



OFFICE / RETAIL SPACES FOR LEASE

Babcock And Melbourne Commons

2275 S Babcock Street Melbourne, FL 32901

UP TO +/-15,000 SF OF OFFICE AND RETAIL SPACE

presented by:

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70 W. Hibiscus Blvd., Melbourne, FL 32901

PROMINENT MELBOURNE LOCATION OFFICE AND RETAIL

Babcock and Melbourne Commons • 2275 S Babcock Street Melbourne, FL 32901



OFFERING SUMMARY

Available SF: Up to +/- 16,050SF

**+/- 15,000 Total SF Available at at Prime Melbourne Location
Office, Medical, Service, and Retail Configurations**

Lease Rate: Negotiable \$17-\$18
(Gross)

2275 S Babcock- +/-2,700 sf Unfinished Space, Tenant and Landlord Discuss Configuration
2235 S Babcock - Up to +/- 7,000 sf of Former DaVita Kidney Center, Offices, Break room,
Lab, Lounge and Open Areas.

Lot Size: 2.84 Acres

13B E Melbourne Ave +/- 2,350 Second Floor Walk Up, Corner unit, great visibility.
Configured as Office Space

Year Built: 1978

2245 S Babcock +/-2020sf Former Physical Therapy Office, Reception, Private Offices and
Open Areas. Two Bathrooms.

Building Size: 46,214 SF

LOCATION OVERVIEW

Zoning: C1

Close to Downtown Melbourne
Prominent Location on Babcock Street and Melbourne Avenue
Prime Signalized Corner
Less than 2/10 Mile from US 192

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ADDITIONAL PHOTOS

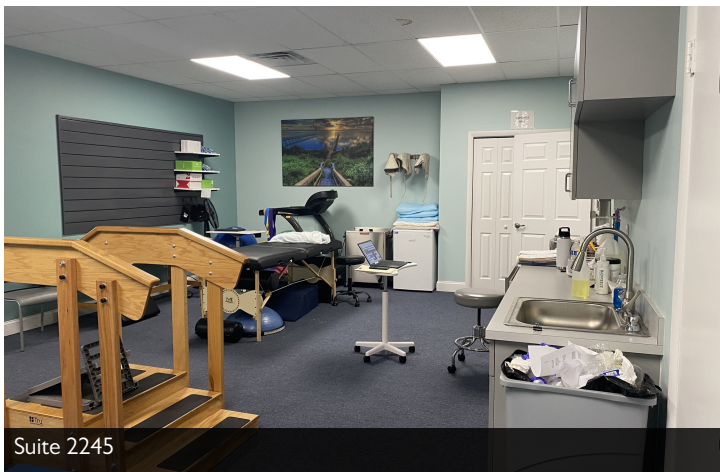
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Suite 2245



Suite 2245



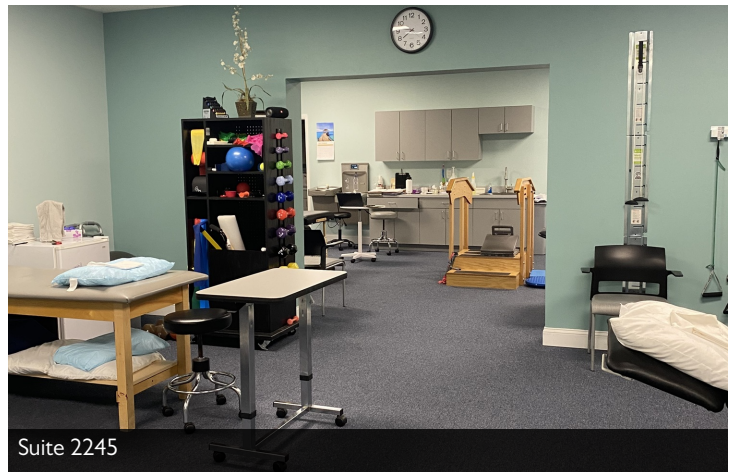
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13B SECOND FLOOR WALKUP OFFICES

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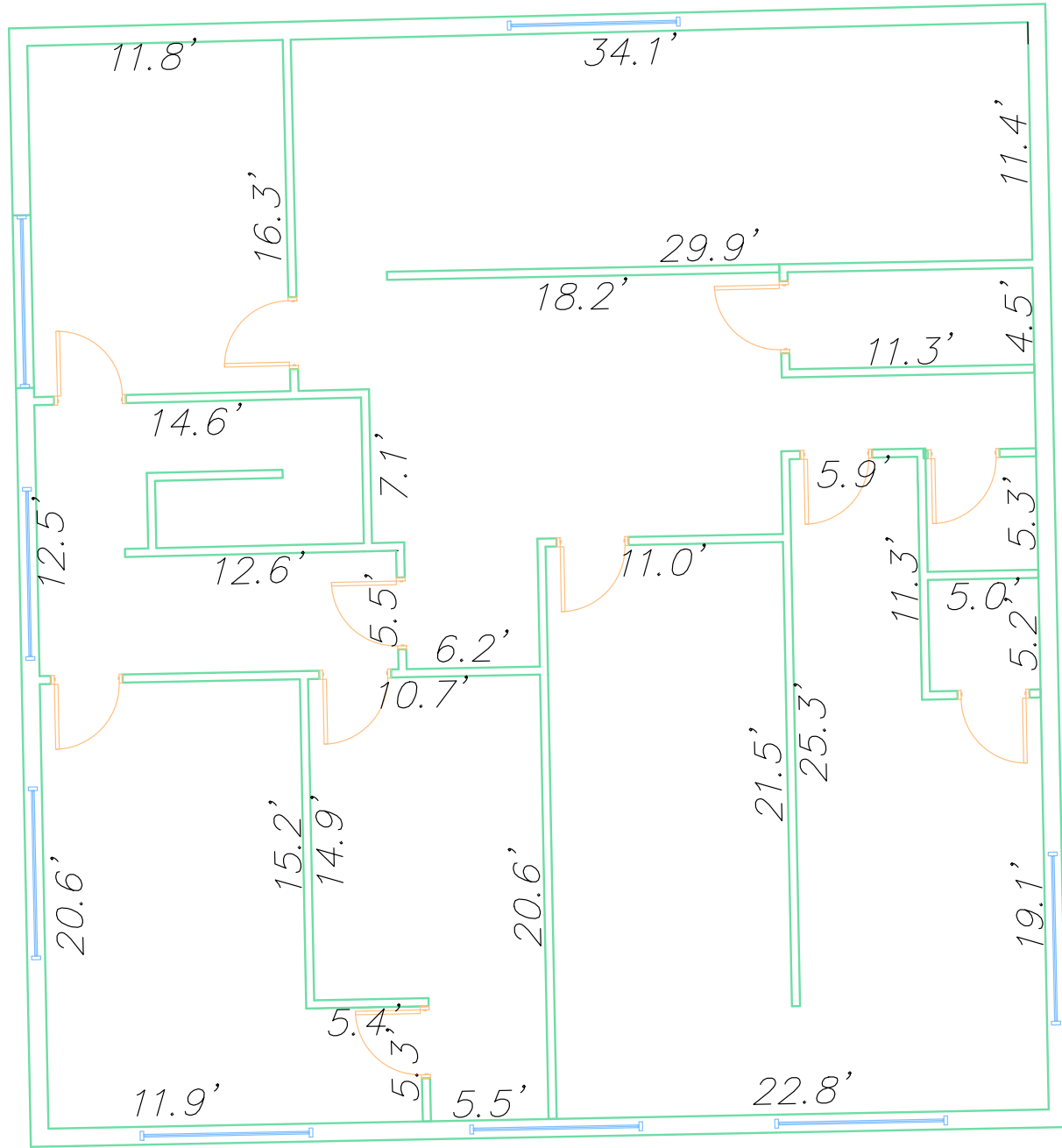
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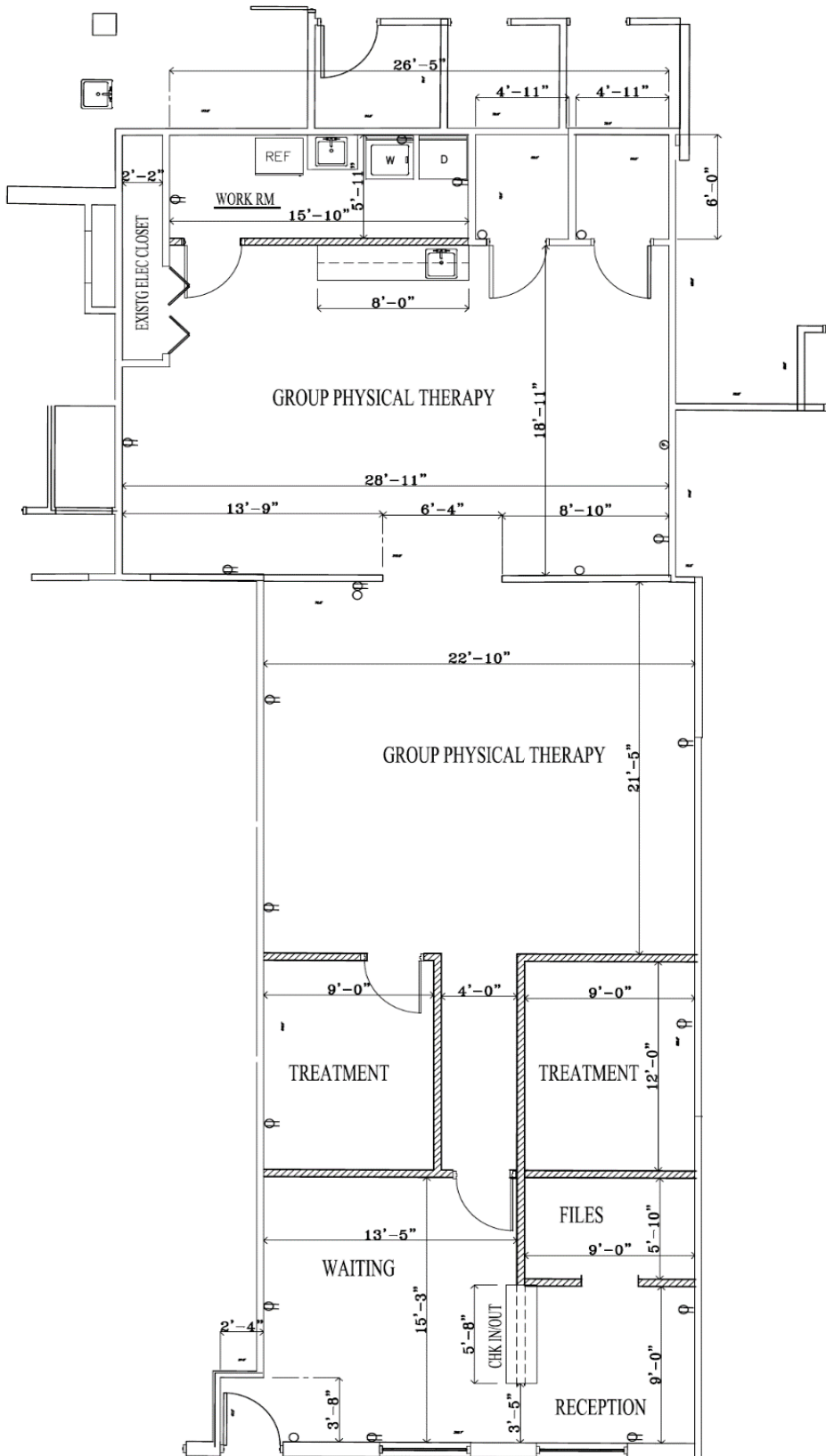
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13B E Melbourne
Ave.
Second Floor
Walkup



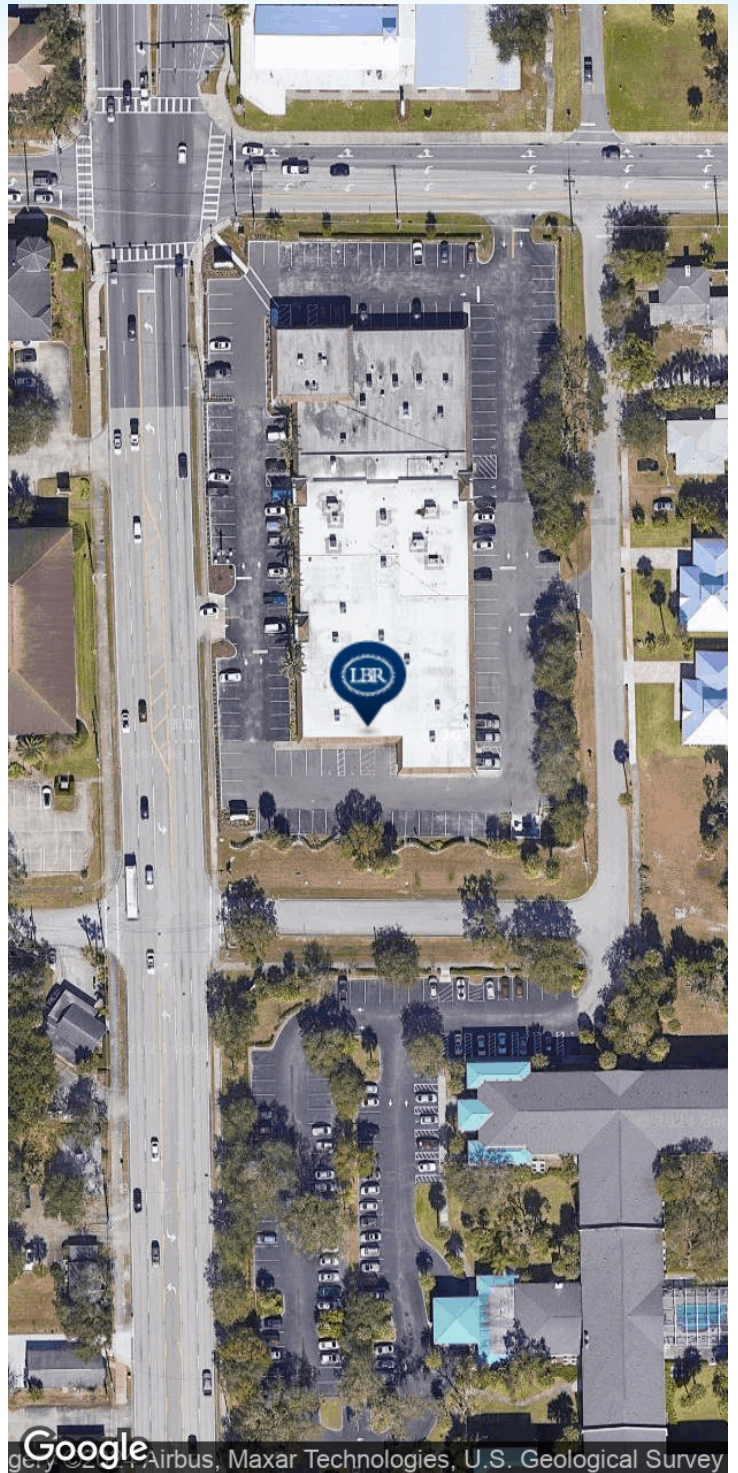


NEW PLAN

SUITE 22.

LOCATION MAP

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