

EXECUTIVE SUMMARY

• 975 - 979 Eyster Boulevard Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 3,000 - 4,740 SF

Lease Rate: \$13.00 SF/yr (MG)

Lot Size: 2.06 Acres

Building Size: 6,000 SF

Zoning: C2

PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease +/- 3,000 - 4,740 Square feet of office space at 975 - 979 Eyster Blvd in Rockledge, FL.

The +/- 3,000 office space offers Three (3) offices, One (1) restroom, and ample parking.

The +/-4,740 office space offers Five (5) offices, Four (4) restrooms, kitchenette with sink, and ample parking for both staff, and employees.

The open floor plans make great spaces for tenants seeking a collaborative work environment.

LOCATION OVERVIEW

Located with direct frontage on Eyster Blvd, .5 Mile from South Fiske Blvd, less than 1 Mile from US-HWY 1, and just 2 Miles from I-95.

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

• 975 - 979 Eyster Boulevard Rockledge, FL 32955

Lease Rate: \$13.00 SF/YR (MG) **Total Space** 3,000 - 4,740 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
979 - Unit 101		\$13.00 SF/YR	Modified Gross	4,740 SF	Negotiable	
975 - Unit 103 - 104		\$13.00 SF/YR	Modified Gross	3,000 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

• 975 - 979 Eyster Boulevard Rockledge, FL 32955



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

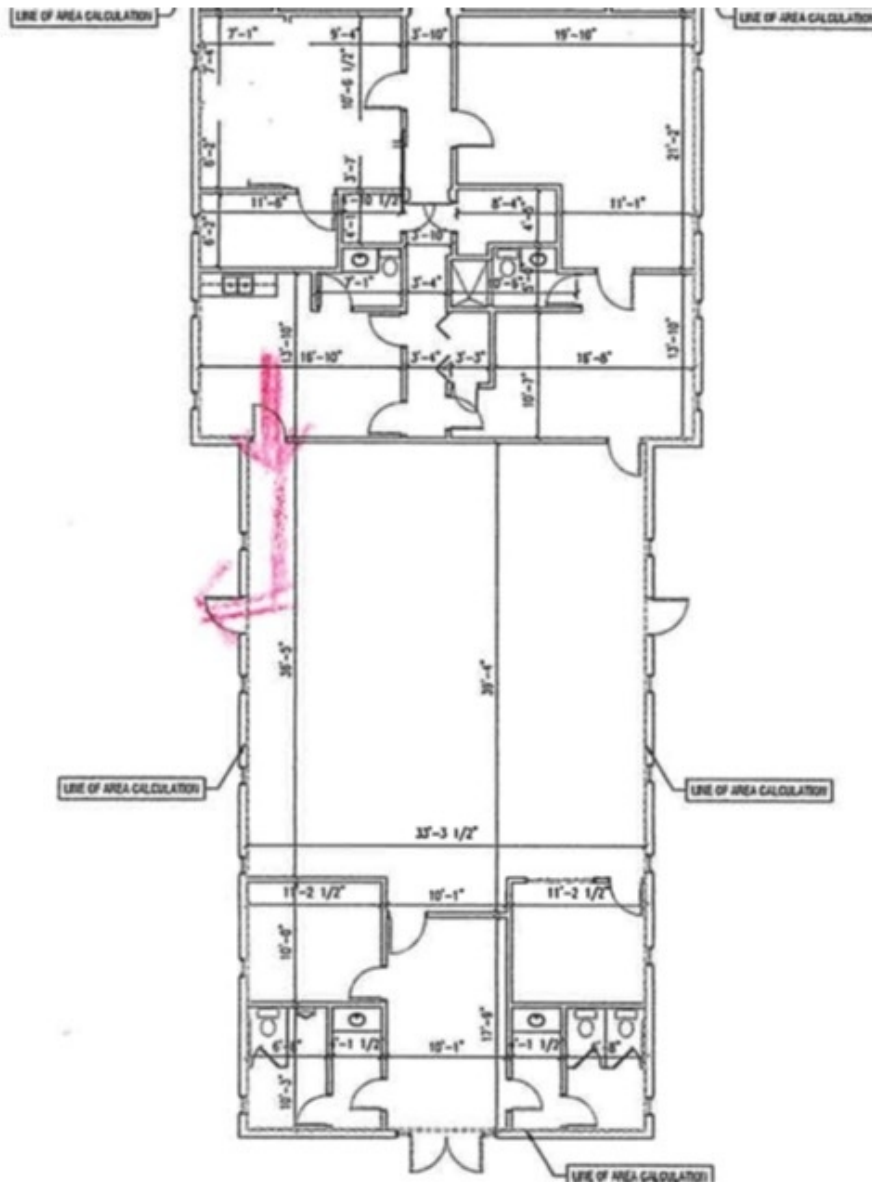
CHARLES DUVALL
Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

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.

SITE PLANS

• 975 - 979 Eyster Boulevard 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

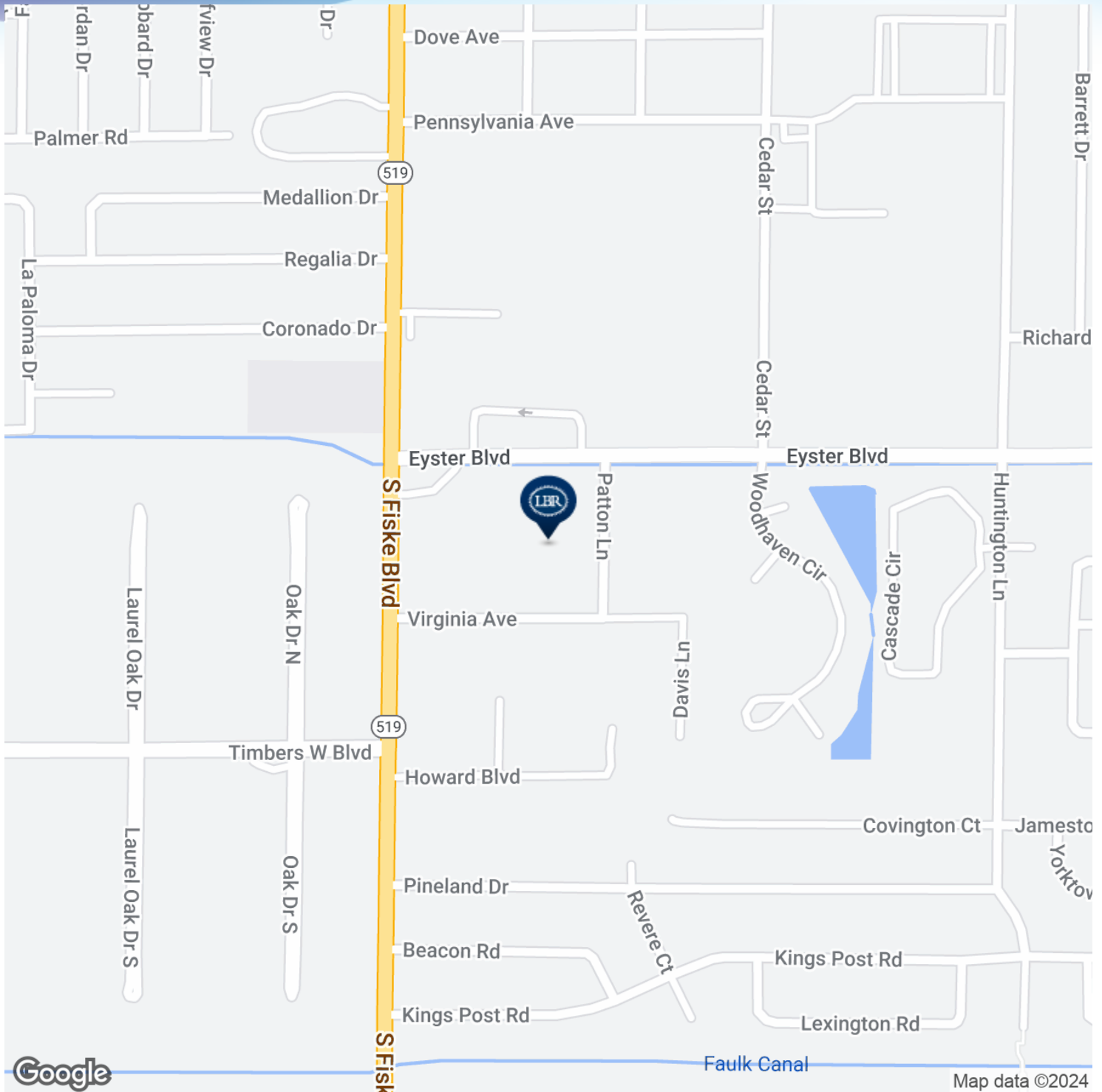
Lightle Beckner Robison, Inc.

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

• 975 - 979 Eyster Boulevard 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

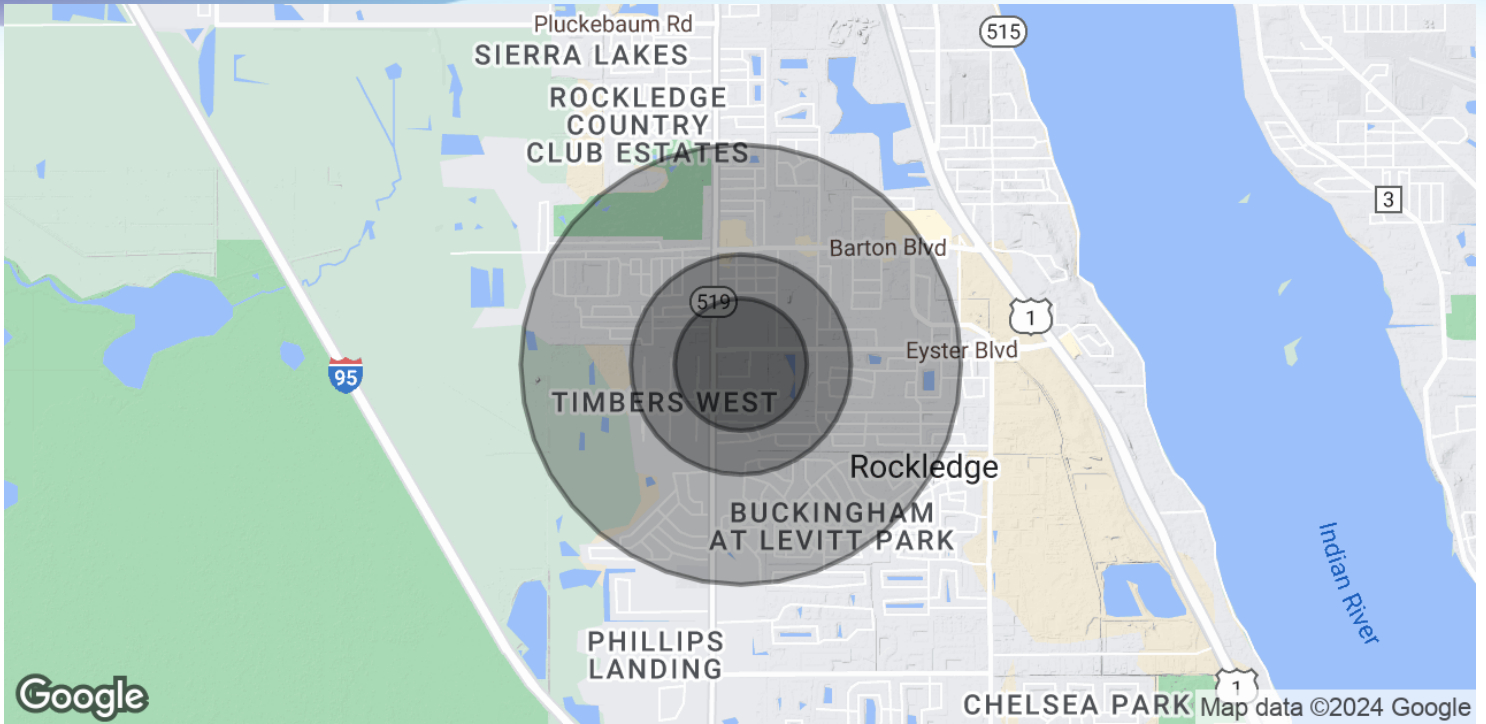
Lightle Beckner Robison, Inc.

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

• 975 - 979 Eyster Boulevard Rockledge, FL 32955



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	769	2,436	10,093
Average Age	47	46	44
Average Age (Male)	45	44	43
Average Age (Female)	49	48	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	968	4,086
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$98,213	\$97,855	\$97,032
Average House Value	\$258,835	\$273,683	\$296,029

Demographics data derived from AlphaMap

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.