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OFFICE UNITS FOR LEASE

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# The Washington Plaza Building Office Suites Available For Lease

3880 S Washington Ave Titusville, FL 32780

+/-188 TO +/-1,210 SF OF OFFICE SPACE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

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# EXECUTIVE SUMMARY

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



## OFFERING SUMMARY

<b>Available SF:</b>	188 - 1,210 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (MG)
<b>Lot Size:</b>	1.65 Acres
<b>Year Built:</b>	1960
<b>Building Size:</b>	39,100 SF
<b>Renovated:</b>	2001

## PROPERTY OVERVIEW

Titusville's Most Distinctive Office Buildings, Washington Plaza and Sister Building, Buena Vista Sit side by side in Prominence Directly on US Highway 1

Office Suites Available Ranging in Size from +/- 188 sf to +/- 1,210 sf  
Water and Electric Included  
Rates do not Include Inside Janitorial Services  
Elevator  
Common Area Restrooms  
Ample Parking

## LOCATION OVERVIEW

Prominent Location on US Highway 1  
+/- 1.5 Miles North of State Road 50 (Cheney Highway)  
+/- 10 Miles to Kennedy Space Center  
+/- 20 Miles to Port Canaveral  
+/- 40 Miles to Melbourne Orlando Airport  
+/- 40 Miles to Orlando International Airport

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### Lightle Beckner Robison, Inc.

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# AVAILABLE SPACES

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**Lease Rate:** \$18.00 SF/YR (MG)      **Total Space:** 188 - 1,210 SF  
**Lease Type:** MG      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 245		\$18.00 SF/YR	Modified Gross	500 SF	Negotiable	Large Open Room +/- 22 x 20
Suite 246		\$18.00 SF/YR	Modified Gross	400 SF	Negotiable	Window on the Hallway Large Open Room +/- 20 x 20
Suite 248		\$18.00 SF/YR	Modified Gross	400 SF	Negotiable	Large Open Office
Suite 154		\$18.00 SF/YR	Modified Gross	635 SF	Negotiable	Ground floor office space Natural Light - Large Windows Configured as Large Open Space and Small Office Area
Suite 104		\$18.00 SF/YR	Modified Gross	1,210 SF	Negotiable	+/- 1210 sf Suite of Offices, First Floor.
Suite 244		\$18.00 SF/YR	Modified Gross	480 SF	Negotiable	Large Open Room
Suite 233-234		\$18.00 SF/YR	Modified Gross	810 SF	Negotiable	
Suite 243		\$18.00 SF/YR	Modified Gross	188 SF	Negotiable	

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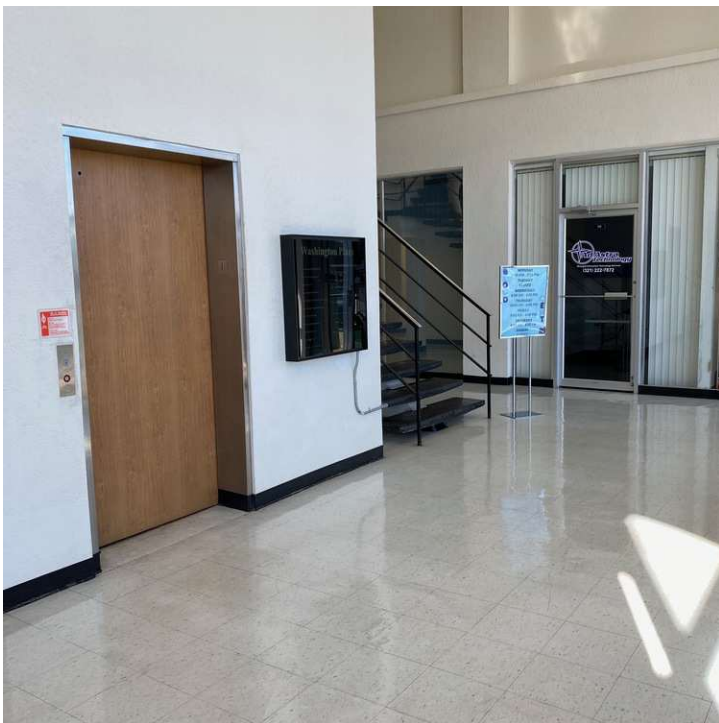
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# ADDITIONAL PHOTOS

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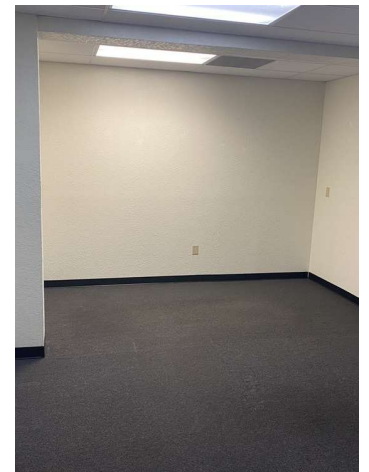
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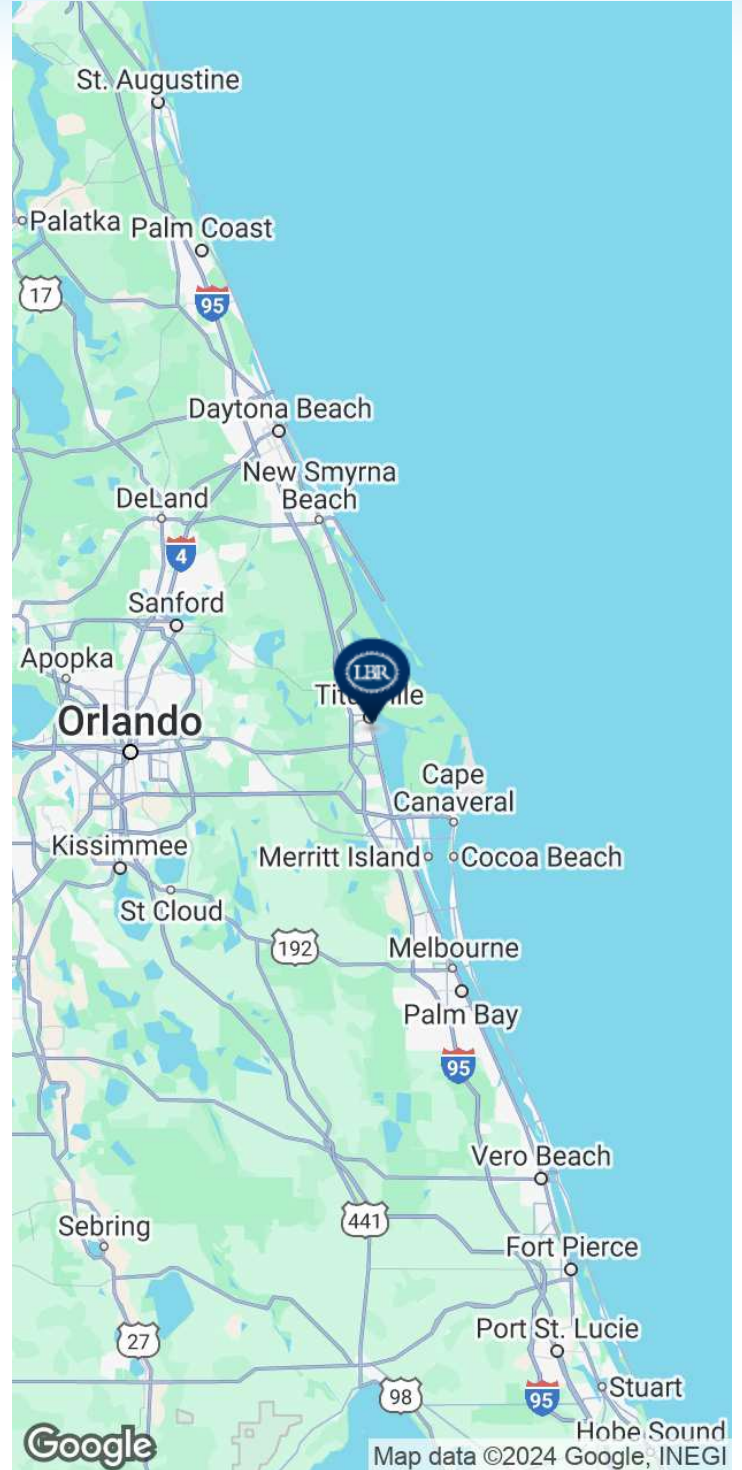
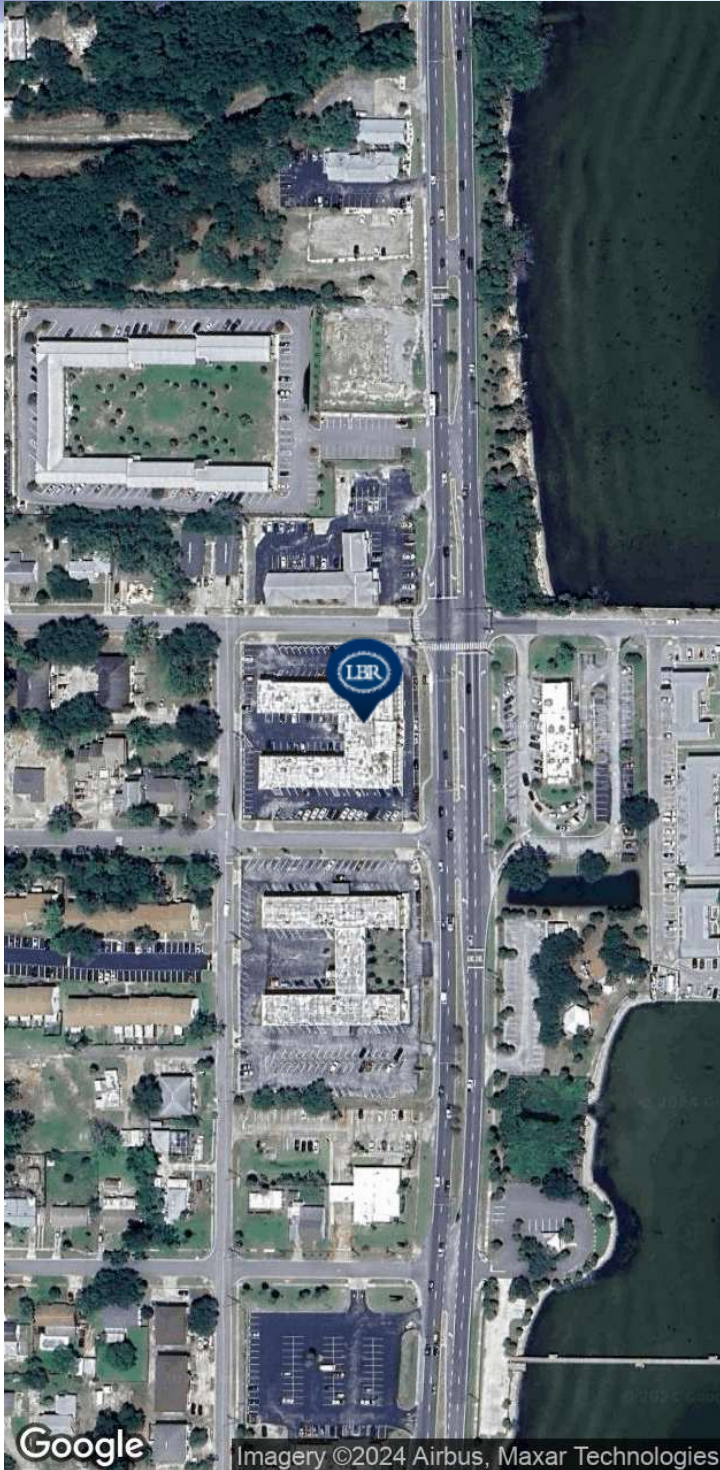
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# LOCATION MAP

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