



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

OFFICE / MEDICAL AND SELECT RETAIL SPACES FOR LEASE

Available Now Office / Medical & Available Now Second Floor Full-Service Executive Suites Plus, Future Turnkey Buildout Delivery

2275 S Babcock Street Melbourne, FL 32901

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

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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Principal

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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 +/- 5770 SF

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

Lot Size: 2.84 Acres

Year Built: 1978

Building Size: 41,455 sf

Renovated: 2022

Zoning: C1

Prime Melbourne Location Renovated in 2022

2212 Bryan Street- +/-2,700 sf Raw Space Ready for Turnkey Buildout

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

Full Service Lease / **Monthly Flat Rate of \$1250.00** Plus Applicable Sales Tax
Private Bathroom and Kitchenette In Suite with Natural Light
Includes Utilities, Wi-Fi, Common Lobby and Waiting Area. Tenant Directory

13 F Second Floor Walkup Office +/- 425sf

Full Service Lease / **Monthly Flat Rate of \$800.00** Plus Applicable Sales Tax
Includes Utilities, Wi-Fi, Common Lobby and Waiting Area, Common Restroom

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

LOCATION OVERVIEW

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

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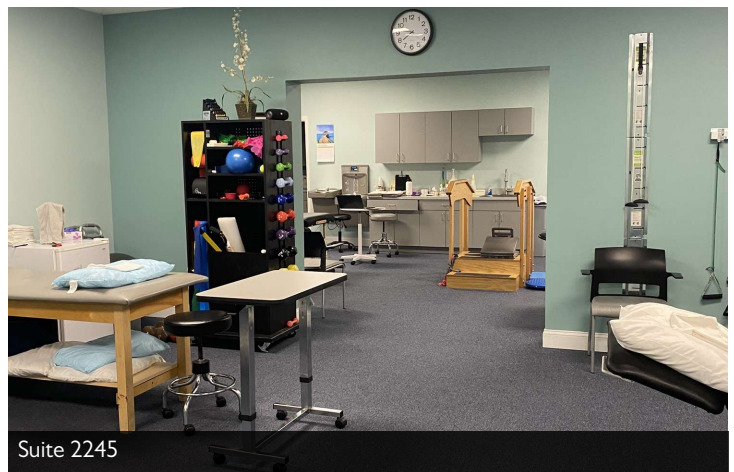
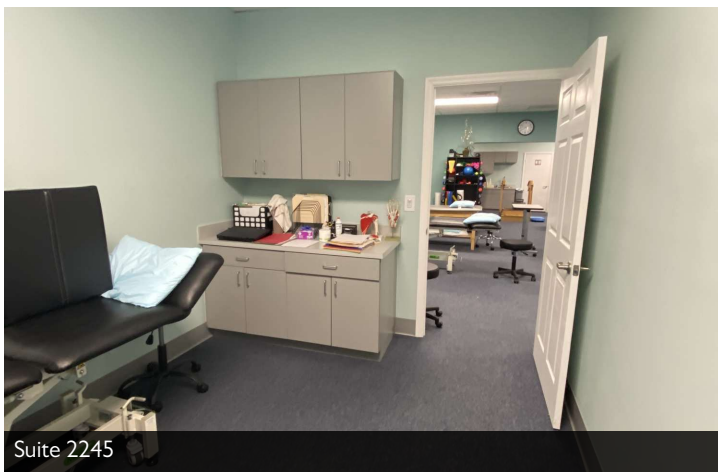
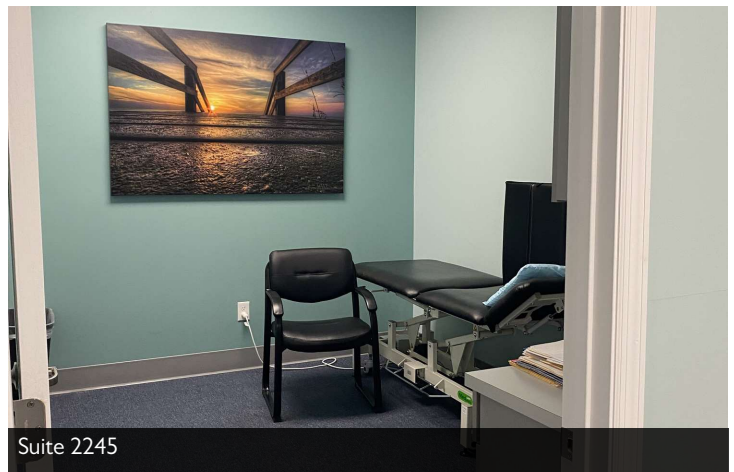
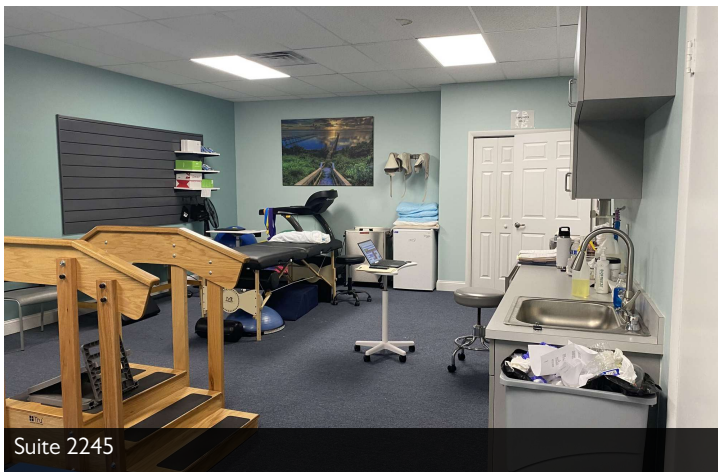
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ADDITIONAL PHOTOS

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2ND FLOOR WALKUP FULL SERVICE EXECUTIVE SUITES

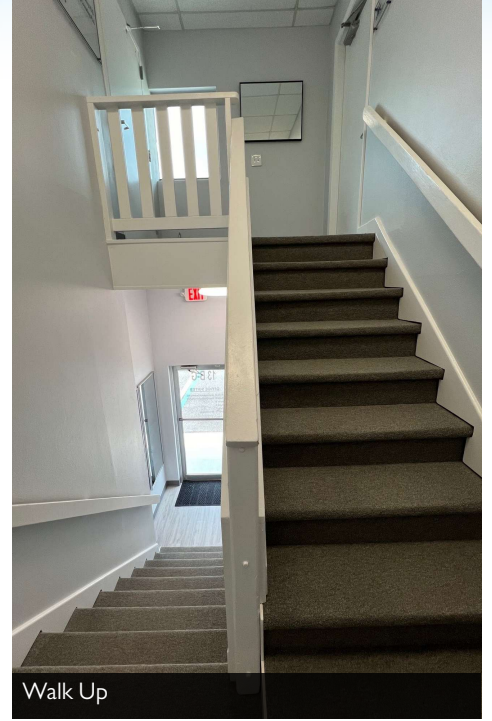
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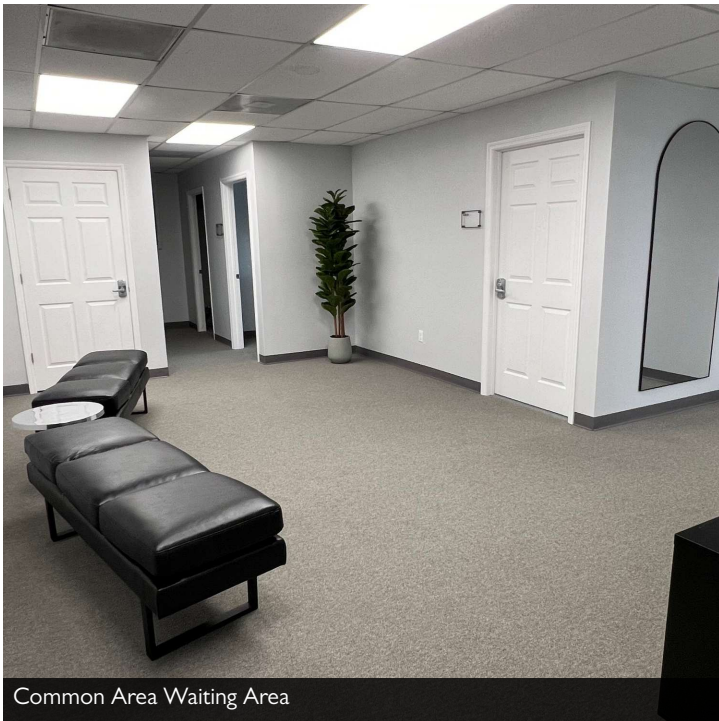
Second Floor Executive Suites



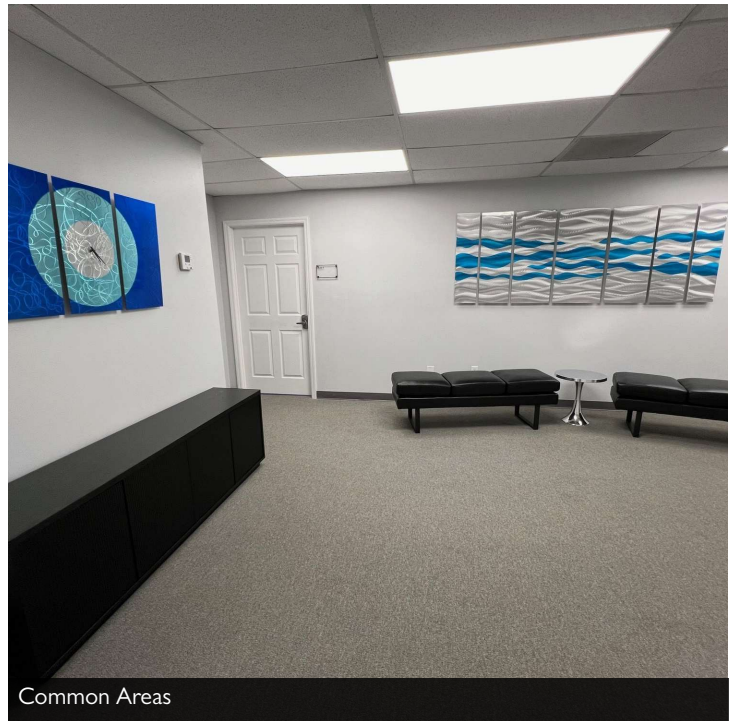
Full Service Including Utilities and Wi-Fi



Walk Up



Common Area Waiting Area



Common Areas

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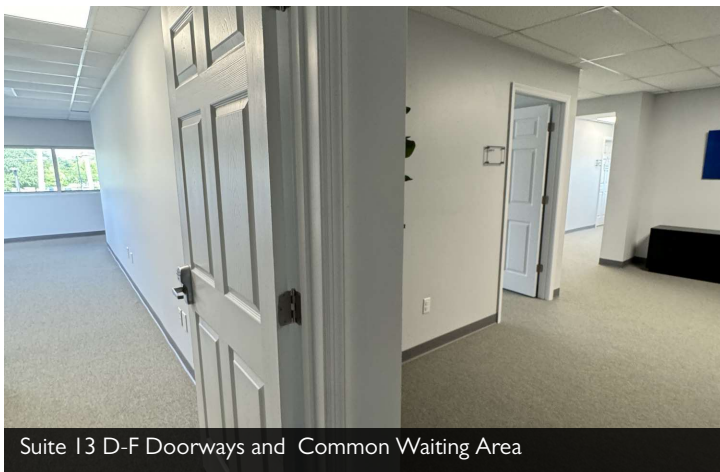
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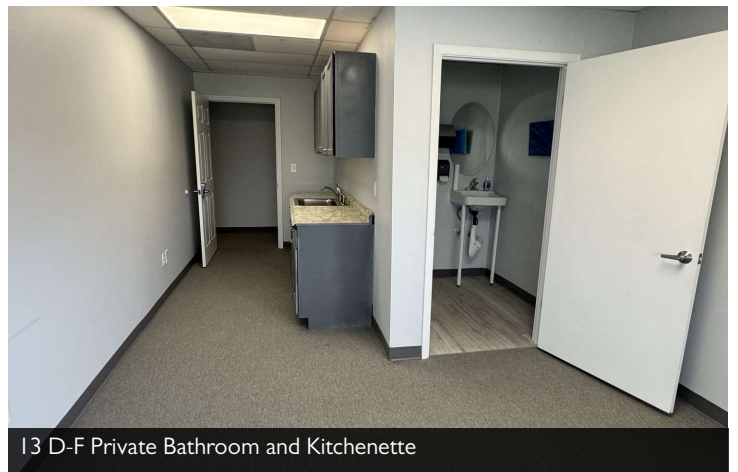
13 F Large Well Lit Open Room



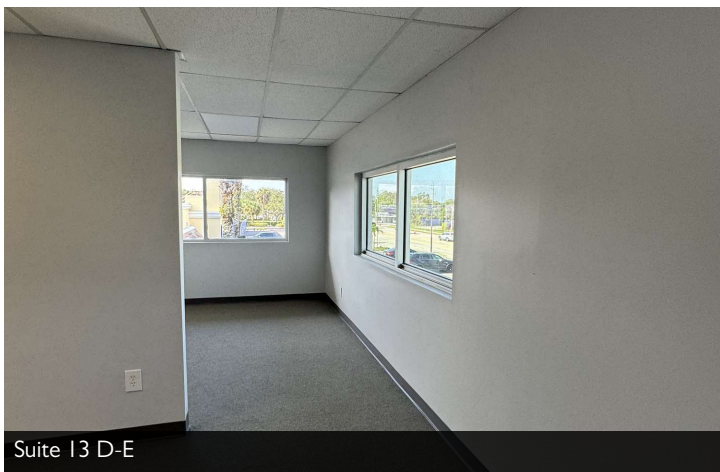
13 F - Ready to Occupy Full Service



Suite 13 D-F Doorways and Common Waiting Area



13 D-F Private Bathroom and Kitchenette



Suite 13 D-E



Suite D-E

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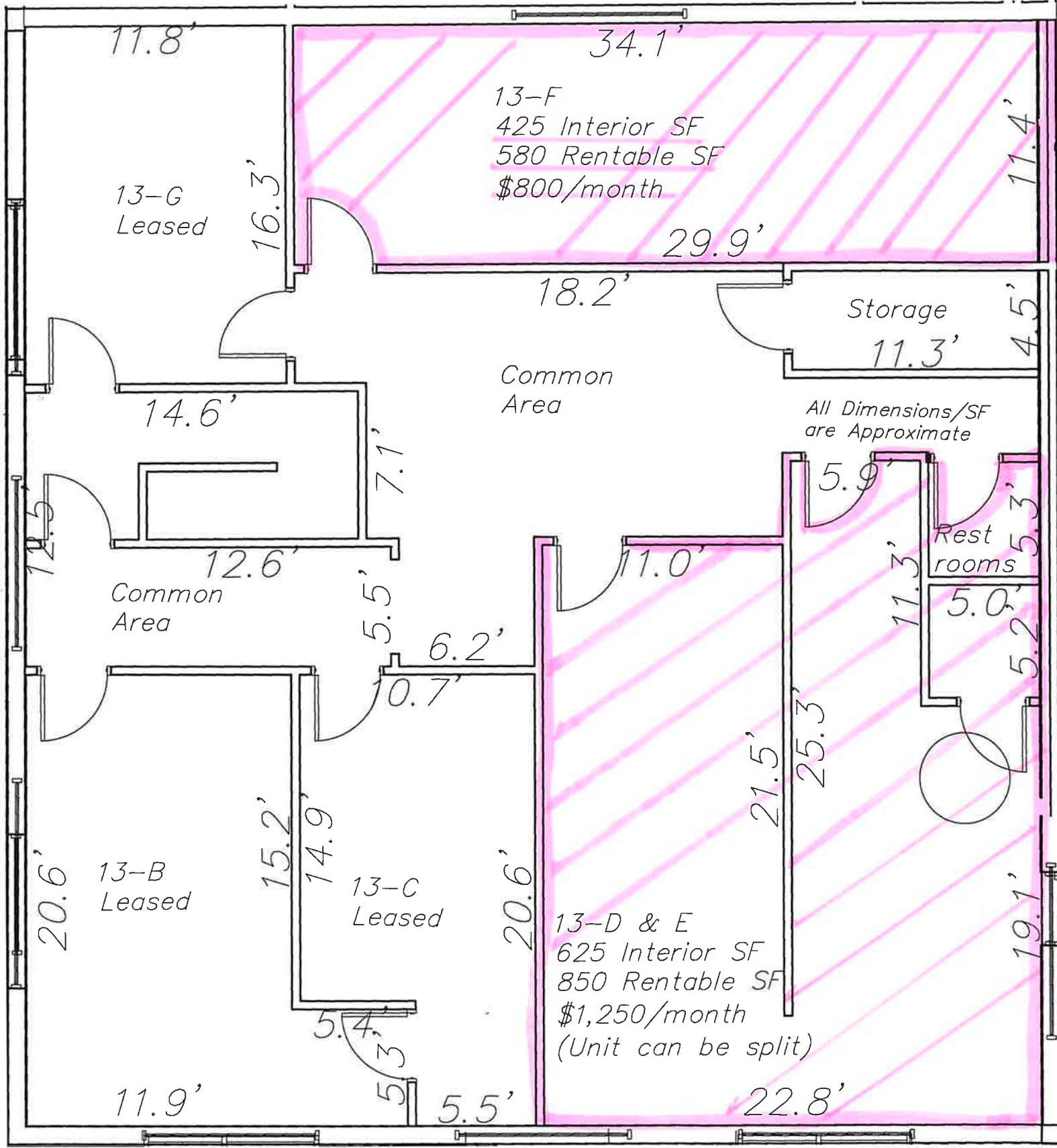
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13-F
425 Interior SF
580 Rentable SF
\$800/month

13-G
Leased

Storage
11.3'

Common
Area

All Dimensions/SF
are Approximate

Rest
rooms

Common
Area

13-B
Leased

13-C
Leased

13-D & E
625 Interior SF
850 Rentable SF
\$1,250/month
(Unit can be split)

11.9'

5.5'

22.8'

19.1'

11.8'

34.1'

11.4'

16.3'

29.9'

18.2'

4.5'

14.6'

7.1'

5.9'

5.3'

12.5'

12.6'

5.5'

11.0'

11.3'

5.0'

Common
Area

6.2'

10.7'

25.3'

5.2'

20.6'

15.2'

14.9'

20.6'

21.5'

19.1'

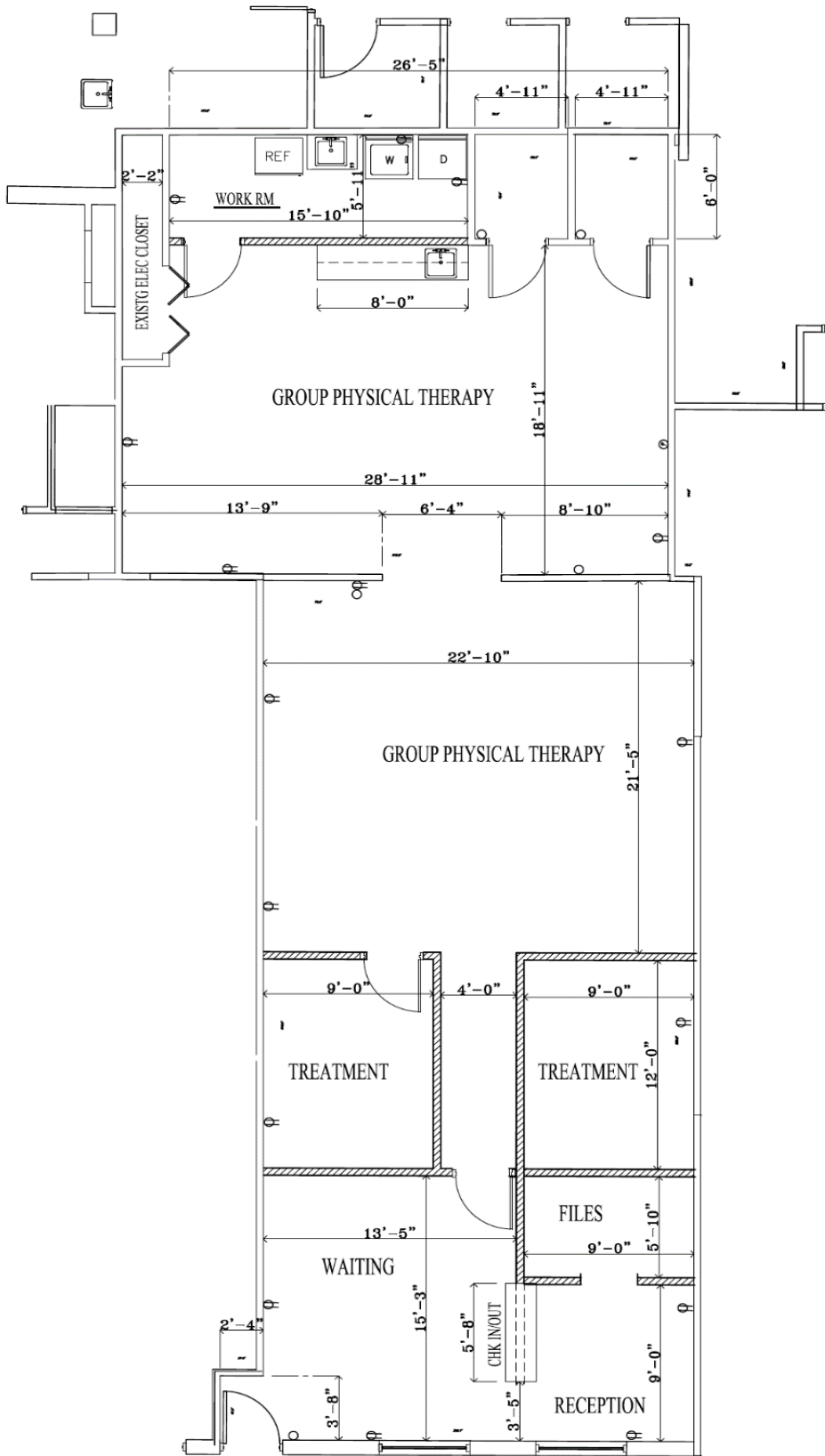
5.4'

5.3'

5.3'

5.0'

5.2'

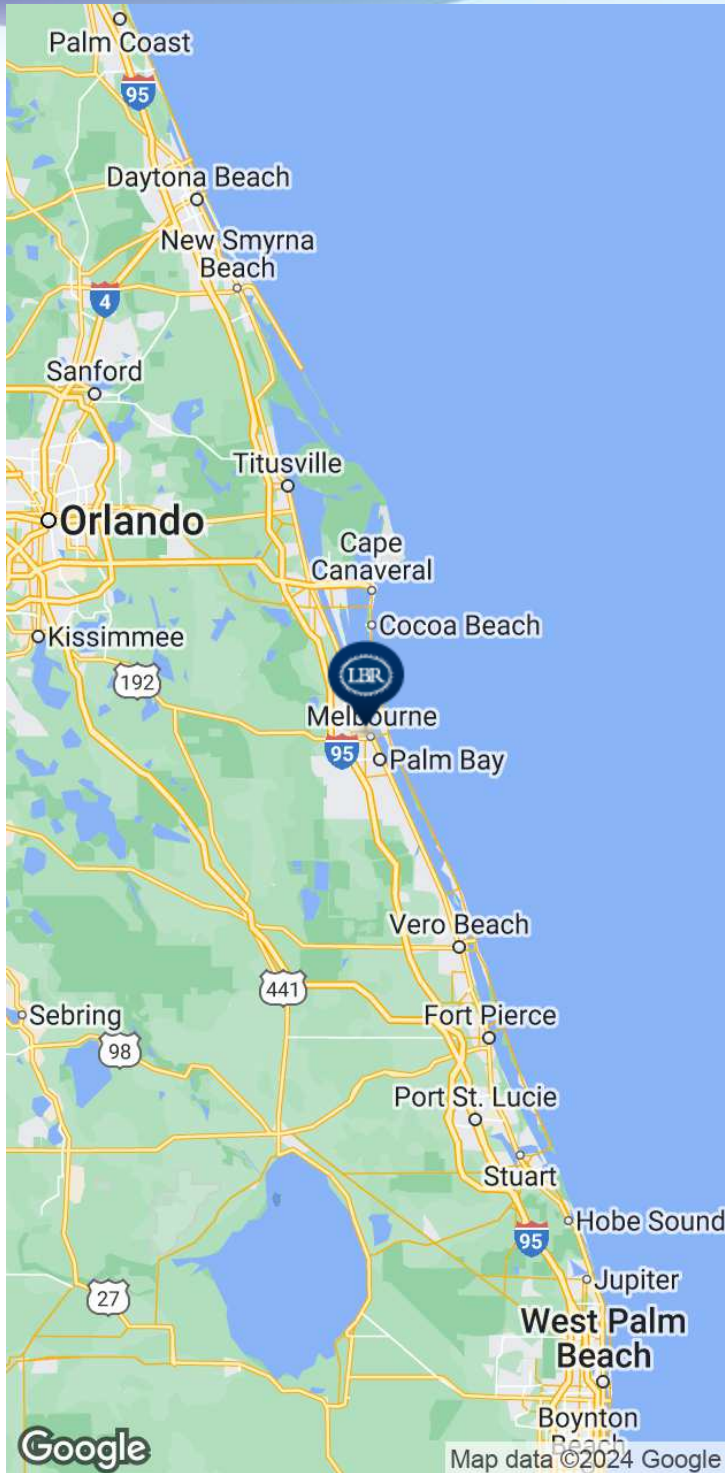


NEW PLAN

SUITE 22.

LOCATION MAP

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