



OFFICES FOR LEASE

For Lease Port Canaveral Offices

405 A / B Atlantis Blvd. Cape Canaveral, FL 32920

UP TO +/-7520 SF CUMULATIVE TOTAL OF OFFICE & FLEX SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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PORT CANAVERAL

Offices & Flex Office with Warehouse at Port Canaveral Available for Lease • 405 A / B
Atlantis Blvd. Cape Canaveral , FL 32920



OFFERING SUMMARY

Available SF: Up to +/- 2150sf Total
Available
**See Individual
Suites for Sizes**

Lease Rate: 18.00 SF/yr Plus Port
Infrastructure Fee
(PIF=NNN)

Building Size: 19,650 SF

ELECTRIC & WATER INCLUDED IN RENTAL RATE - TENANT PAYS FOR INTERNET

Building A - A202 Large Open Office +/- 650sf \$18.00/psf & PIF \$2.00
Second Floor Walkup, Common Area Restrooms
Large Open Office

Building B / Office Suite D 114 +/-1400sf \$18.00/psf & PIF \$2.00
En Suite Bathroom- Kitchenette, Reception Area, Open Work Areas, Storage Closets

Offices Located on Port Canaveral Property, Requires Port Application Fee \$1,650.00
Lease Terms Minimum 3-5 Years, Maximum 10 Years

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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.

ADDITIONAL PHOTOS

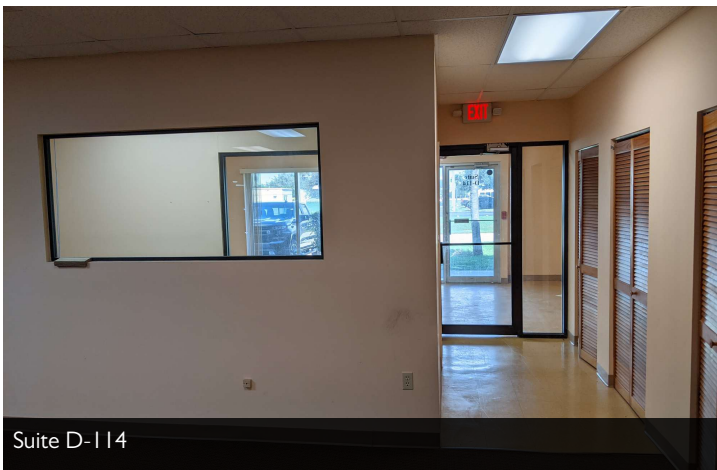
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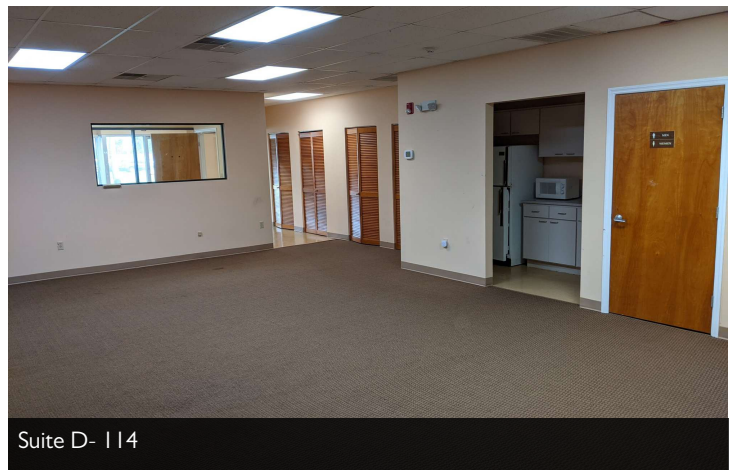
Suite D-114



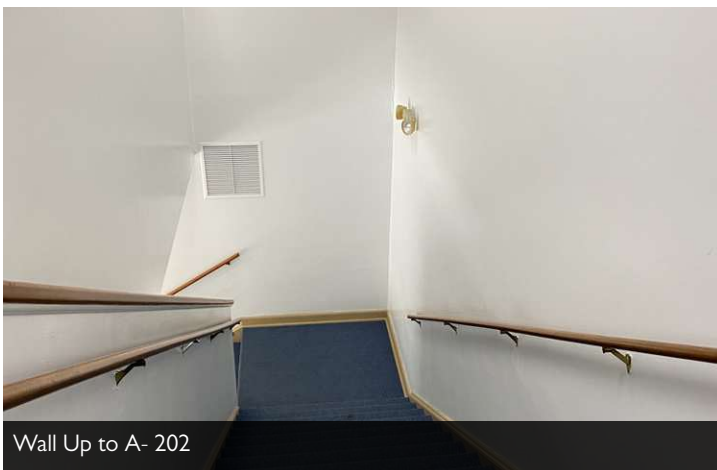
Suite D-114



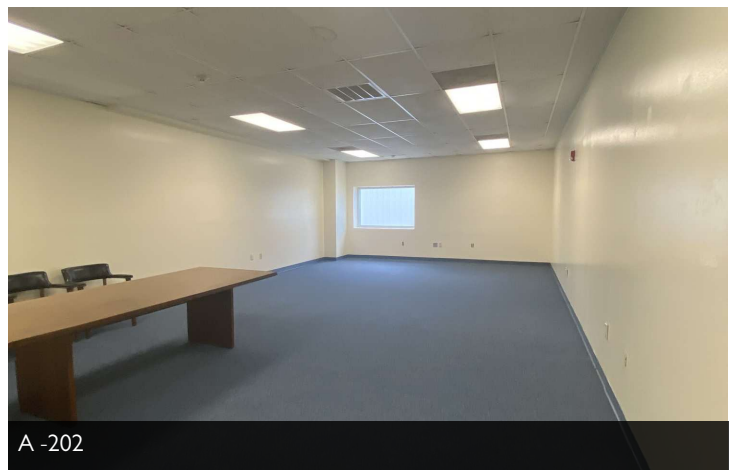
Suite D-114



Suite D-114



Wall Up to A-202



A-202

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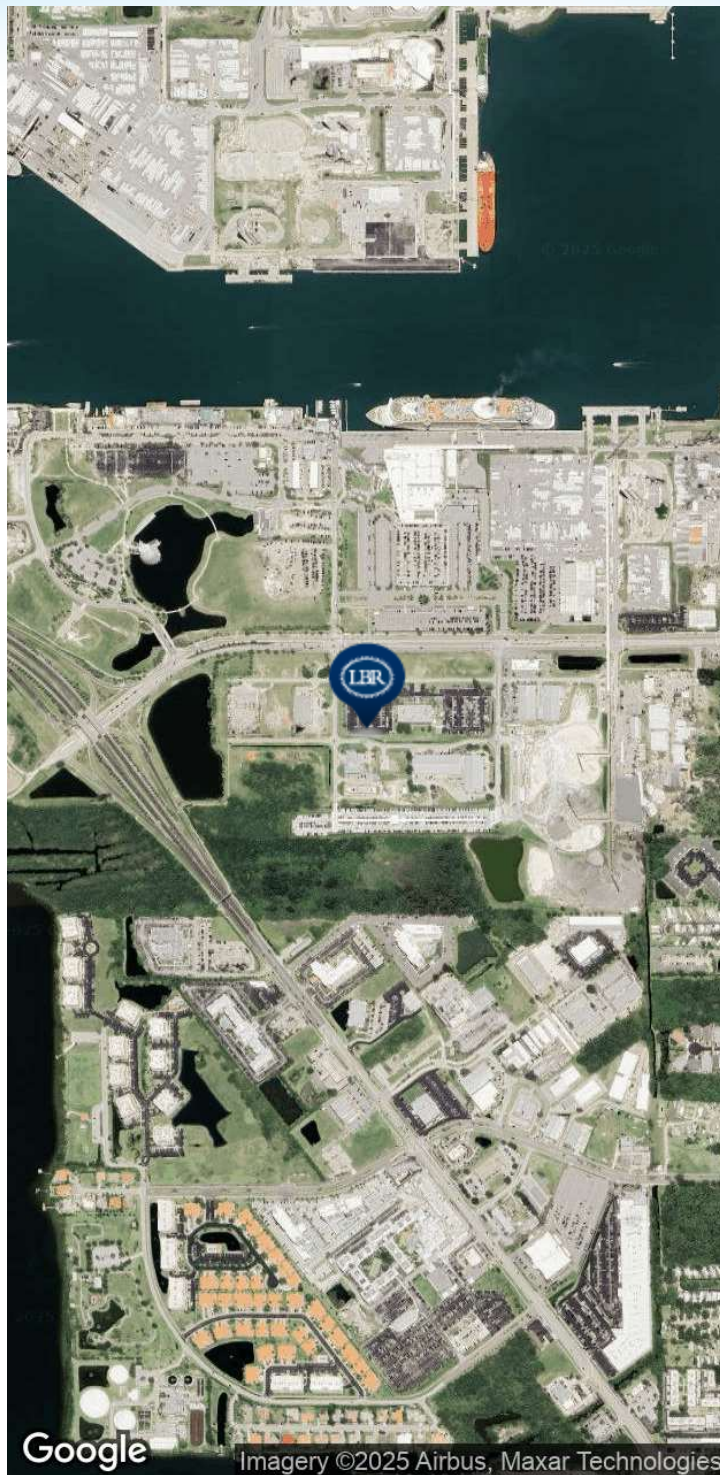
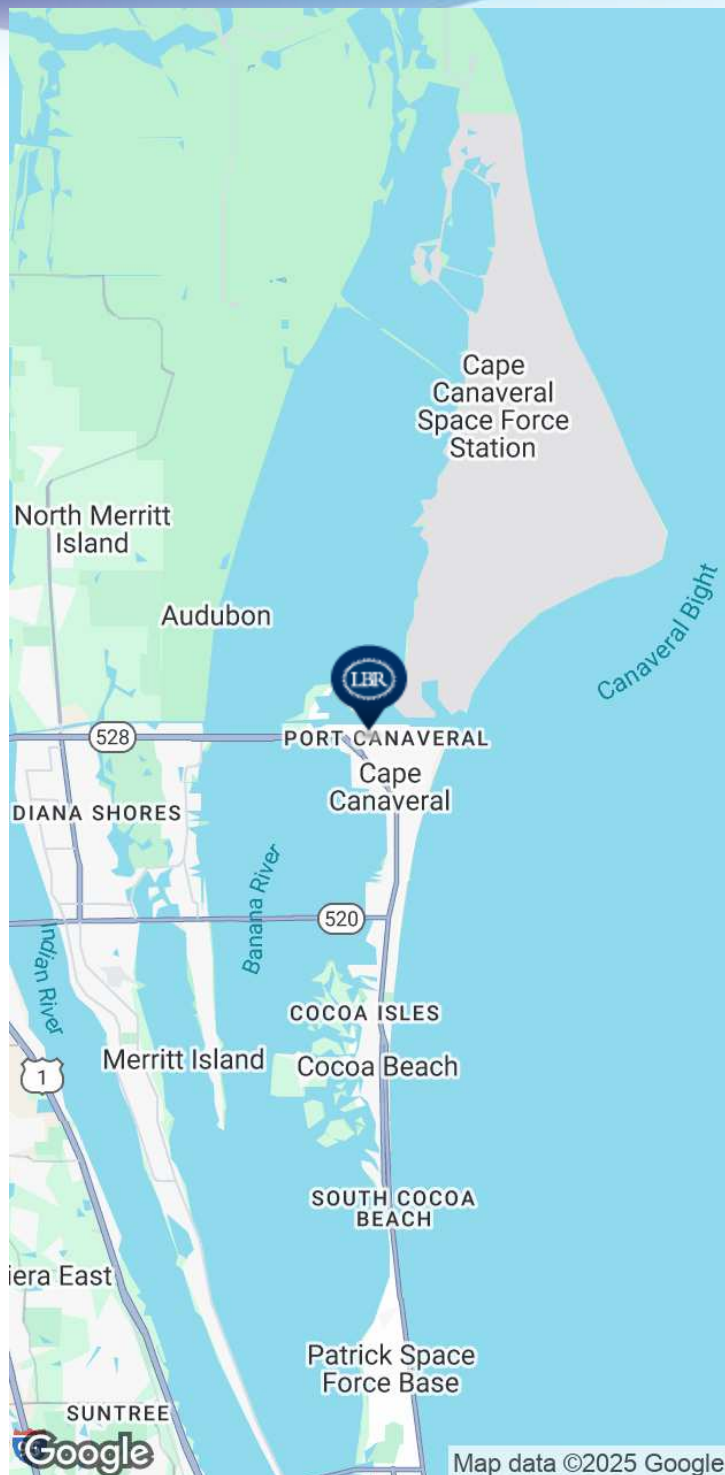
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LOCATION MAP

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Tenant & Leasing Information

REAL ESTATE

Tenant & Leasing
Information

Available
Properties

Port Canaveral's Tenant Support Program

Becoming a Tenant at Port Canaveral

Opening a facility at centrally located Port Canaveral is a good business decision that many other companies have made before you. We strongly believe that locating here can help boost your success, as well as be a pleasurable experience for you and your employees.

Your first steps in becoming a tenant are to obtain a lease from the Canaveral Port Authority (CPA) and then ready your building for occupancy. To help you get through this process as smoothly as possible, here is an outline of the procedures you will need to follow.

CONTAINER TERMINAL

Learn About Our
Container Terminal
Capabilities



CRUISE & LEISURE

Discover all there is to
do at Port Canaveral

(Note: If you are subleasing space from a Port Canaveral tenant, you will need prior approval from Port Canaveral) You will deal directly with your landlord on preparing and occupying your space. If you need an Occupational Certificate for Brevard County, contact the Port's Real Estate Department.

- 1. Apply in writing to the Real Estate Department to be considered for a new lease. With your submitted application, you will need to include a check to the CPA for a standard fee that covers the processing expenses of preparing your lease.
- 2. If your application is favorably reviewed by the Port Director/Chief Executive Officer, it will be placed on the agenda of a regular meeting of the CPA Board of Commissioners, subject to **The Canaveral Harbor District Port Charter**, Article II, Section 2. We encourage you to appear in person at the Commission meeting during which your lease application will be considered
- 3. Once your lease is approved a fully executed and recorded original will be mailed to the address of record.



- 4. If you plan to build or alter any facility on the lease property, visit our pages on building or improving your facility.

Note: A right of refusal in favor of the Canaveral Port Authority will be included in all *new or modified* leases.

Occupancy Registration – Who, What and How

As a Port tenant, you are responsible for registering your business and all businesses that sublease from you with the [Real Estate Department](#). This helps us ensure that all businesses located at the Port receive the same benefits and responsibilities for keeping the Port a safe, attractive and profitable place to do business.

All new businesses should be registered *within 30 days prior to the start* of their operation. [CLICK HERE](#) for the Occupancy Registration Form (ORF). Along with this form, for each sub-lessee please also include a copy of their lease and brief description of business activities. If you have no sub-lessees, note this on your form. An Occupancy Registration Form is still required for your own business. There is no cost for registering or for your certificate.

When a new ORF is submitted, Port Authority personnel do an on-site inspection of the leased premises. Then an Occupancy Registration Certificate is issued and mailed to you. Please distribute certificates to your sub-lessees. Each registered business must display its own certificate in a prominent location. As the Tenant, you will also need to keep a master file of all sub-lessee's ORCs in a central location. (Periodic inspections are made to ensure that ORCs are displayed and allowing a sub-lessee to operate without an ORC on display is a lease violation.)

Suspension or Revocation. If any holder of an ORC or sub-tenant violates the lease agreement between the Canaveral Port Authority and the Port Tenant, the ORC or sub-lease may be suspended or revoked.



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