

# 1ST FL OFFICE SPACE FOR SALE

7,515± sf

## First Floor

Square feet calculation does not include common area included in sale.

**SALE PRICE: \$734,900**

730 E. Strawbridge Ave., Unit 1  
(US 192)

Melbourne, FL 32901

Downtown Melbourne District



### 7,515± sf - First Floor Total

*(Excludes common area sf)*

- Concrete block construction
- First floor office space
- Ample parking – easy access
- Highly visible location
- Monument signage
- Reception with built-in desk & cabinetry
- Open area in center for workstations
- Offices around perimeter with windows
- Private employee entrance
- Private employee restrooms
- Break room
- Walk in safe (*former bank building*)
- Large copier workroom with built-ins

*50% share of common elements:*

- Common lobby area and restrooms
- Garage/storage – exterior unit
- Parking lot – non-exclusive
- Monument Signage



Rev. 2-17-14



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COMMERCIAL REAL ESTATE SERVICES

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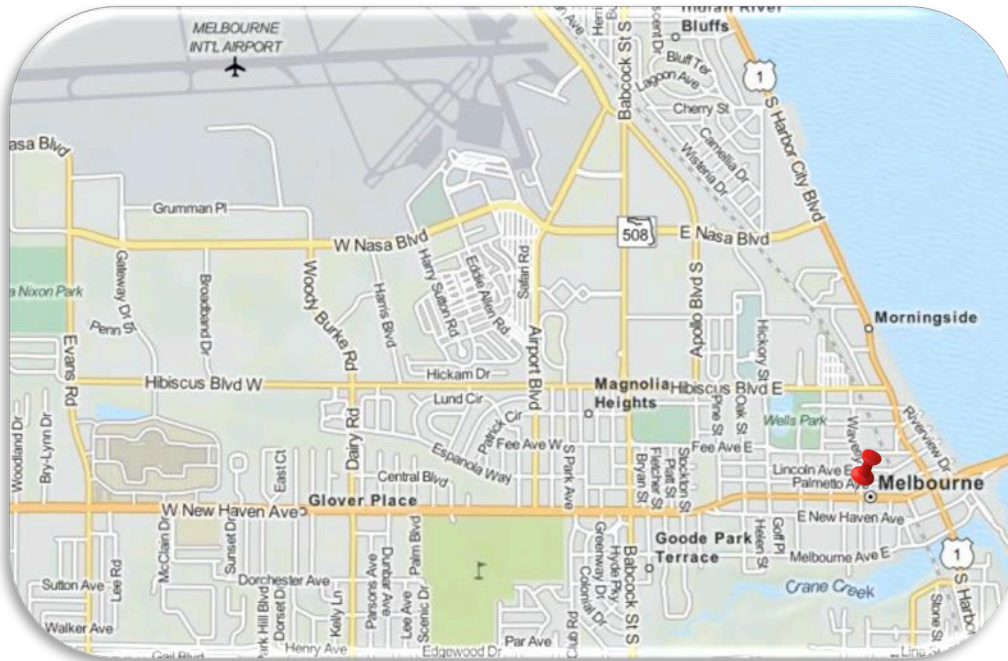
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Information contained herein has been obtained from others and considered to be reliable;  
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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*Common Lobby Area*



*Reception Area*



*Open work area*



*Copier workroom*



*Copier workroom*



*Common area restrooms*



*Perimeter office*



*Perimeter office*



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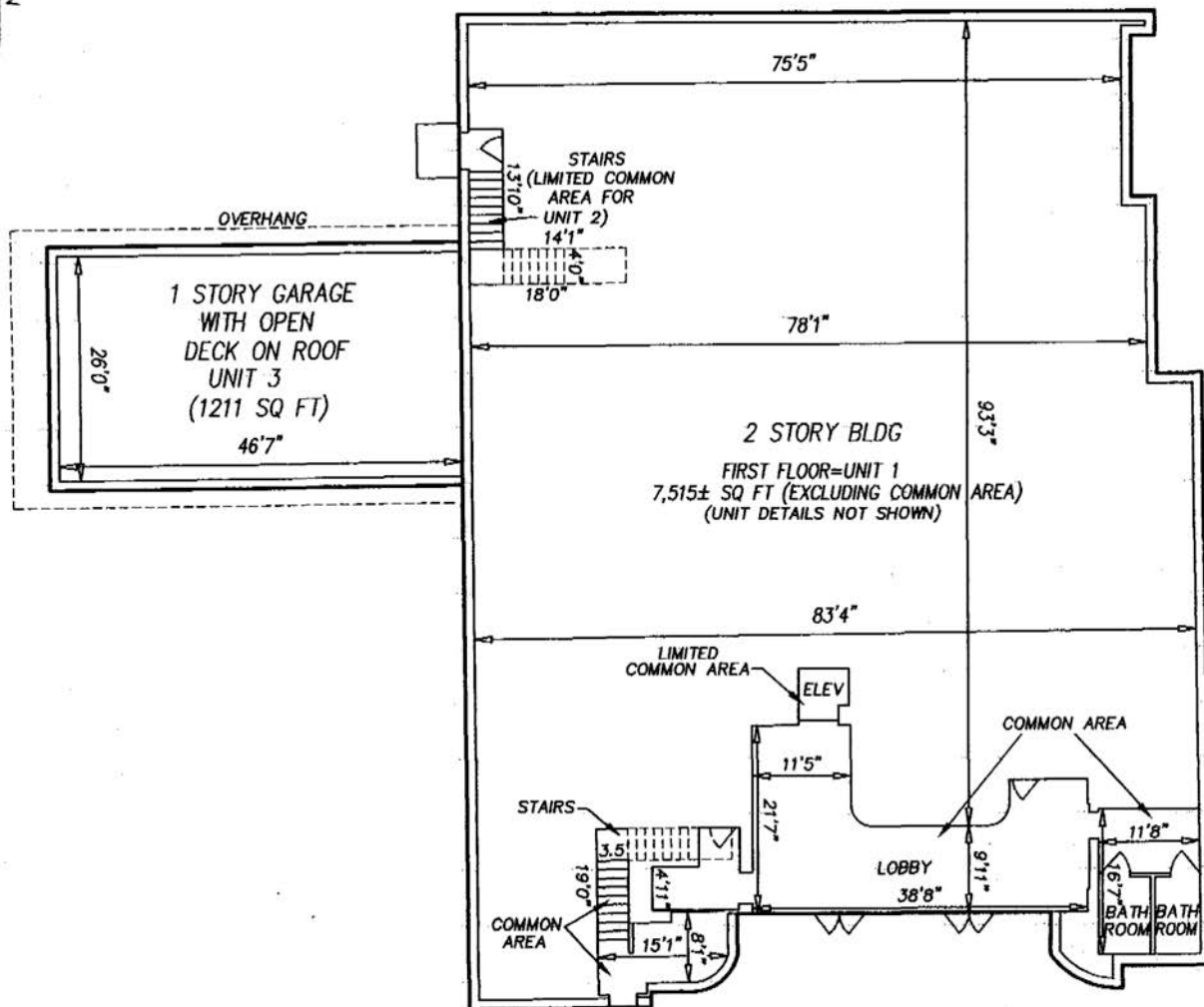
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**BARMOR ALLIANCE CONDOMINIUM,  
A COMMERCIAL CONDOMINIUM**

**FIRST FLOOR DETAILS**

730 E. Strawbridge Ave.  
Unit 1 - First Floor  
Melbourne, FL 32901

NORTH



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