

EXECUTIVE SUMMARY

• 391 Commerce Parkway Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 1,875 SF

Lease Rate: \$20.00 SF/yr (MG)

Year Built: 2017

Building Size: 7,500 SF

PROPERTY OVERVIEW

The office team at Lightle Beckner Robison, Inc. is pleased to offer for sub-lease 1,875 sq. ft. of space in Rockledge's Parkside Professional Center.

The space consists of six (6) hard-walled offices, employee and customer restrooms, spacious kitchenette/break area with sink, and rear door entry for staff.

Current lease expires in May of 2026 and is available for occupancy immediately.

Great for a small medical practice, counselor or professional office use.

LOCATION OVERVIEW

Located just off Murrell Road and Commerce Parkway

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

• 391 Commerce Parkway Rockledge, FL 32955

Lease Rate: \$20.00 SF/YR (MG) **Total Space:** 1,875 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 200		\$20.00 SF/YR	Modified Gross	1,875 SF	Negotiable	

ROB BECKNER, SIOR
Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL
Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 391 Commerce Parkway Rockledge, FL 32955



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

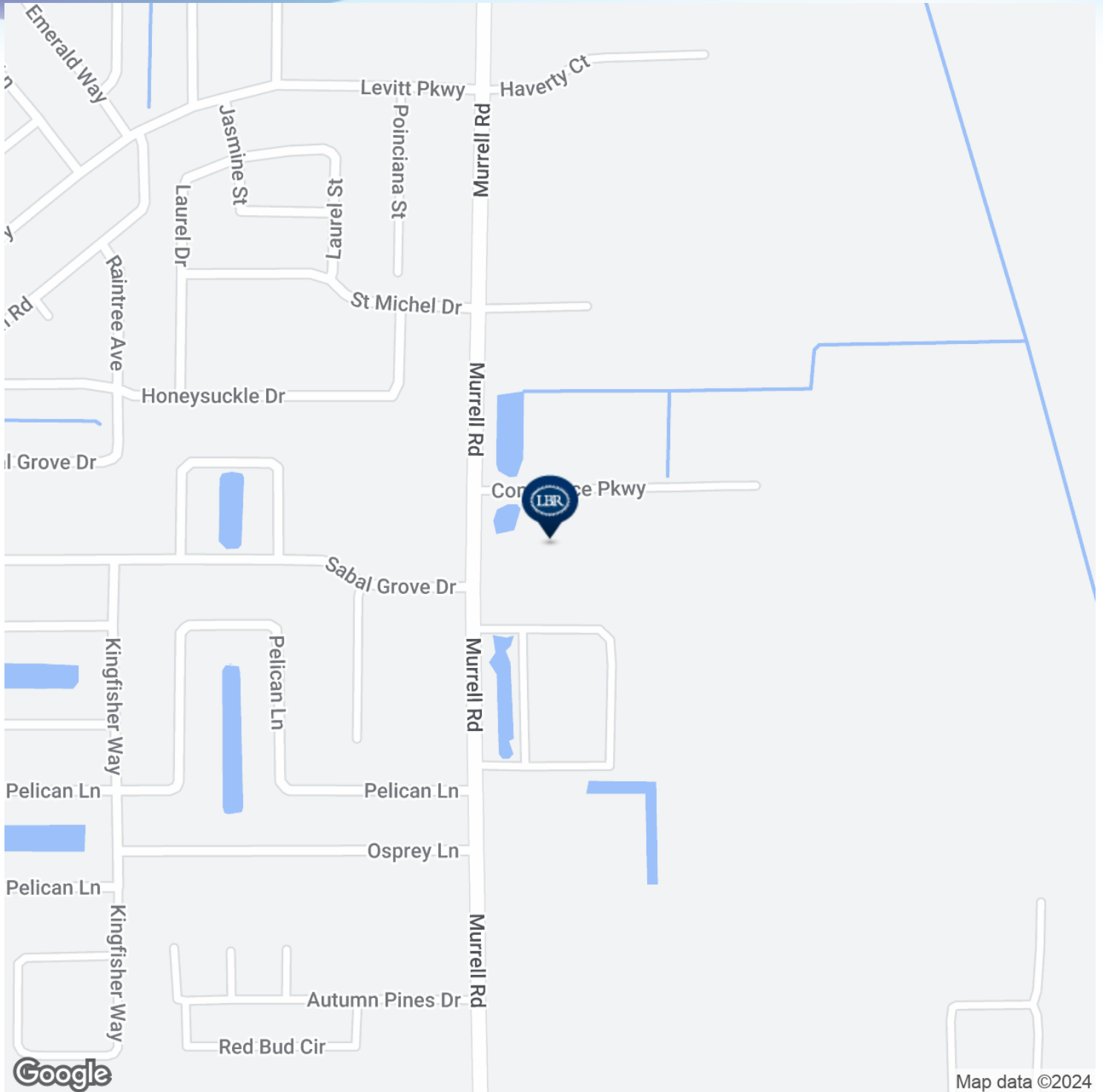
Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

• 391 Commerce Parkway Rockledge, FL 32955



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

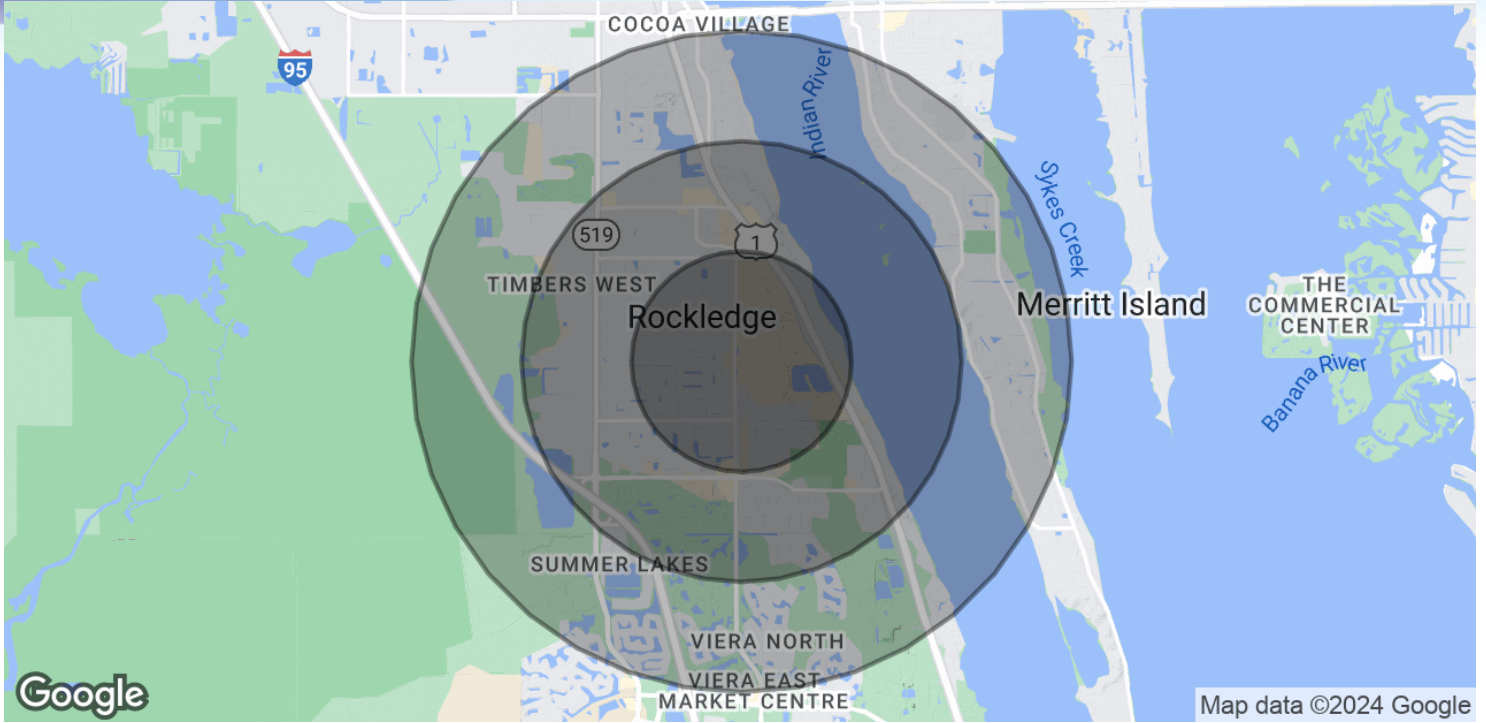
Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP & REPORT

• 391 Commerce Parkway Rockledge, FL 32955



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,316	22,809	38,352
Average Age	43.7	46.4	47.1
Average Age (Male)	42.3	44.2	46.0
Average Age (Female)	43.8	47.4	48.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,884	10,136	17,746
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$81,067	\$76,354	\$76,463
Average House Value	\$244,640	\$256,280	\$264,240

* Demographic data derived from 2020 ACS - US Census

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.