

# Oakwood Square

1900-1970 Dairy Road, West Melbourne, FL 32904

**Office, Medical and Retail Space in the Heart of West Melbourne**



## OFFERING SUMMARY

**Available SF:** 1,545 - 2,184 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Acreage:** 4.4 Acres

**Facility SF:** 46,884 SF

**Zoning:** City of West Melbourne  
Commercial New Haven  
(C-NH)

## PROPERTY OVERVIEW

Oakwood Square is a three building office, medical and light retail complex with a variety of unit sizes available for lease. Ample parking throughout the complex. Space available from 1,545 sf up to 2,184 sf. Base rent starts at \$15.00 per SF plus est. \$2.57/sf CAM.

## LOCATION OVERVIEW

Easy access to all of Melbourne, Palm Bay, Beaches and surrounding communities via Interstate 95, US 192, and US 1. From open space to multi-office there are numerous configurations to choose from.

## PROPERTY HIGHLIGHTS

- Great location in the heart of W. Melbourne on Dairy Road
- All roofs replaced in 2016 and buildings painted in 2018.
- Parking lot resurfaced in 2022.
- Excellent value priced office space!
- Several types and sizes of units available immediately
- Interiors to include new carpet and painting

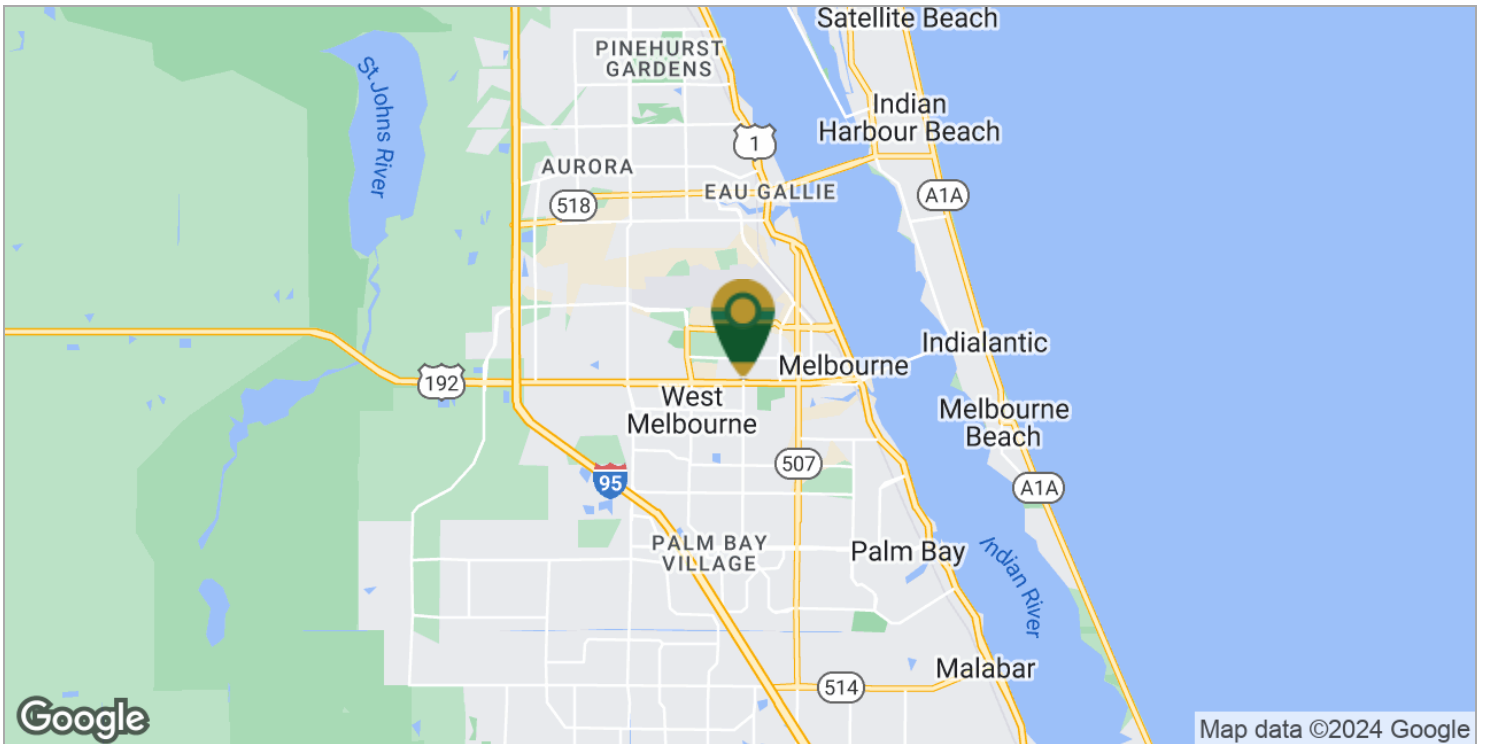
### Zachary Ullian

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## Location Maps



**Zachary Ullian**

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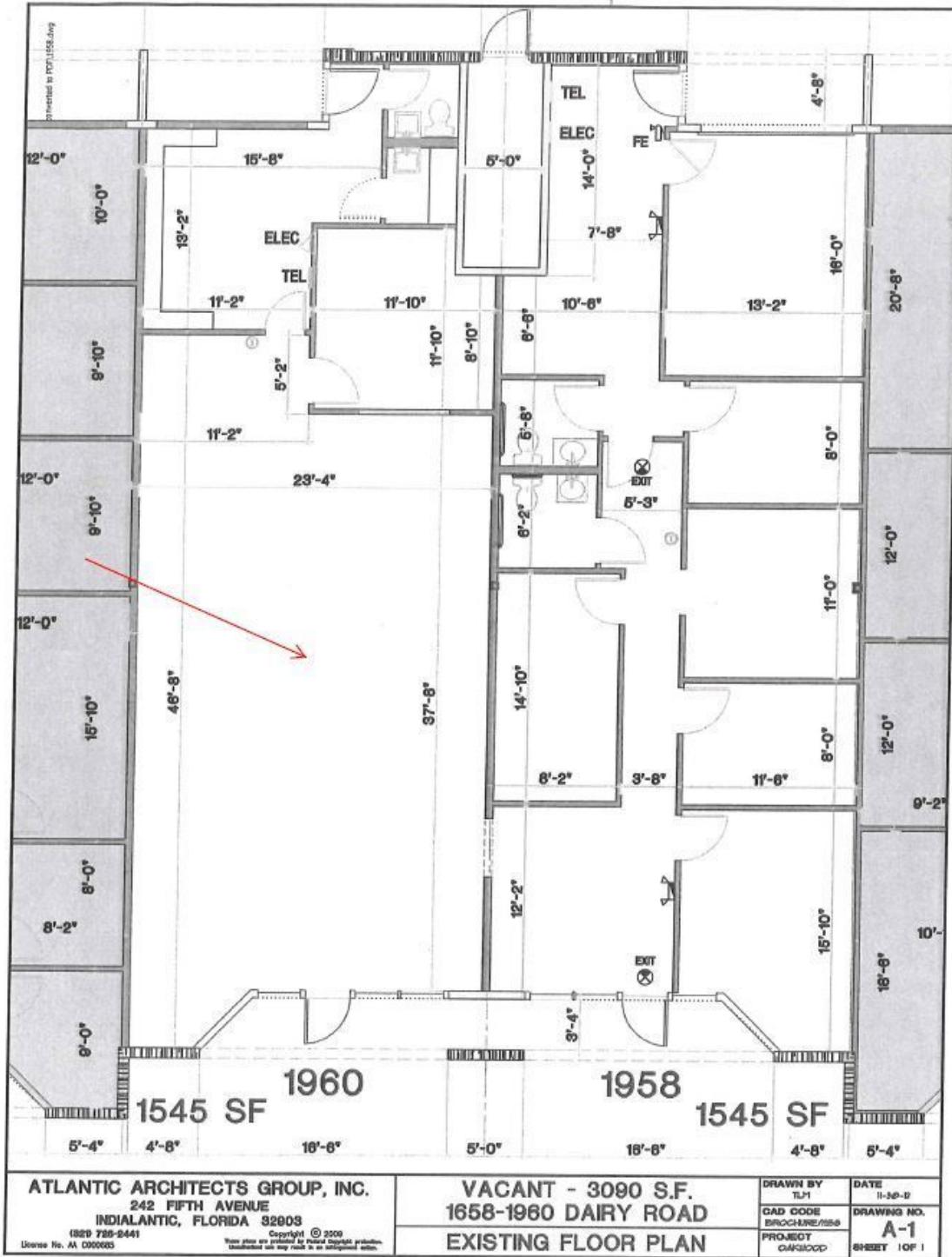
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# Oakwood Square

1900-1970 Dairy Road, West Melbourne, FL 32904

1960 Floor Plan (1,545 SF)



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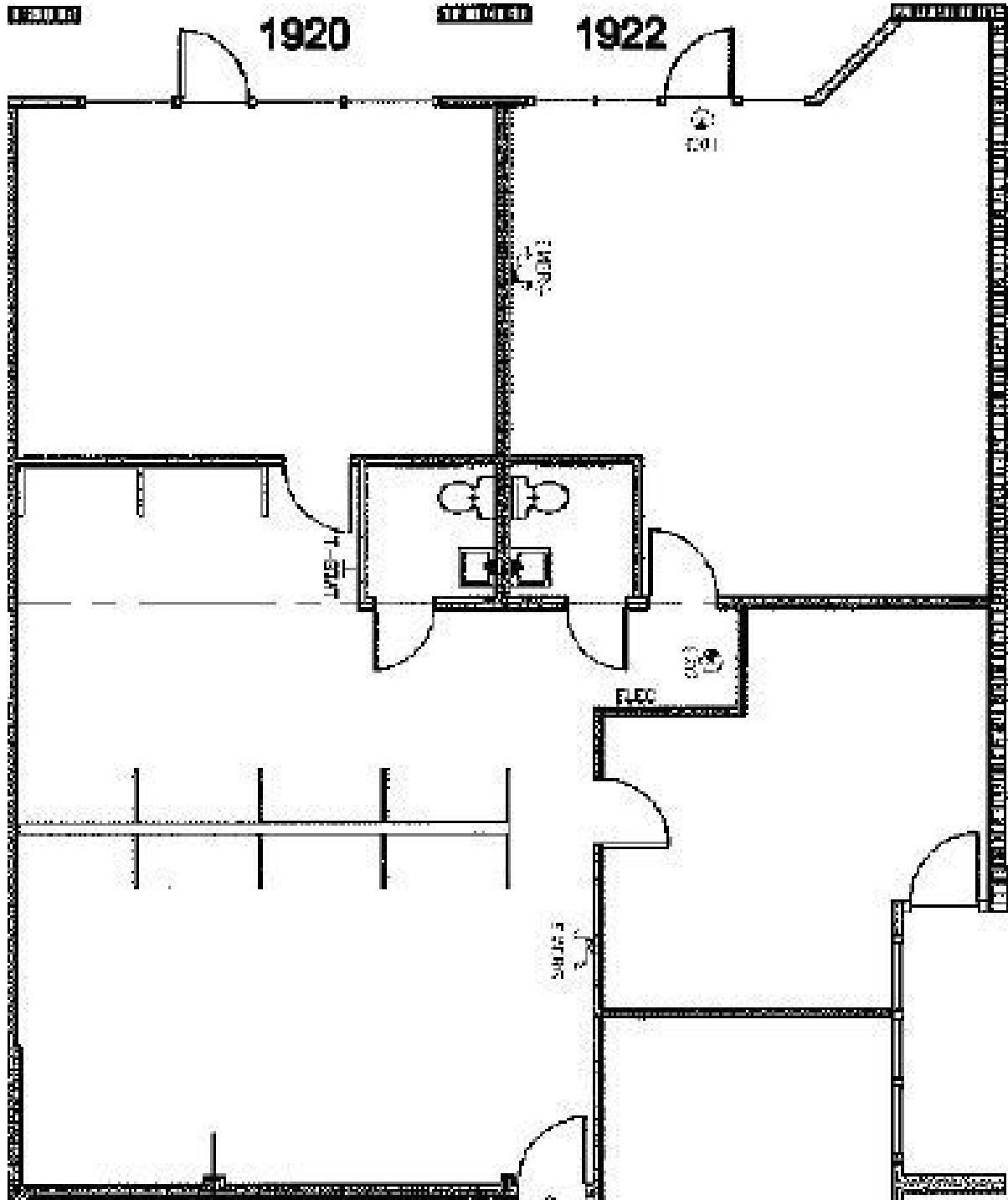
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# Oakwood Square

1900-1970 Dairy Road, West Melbourne, FL 32904

1920-1922 Floor Plan (2,184 SF)



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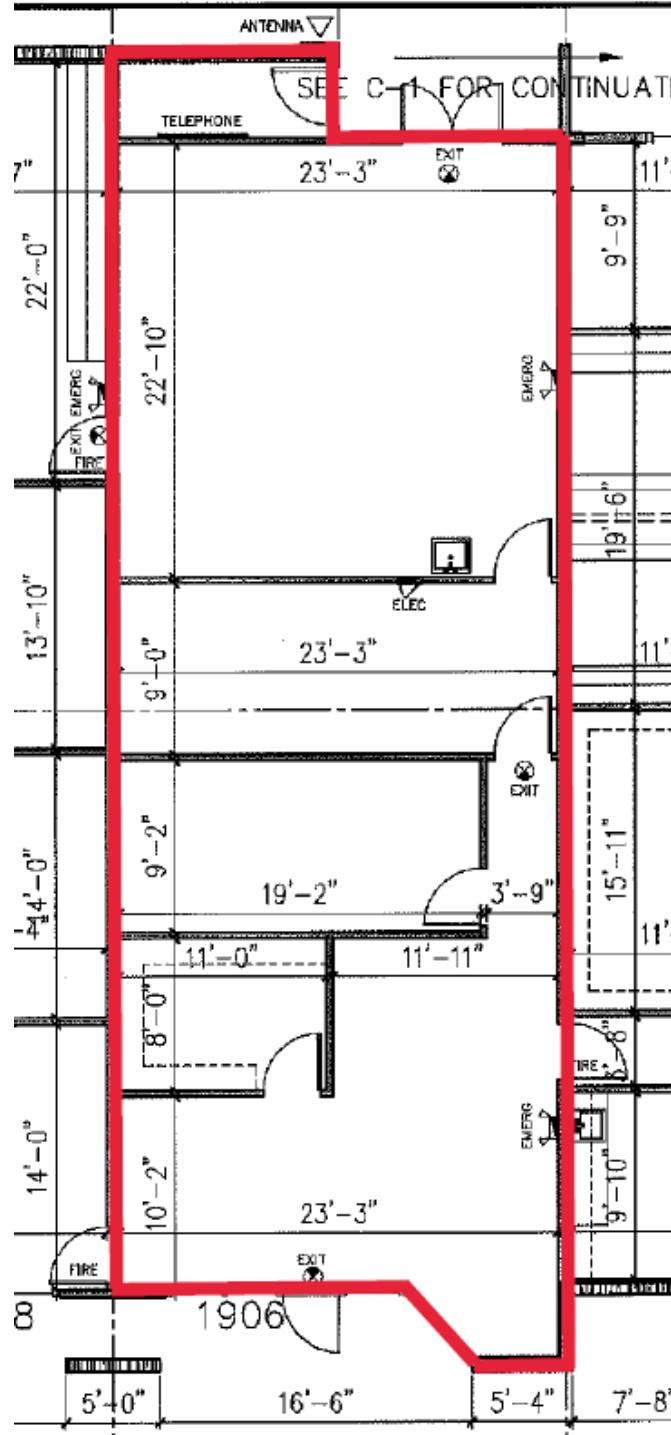
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# Oakwood Square

1900-1970 Dairy Road, West Melbourne, FL 32904

1906 Floor Plan (1,680 SF)



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