

FREESTANDING RETAIL

• 4320 - 4420 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Available SF: +/-3,200+/- 1300 SF

Lease Rate: \$14.00 SF/yr (NNN)

Year Built: 2008

Building Size: 8,040 SF

Zoning: C2

PROPERTY OVERVIEW

Marquee Signage on Well Traveled Babcock Street plus Building Signage

Suite 102, +/- 1300 SF Current Build is Office Space, Three Offices, Reception/ Waiting Area and Break Room. Server Rack

Suite 103- 104 +/- 3200 SF Spacious Flexible Open Design with Area for Refreshments Vinyl Plank Flooring, Two Restrooms, High Ceilings with Chic Industrial Look of Exposed Black Ductwork

LOCATION OVERVIEW

Great Melbourne Location on Babcock Street just North of Palm Bay Road Ample Parking

Property is Surrounded by Residential Neighborhoods and Commercial Development

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Lightle Beckner Robison, Inc.

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AVAILABLE SPACES

• 4320 - 4420 S Babcock St Melbourne, FL 32901

Lease Rate: \$14.00 SF/YR (NNN) **Total Space** 1,300 - 4,500 SF
Lease Type: NNN **Lease Term: Three Years**

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|--|-----------|---------------|------------|------------------|------------|-------------------------|
| Large Open Retail | | \$14.00 SF/YR | NNN | 3,200 - 4,500 SF | Negotiable | Contiguous with 102 |
| Current Built Out Office or Return to Retail | | \$14.00 SF/YR | NNN | 1,300 - 4,500 SF | Negotiable | Contiguous with 103-104 |

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SUITE 103/I04 SPACIOUS OPEN FLOOR PLAN

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SUITE 102

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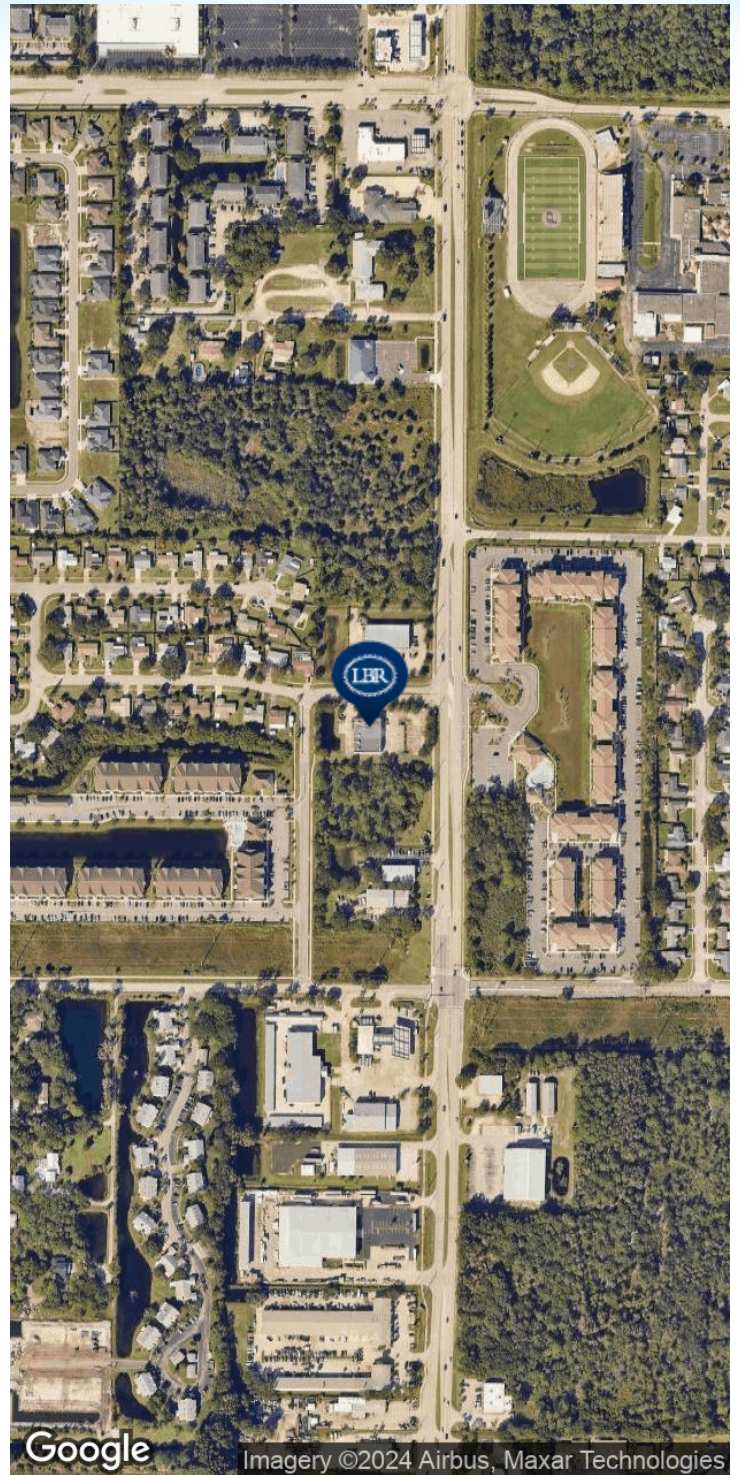
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LOCATION MAP

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