



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

Second Floor Full-Service Executive Suites Plus, Future Turnkey Buildout

2275 S Babcock Street Melbourne, FL 32901

UP TO +/-3750

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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ROB BECKNER, SIOR

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 +/- 3750 SF

Lease Rate: Negotiable Rate for Build Out (Gross) and (2nd Floor Full Service Fixed Monthly)

Lot Size: 2.84 Acres

Year Built: 1978

Building Size: 41,455 sf

Renovated: 2022

Zoning: CI

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

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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2ND FLOOR WALKUP FULL SERVICE EXECUTIVE SUITES

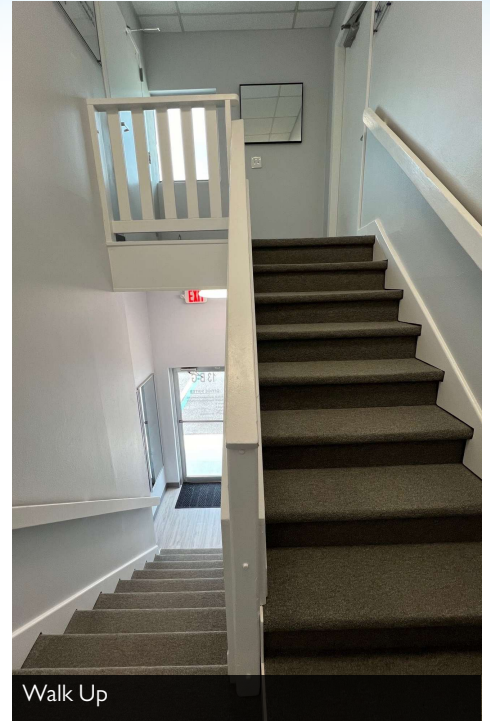
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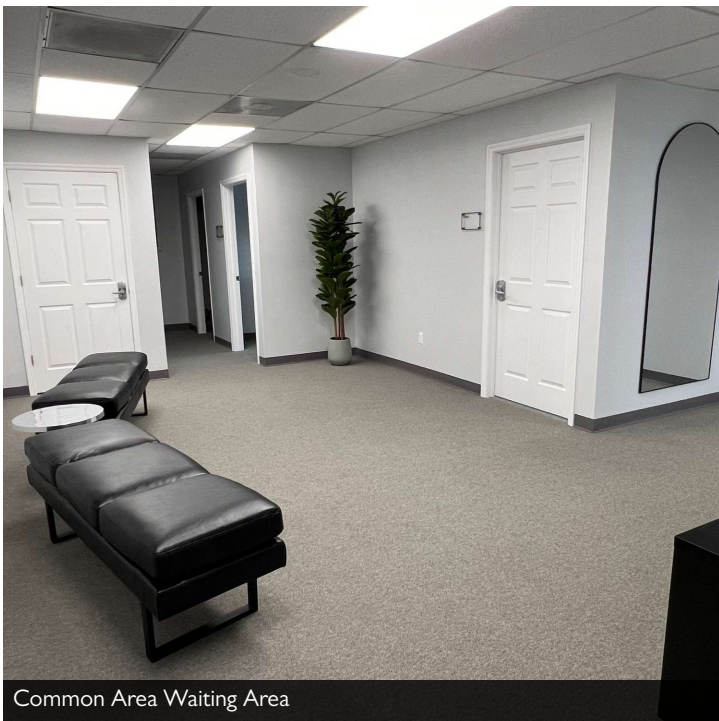
Second Floor Executive Suites



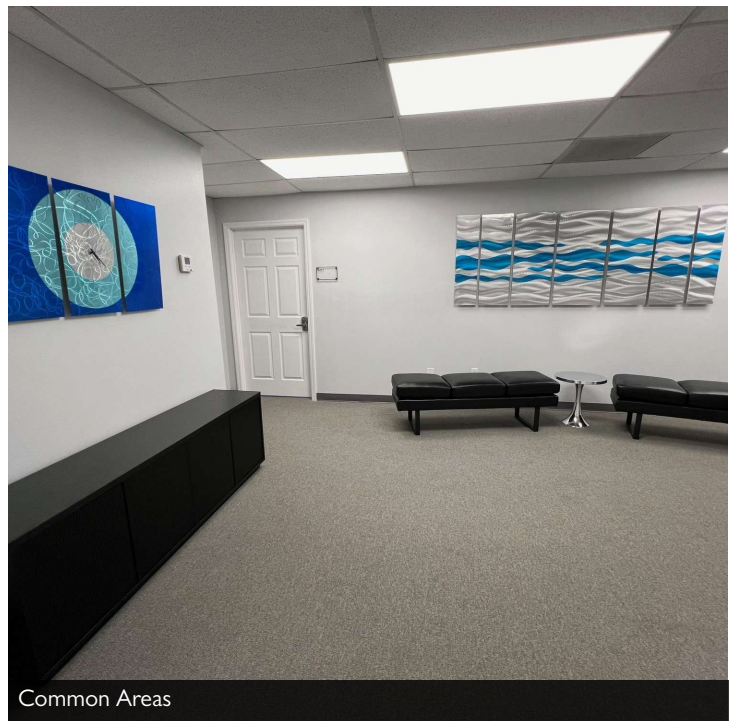
Full Service Including Utilities and Wi-Fi



Walk Up



Common Area Waiting Area



Common Areas

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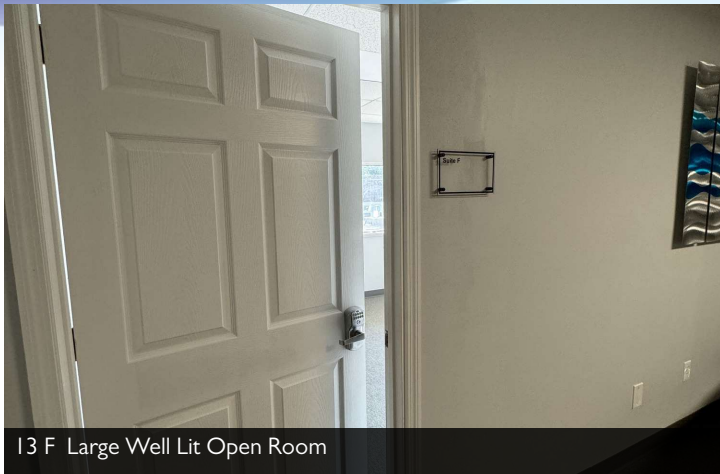
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ADDITIONAL PHOTOS

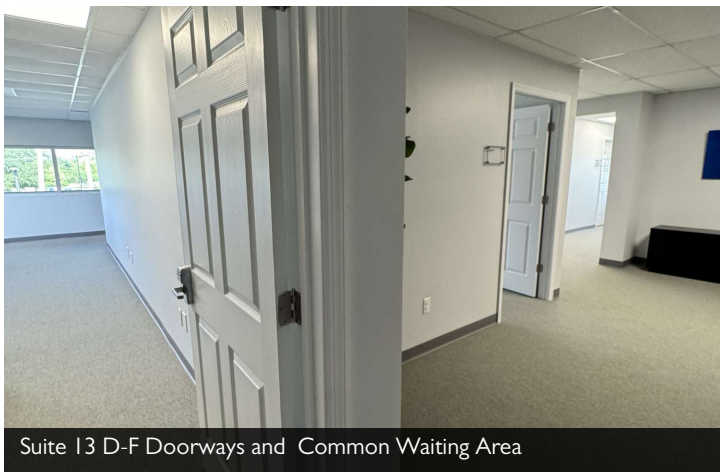
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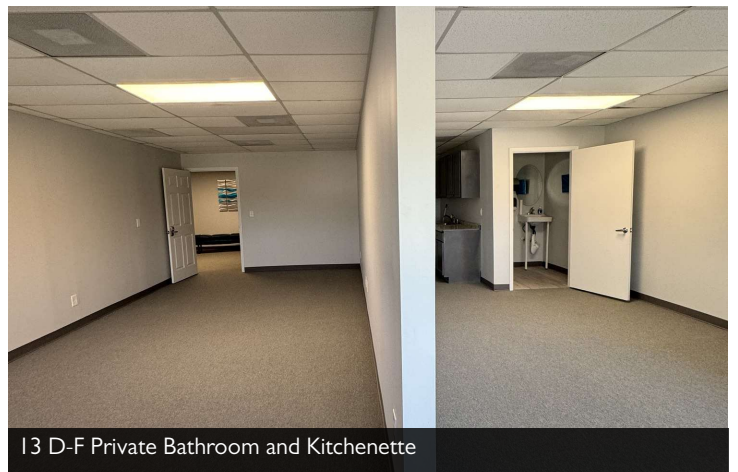
13 F Large Well Lit Open Room



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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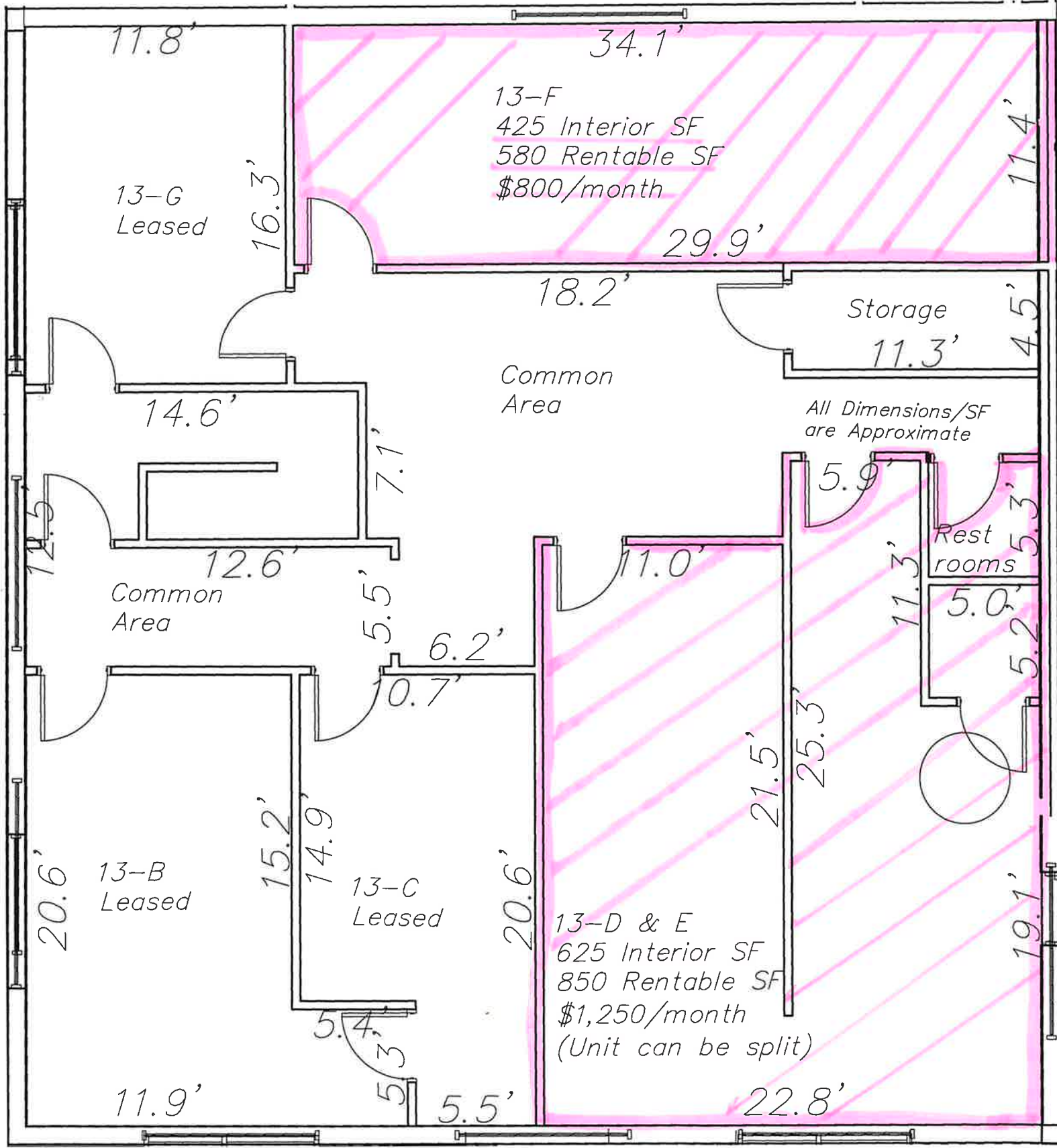
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11.8'

34.1'

13-G
Leased

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

16.3'

29.9'

11.4'

18.2'

Storage

11.3'

4.5'

Common
Area

All Dimensions/SF
are Approximate

14.6'

7.1'

Common
Area

12.6'

5.5'

5.9'

Rest
rooms

5.3'

11.0'

5.0'

6.2'

10.7'

5.2'

13-B
Leased

15.2'

14.9'

13-C
Leased

20.6'

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

21.5'

25.3'

19.1'

11.9'

5.4'

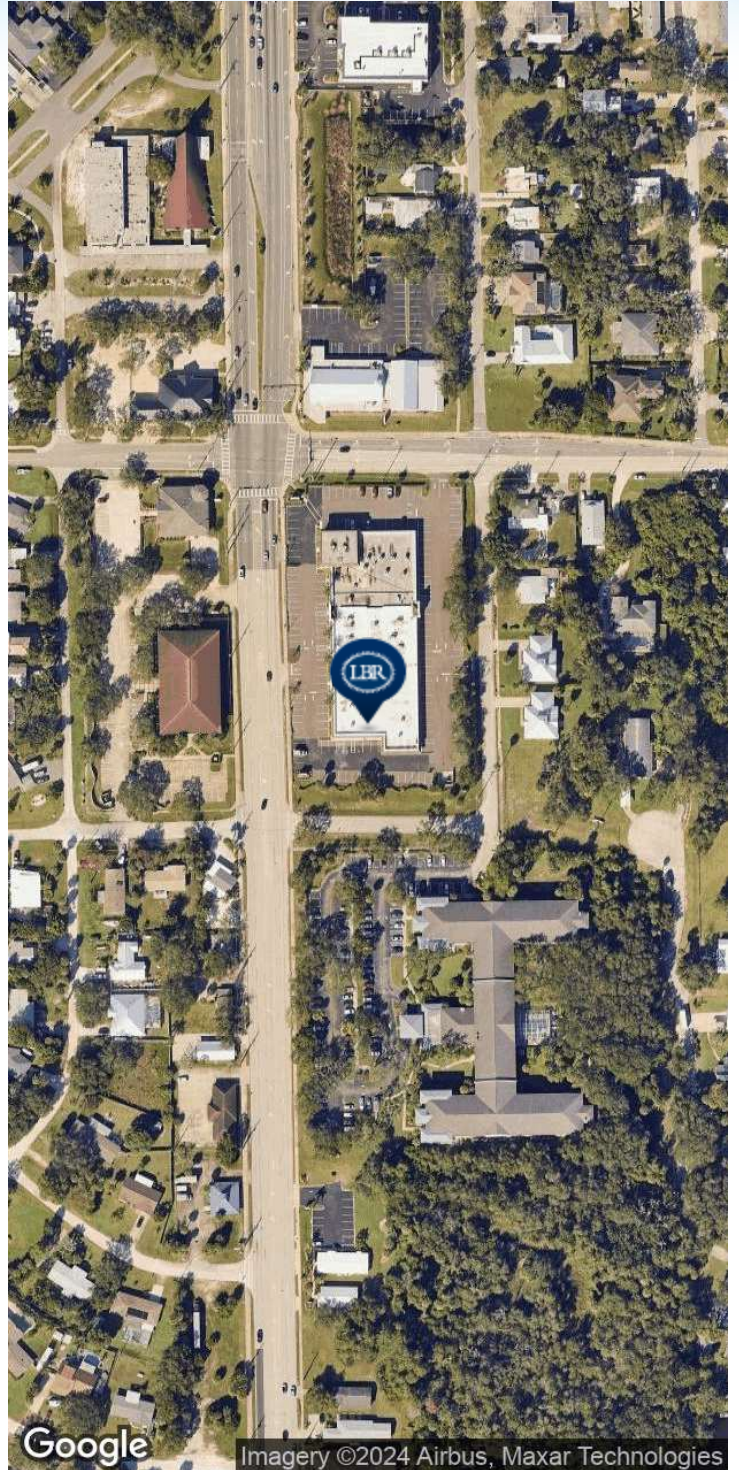
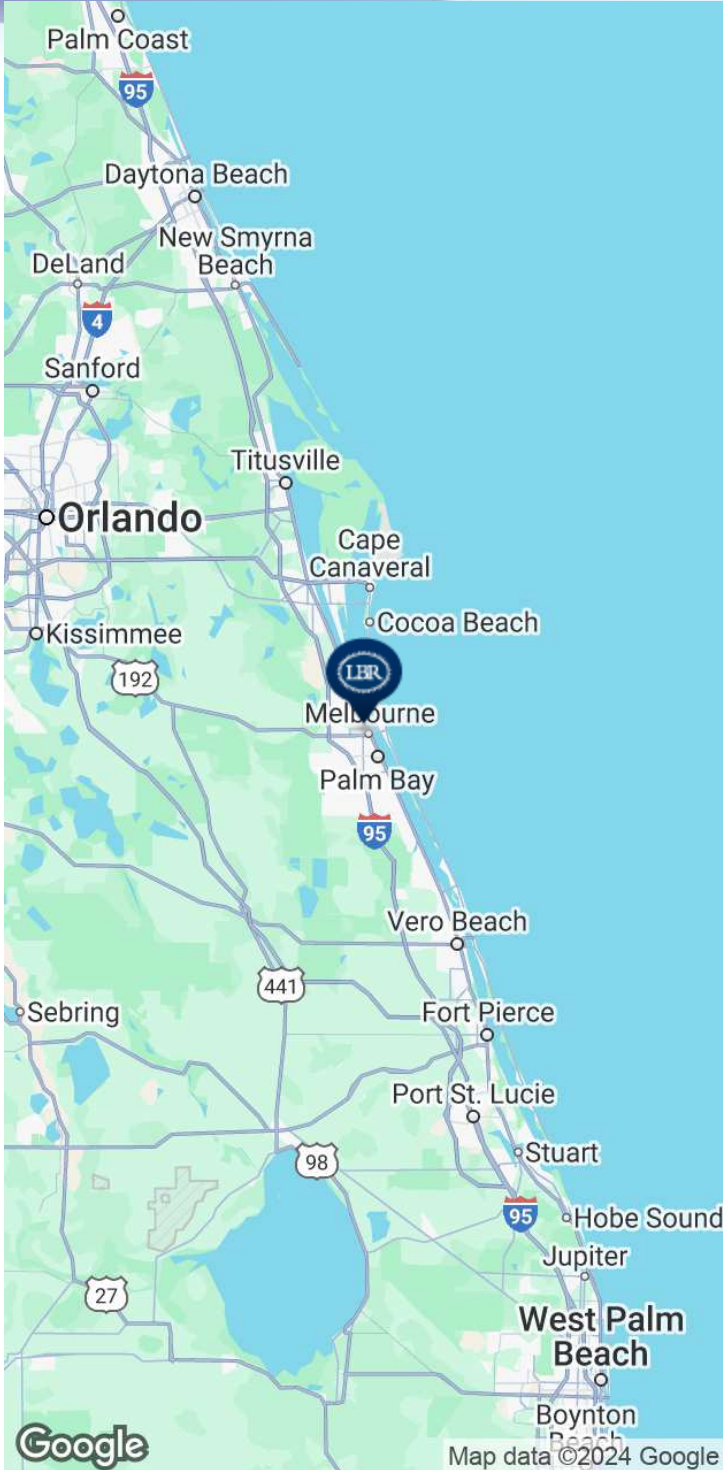
5.3'

5.5'

22.8'

LOCATION MAP

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