



LIGHTLE
BECKNER
ROBISON

« INCORPORATED »

COMMERCIAL REAL ESTATE SERVICES

OFFICE BUILDING FOR LEASE

Stand Alone Healthcare Facility Vibrant Rockledge Location

134 S Woods Dr Rockledge, FL 32955

UP TO +/- 11,779 SF OF MEDICAL - OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

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SUMMARY

• 134 S Woods Dr Rockledge, FL 32955



OFFERING SUMMARY

Available SF: +/-11,779 SF

Lease Rate: \$16.00 SF/yr (Gross)

Lot Size: 1.77 Acres

Year Built: 1988

Building Size: 11,779 SF

Zoning: C2

PROPERTY OVERVIEW

Large, Comfortable Waiting Areas
Registration / Reception Desk
Plumbed Exam Rooms
Private Offices
Kitchen - Break Area
Monument Signage
Ample Parking
Second Floor Administrative and Private Offices

Ready for Occupancy: February 2025

LOCATION OVERVIEW

Situated directly off of Eyster Blvd, at the Signalized Intersection of US 1 in Park Like Setting
Proximity to Rockledge Medical Center, +/- 1 mile
North / South Interstate 95 at Barnes Blvd. +/-3.5 miles
SR 520 at US 1 +/- 10 miles travel on this road west to Orlando, and east to Cocoa Beach
SR 528 +/- 25 miles "The Beachline" travel west to Orlando, and east to Cape Canaveral

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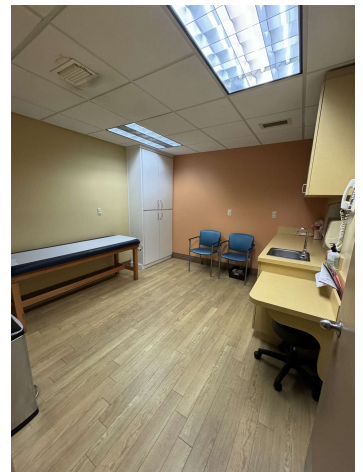
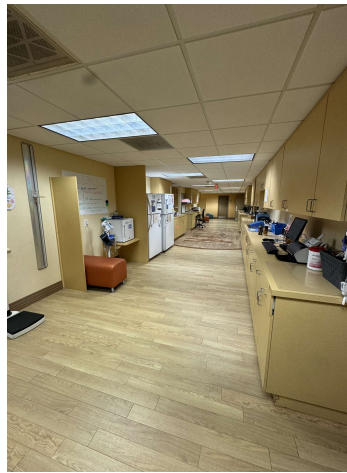
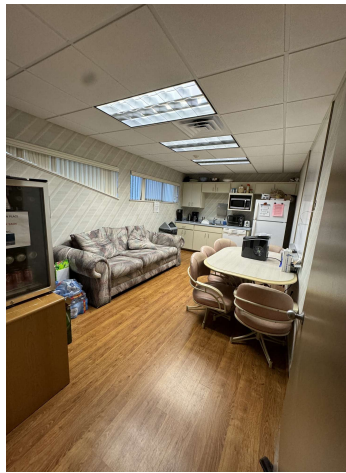
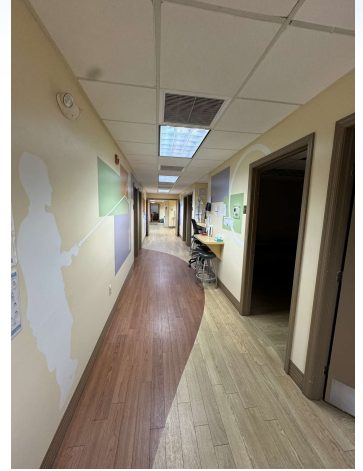
Lightle Beckner Robison, Inc.

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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.

INTERIOR PHOTOS

• 134 S Woods Dr Rockledge, FL 32955



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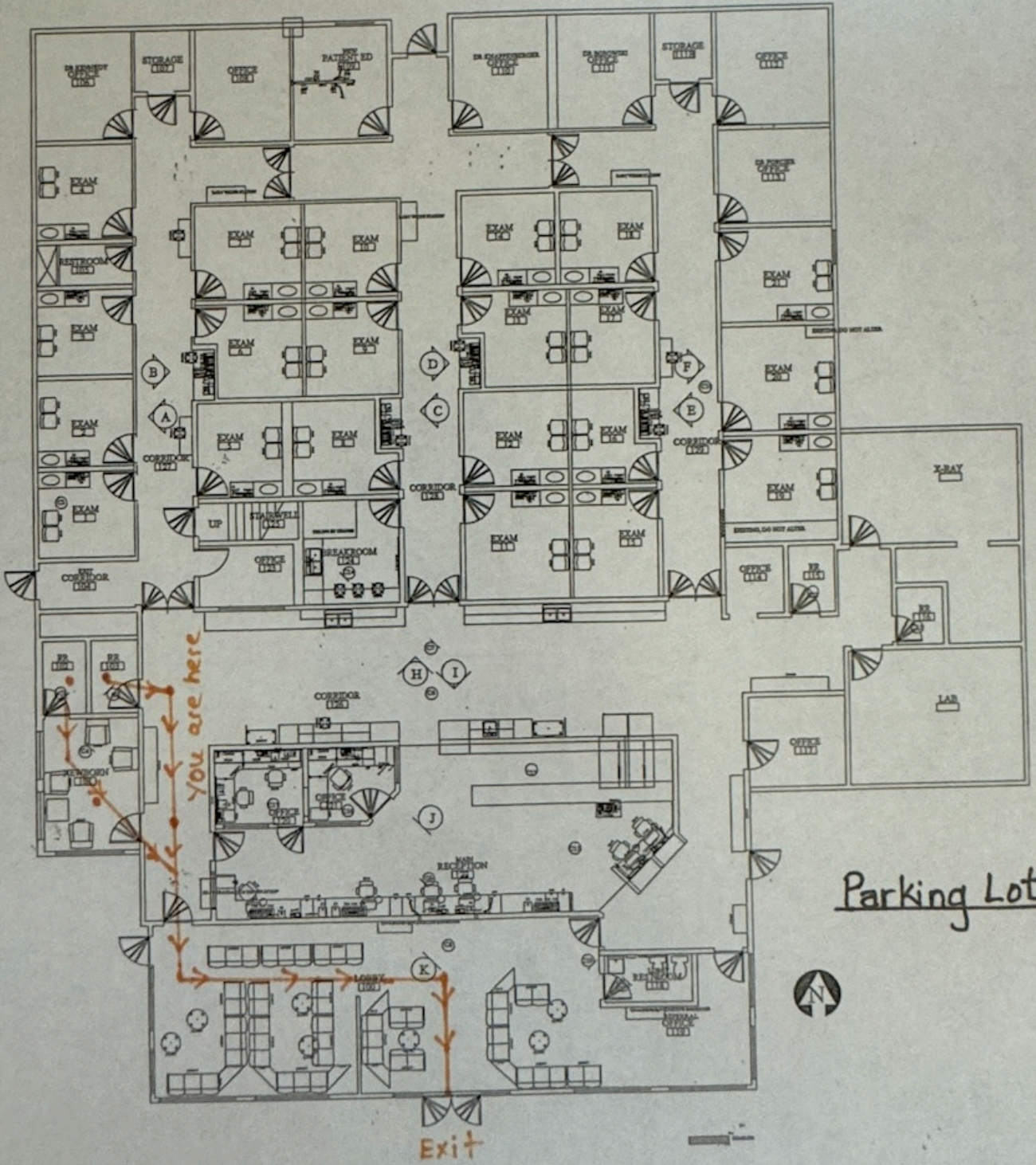
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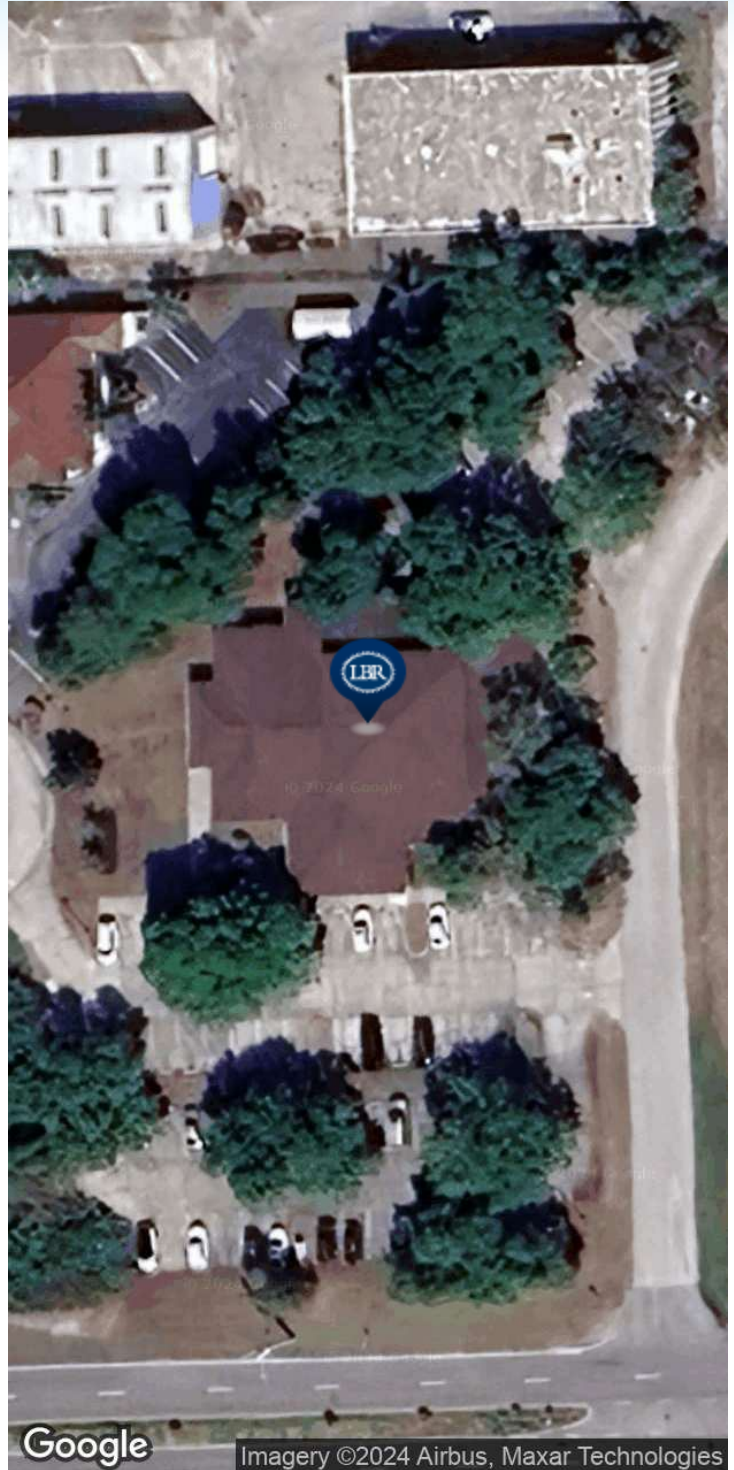
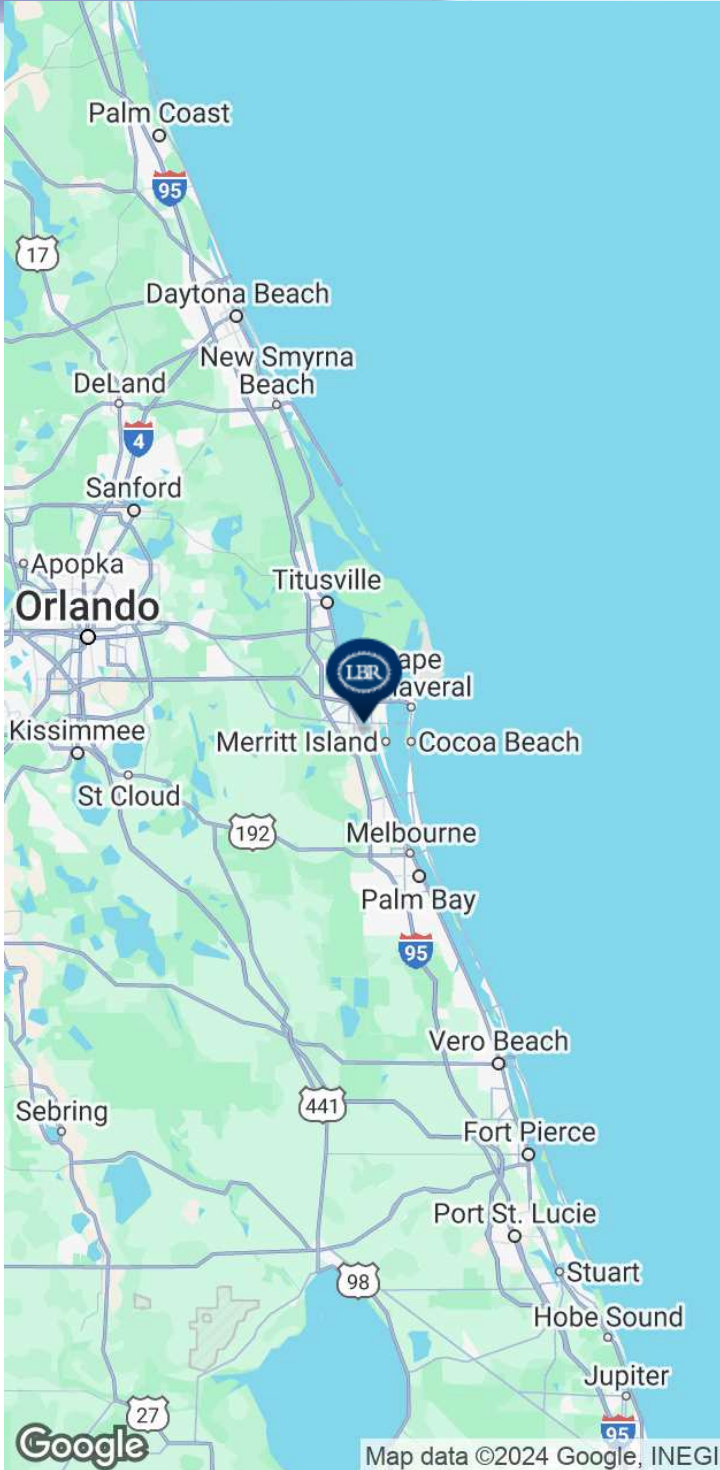
Parking Lot



Parking Lot

LOCATION MAP

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