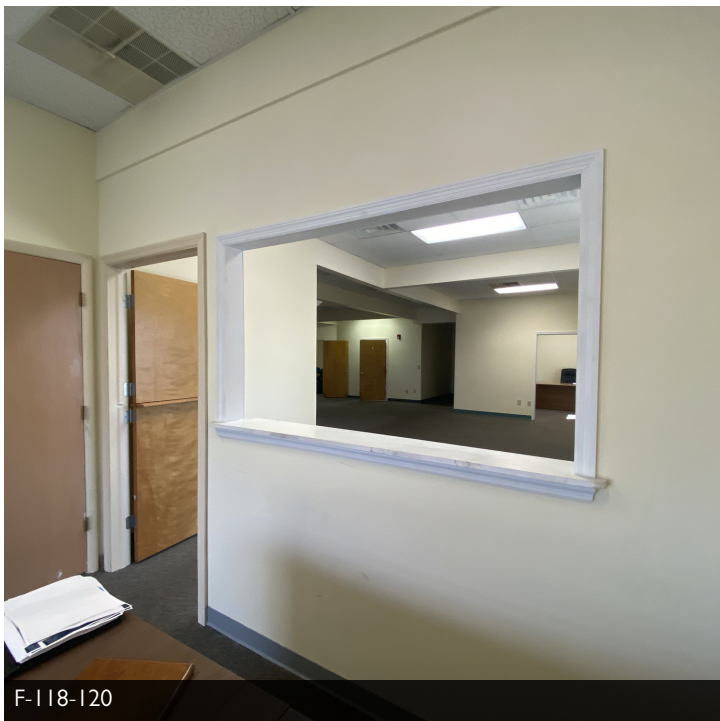
Suite B-111



Suite B-111



Suite B-111



F-118-120



F 118-120

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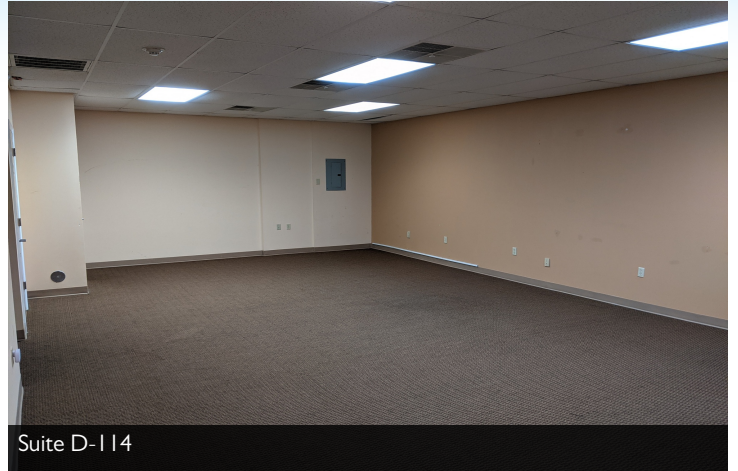
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ADDITIONAL PHOTOS

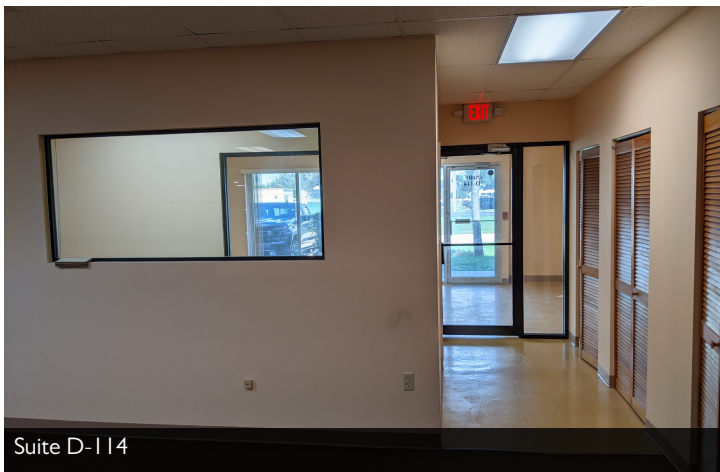
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Suite D-114



Suite D-114



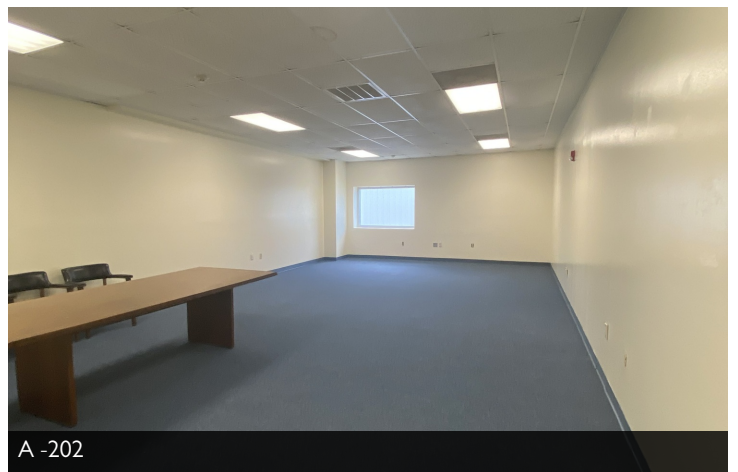
Suite D-114



Suite D-114



Wall Up to A-202



A-202

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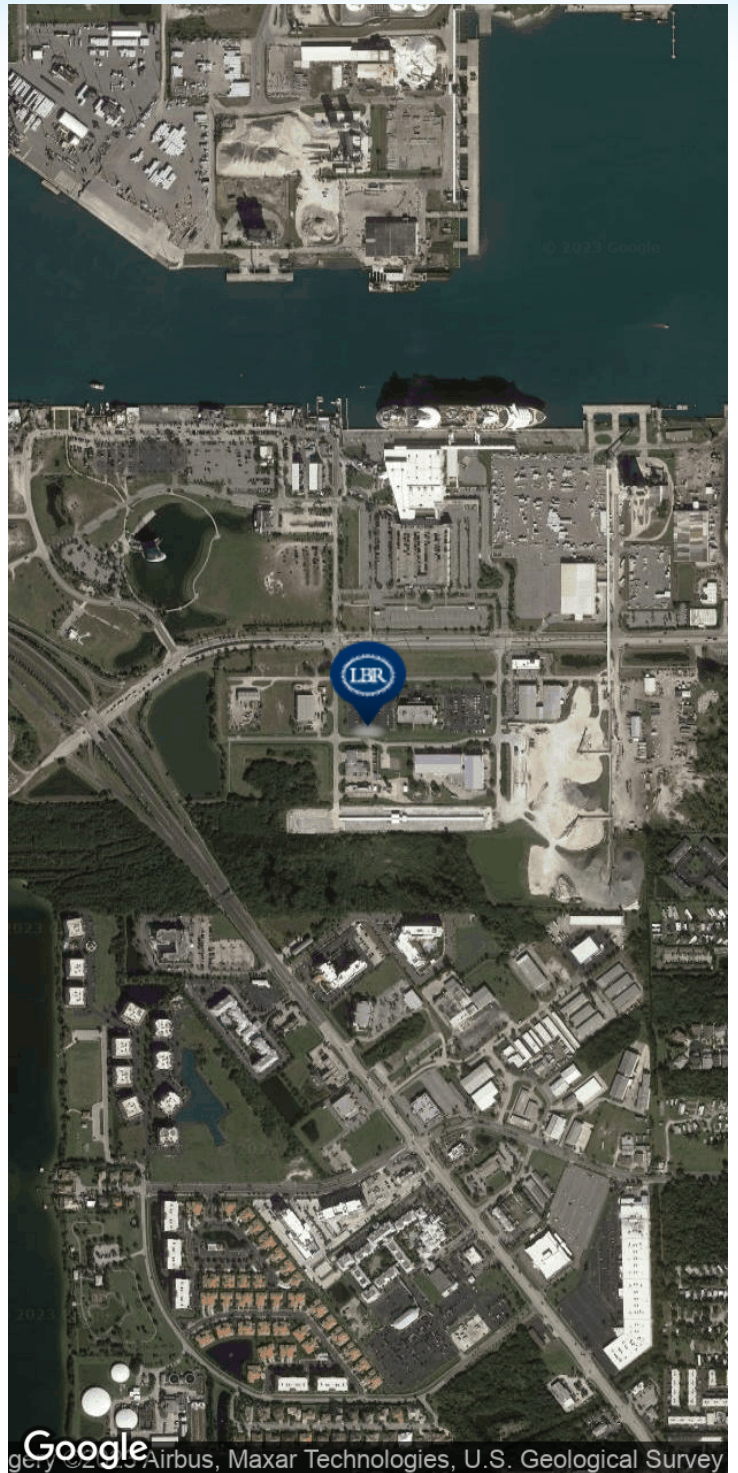
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LOCATION MAP

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CARGO CRUISE NEWSROOM REAL ESTATE RECREATION BUSINESS ABOUT



Tenant & Leasing Information

REAL ESTATE

Port Canaveral's Tenant Support Program

Tenant & Leasing Information

Becoming a Tenant at Port Canaveral

Available Properties

Opening a facility at centrally located Port Canaveral is a good business decision that many other companies have made before you. We strongly believe that locating here can help boost your success, as well as be a pleasurable experience for you and your employees.

Your first steps in becoming a tenant are to obtain a lease from the Canaveral Port Authority (CPA) and then ready your building for occupancy. To help you get through this process as smoothly as possible, here is an outline of the procedures you will need to follow.

CONTAINER TERMINAL

Learn About Our Container Terminal Capabilities

(Note: If you are subleasing space from a Port Canaveral tenant, you will need prior approval from Port Canaveral) You will deal directly with your landlord on preparing and occupying your space. If you need an Occupational Certificate for Brevard County, contact the Port's Real Estate Department.



- 1. Apply in writing to the Real Estate Department to be considered for a new lease. With your submitted application, you will need to include a check to the CPA for a standard fee that covers the processing expenses of preparing your lease.
- 2. If your application is favorably reviewed by the Port Director/Chief Executive Officer, it will be placed on the agenda of a regular meeting of the CPA Board of Commissioners, subject to **The Canaveral Harbor District Port Charter**, Article II, Section 2. We encourage you to appear in person at the Commission meeting during which your lease application will be considered
- 3. Once your lease is approved a fully executed and recorded original will be mailed to the address of record.

CRUISE & LEISURE

Discover all there is to do at Port Canaveral



- 4. If you plan to build or alter any facility on the lease property, visit our pages on building or improving your facility.

Note: A right of refusal in favor of the Canaveral Port Authority will be included in all *new or modified* leases.

Occupancy Registration – Who, What and How

As a Port tenant, you are responsible for registering your business and all businesses that sublease from you with the [Real Estate Department](#). This helps us ensure that all businesses located at the Port receive the same benefits and responsibilities for keeping the Port a safe, attractive and profitable place to do business.

All new businesses should be registered *within 30 days prior to the start* of their operation. [CLICK HERE](#) for the Occupancy Registration Form (ORF). Along with this form, for each sub-lessee please also include a copy of their lease and brief description of business activities. If you have no sub-lessees, note this on your form. An Occupancy Registration Form is still required for your own business. There is no cost for registering or for your certificate.

When a new ORF is submitted, Port Authority personnel do an on-site inspection of the leased premises. Then an Occupancy Registration Certificate is issued and mailed to you. Please distribute certificates to your sub-lessees. Each registered business must display its own certificate in a prominent location. As the Tenant, you will also need to keep a master file of all sub-lessee's ORCs in a central location. (Periodic inspections are made to ensure that ORCs are displayed and allowing a sub-lessee to operate without an ORC on display is a lease violation.)

Suspension or Revocation. If any holder of an ORC or sub-tenant violates the lease agreement between the Canaveral Port Authority and the Port Tenant, the ORC or sub-lease may be suspended or revoked.



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