



**FOR LEASE:**  
**1,949 SF OF MEDICAL/PROFESSIONAL SPACE**

**195 S COURTENAY PKWY**  
**UNIT B**  
**MERRITT ISLAND, FL**



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

## OFFERED AT:

**\$3,875/month (\$6.44/sf CAM)**

<b>Size:</b>	<b>1,949 sf</b>
<b>Zoning:</b>	<b>RP - Residential Professional</b>
<b>Current Use:</b>	<b>Medical / Professional Services</b>
<b>Adjacent Tenant:</b>	<b>Dental Office</b>
<b>HVAC:</b>	<b>2024 - New</b>
<b>Exam Rooms:</b>	<b>5 Exam Rooms</b>
<b>Other Rooms:</b>	<b>Reception, Waiting, Office, Storage, Misc</b>
<b>Bathrooms:</b>	<b>3 Bathrooms</b>
<b>Daily Traffic:</b>	<b>31,000</b>
<b>Lease Term:</b>	<b>Negotiable (3-5 year)</b>
<b>Type:</b>	<b>NNN</b>
<b>CAM:</b>	<b>\$6.44/sf</b>
<b>Parking:</b>	<b>22 (shared)</b>







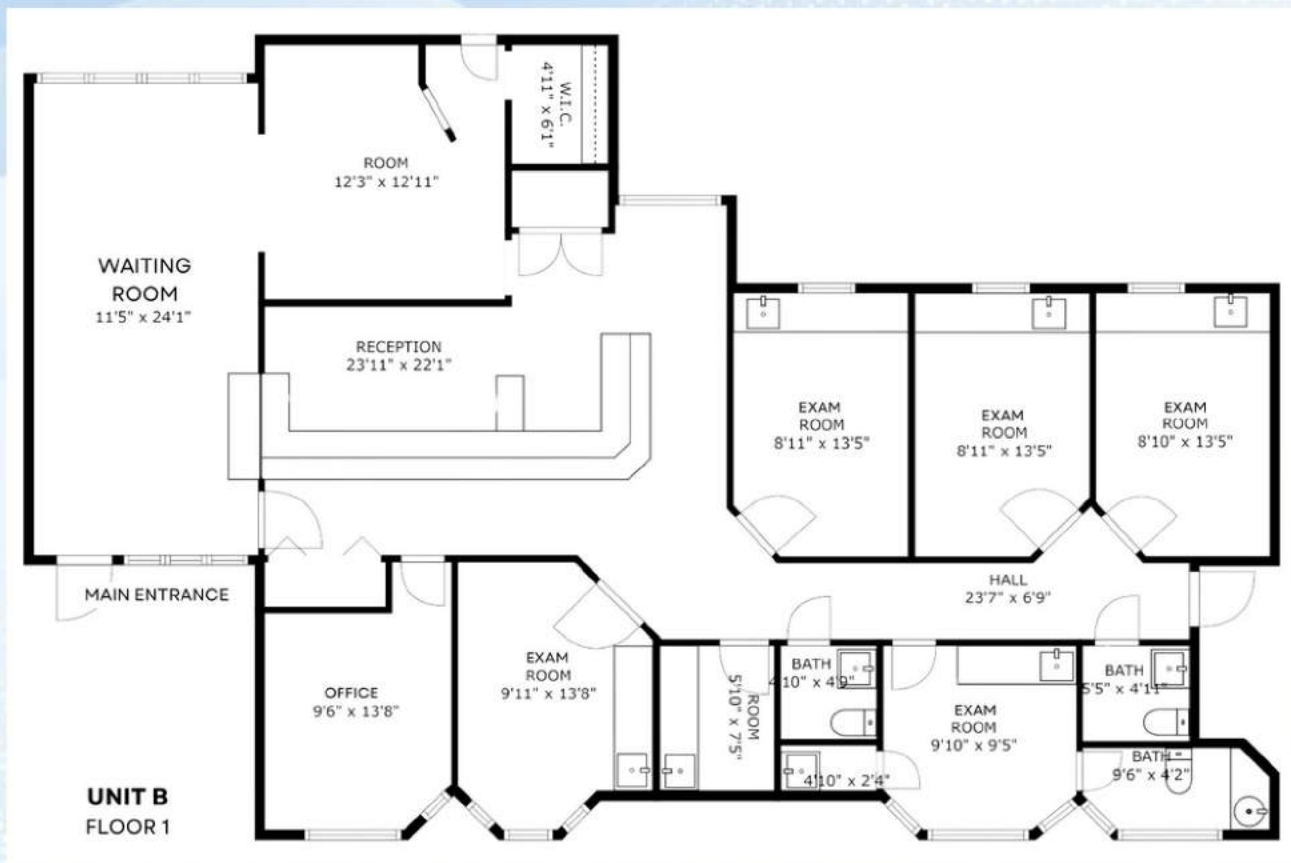
**Excellent opportunity to lease medical/professional space ideally located only .13 mile South of 520 on S Courtenay Pkwy.**

**High visibility with 31,000 passing vehicles each day.**

**Ample parking with 22 spots (shared).**

**Exceptional layout with 5 exam rooms (plumbed), 3 bathrooms, a private office, reception area, waiting room, bonus/break room, and storage.**

**Features include vaulted tongue-and-groove plank ceilings, fresh paint, new flooring and BRAND NEW HVAC.**



# Vaulted Ceilings | Renovations in-Progress









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## EXCLUSIVELY LISTED BY:

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