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OFFICE / RETAIL SPACES FOR LEASE

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# Babcock And Melbourne Commons

2275 S Babcock Street Melbourne, FL 32901

UP TO +/-5770 SF OF OFFICE AND SELECT RETAIL SPACE

presented by:

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# PROMINENT MELBOURNE LOCATION OFFICE AND RETAIL

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## OFFERING SUMMARY

**Available SF:** Up to +/- 5770 SF

**Lease Rate:** Negotiable \$17-\$18  
(Gross) and (Full  
Service Fixed  
Monthly)

**Lot Size:** 2.84 Acres

**Year Built:** 1978

**Building Size:** 46,214 SF

**Zoning:** C1

### Prime Melbourne Location at Signalized Intersection

**2275 S Babcock- +/-2,700** sf Unfinished Space, Tenant and Landlord Discuss Configuration

**13 D-E Melbourne Ave Second Floor Walkup Offices +/- 625sf**

Full Service Lease / **Monthly Flat Rate of \$1250.00** Plus Applicable Sales Tax

**13 F Second Floor Walkup Office +/- 425sf**

Full Service Lease / **Monthly Flat Rate of \$800.00** Plus Applicable Sales Tax

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

## LOCATION OVERVIEW

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

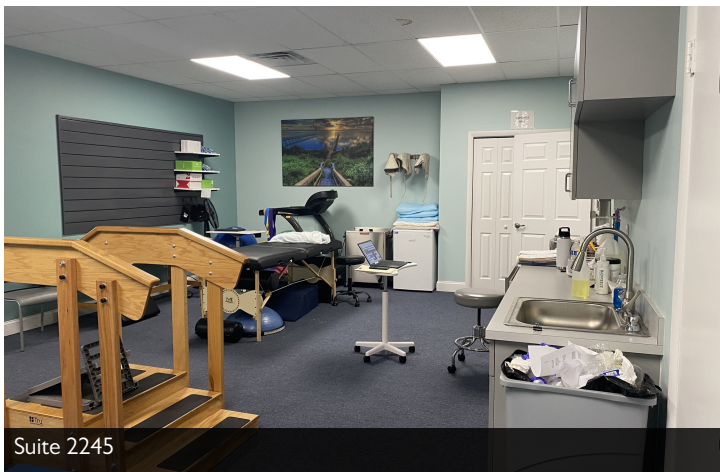
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Suite 2245



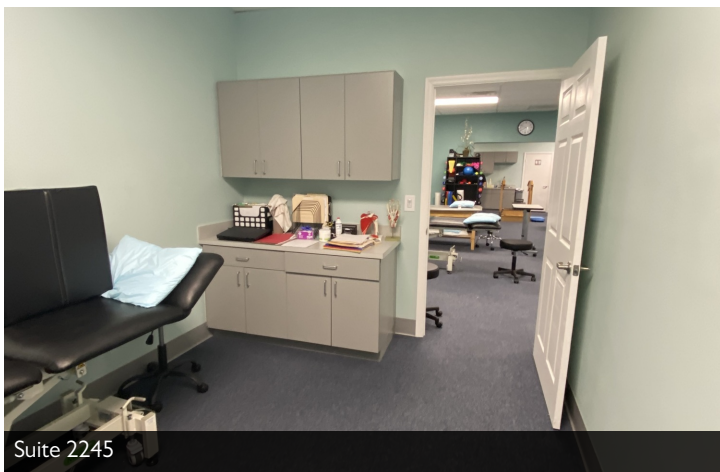
Suite 2245



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# 13D/E/F 2ND FLOOR WALKUP

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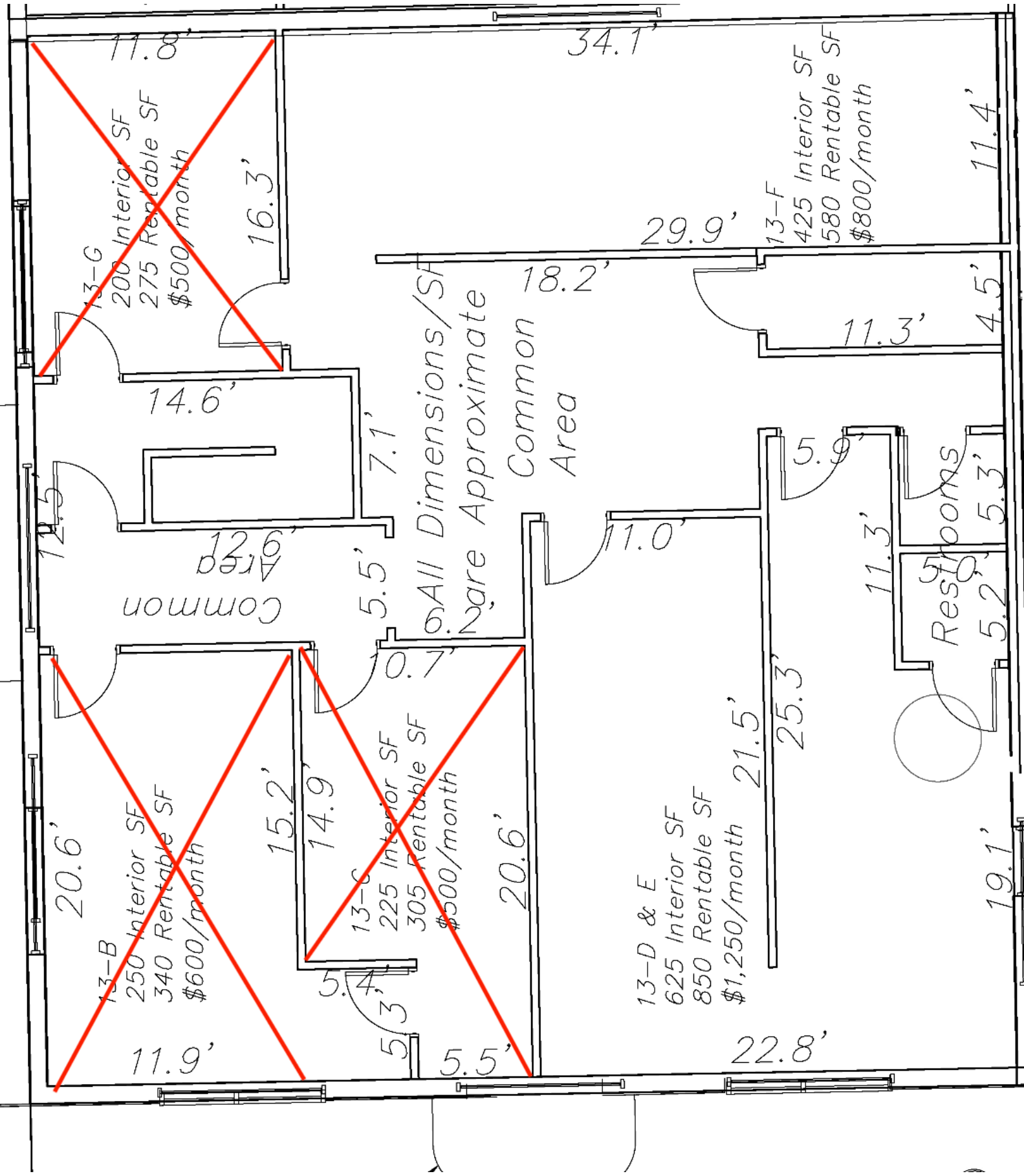
## ROB BECKNER, SIOR

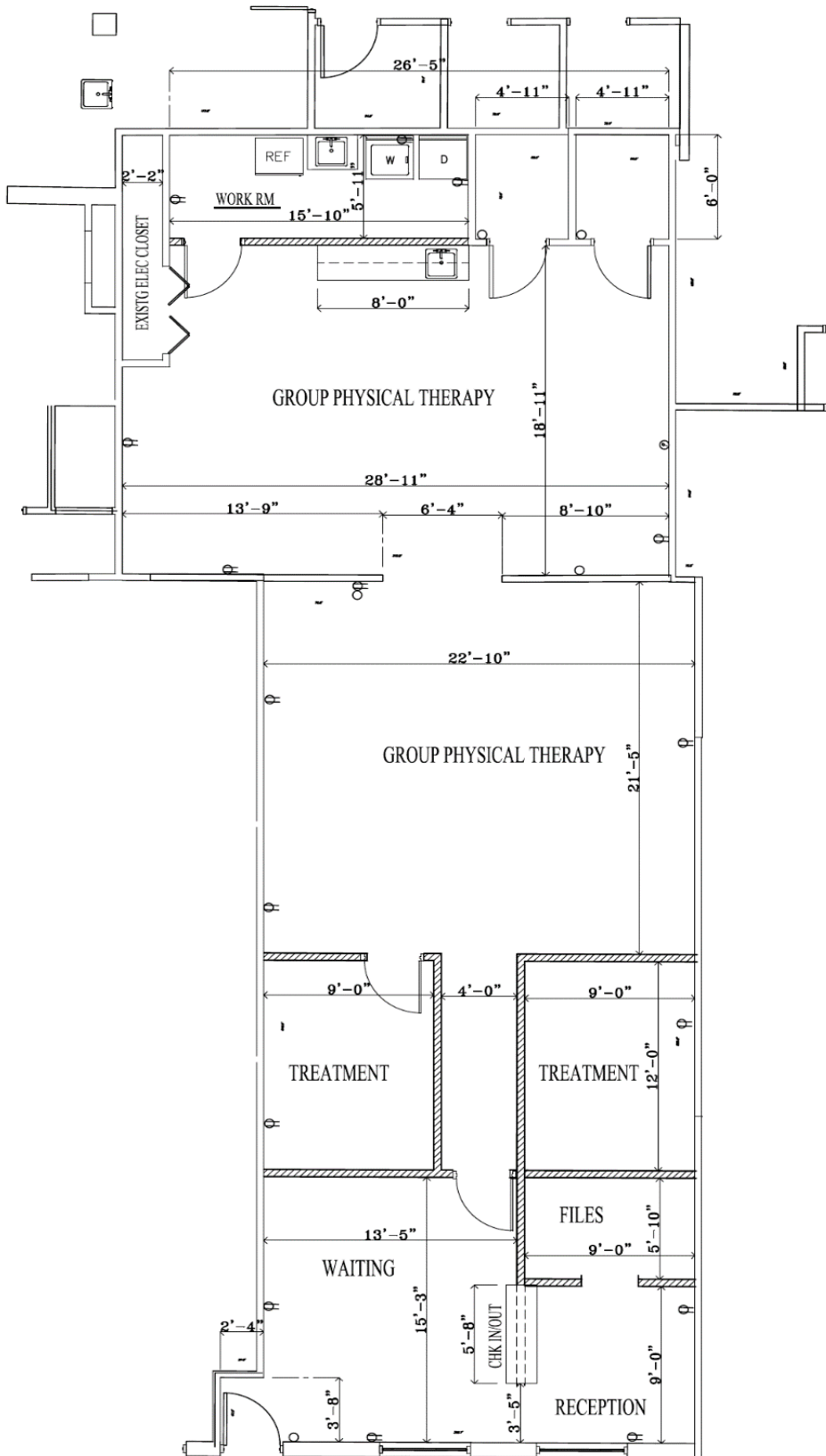
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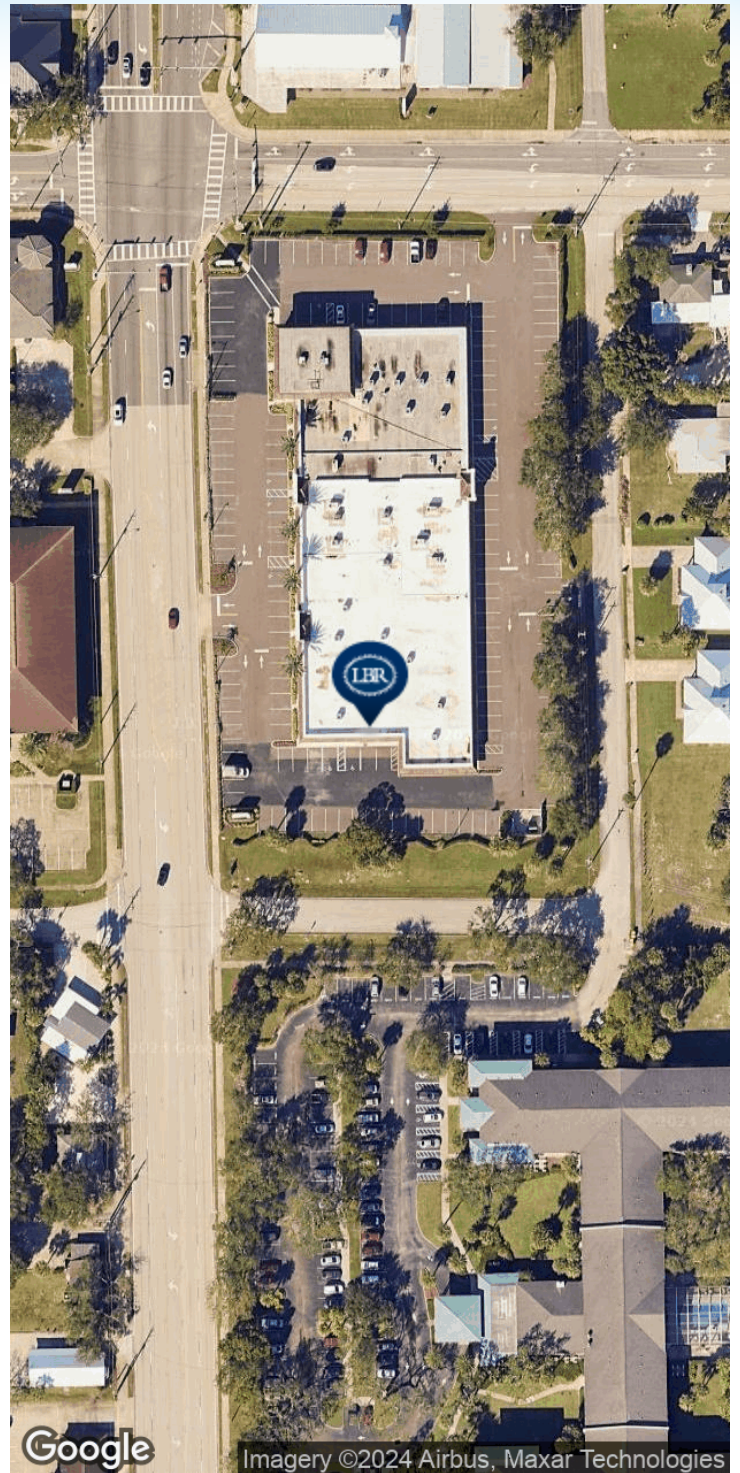
NEW PLAN

SUITE 22.



# LOCATION MAP

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