

Property Summary

Corporate Park at Palm Bay
For Lease



PROPERTY DESCRIPTION

This is a three (3) building Corporate Park well located in Palm Bay's Business Hub. This project has two (2) Office Spaces available. The Office Space is a Direct Lease.

If you are looking for nice office space with about 10,000 sf of warehouse space, be sure to check out Corporate Park at Palm Bay.

Near L3Harris, DRS, and other Industrial & High Tech Companies

Well managed facility with ample parking and easy access to Palm Bay Road, and Highway I

Buildings have a mix of office, warehouse, and flex space.

LOCATION DESCRIPTION

Located on Robert J Conlan Blvd near Palm Bay Rd

Tranquil Office Park setting

Great Central Brevard Location

Easy access to Hwy A1A and Palm Bay Road

OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Available SF:	1,885 - 10,996 SF
Lot Size:	6.98 Acres
Building Size:	71,968 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,755	41,532	105,266
Total Population	3,671	99,552	260,005
Average HH Income	\$51,697	\$59,423	\$60,818

ROB BECKNER, SIOR

Principal
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Rob@TeamLBR.com

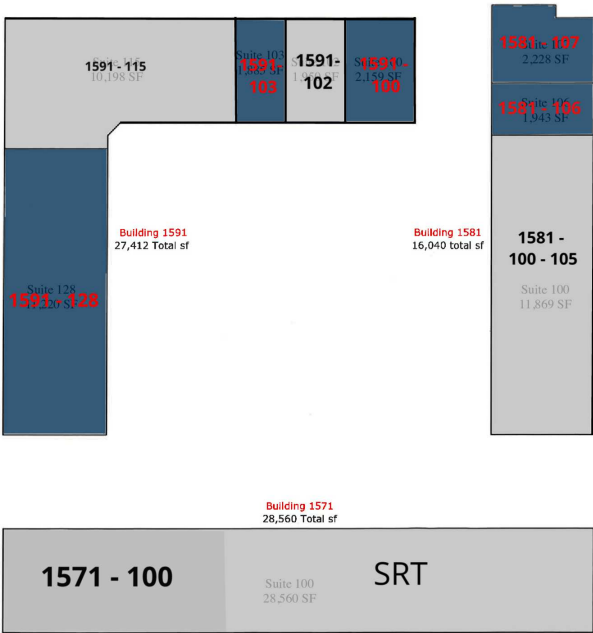
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

EXCHANGE AT PALM BAY



LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1591 - 103	Available	1,885 SF	NNN	\$10.00 - 12.00 SF/yr	-
1591 - 128	Available	10,996 SF	NNN	\$10.00 - 12.00 SF/yr	-
1581 - 106	Available	1,943 SF	NNN	\$10.00 - 12.00 SF/yr	-
1581 - 107	Available	2,228 SF	NNN	\$10.00 - 12.00 SF/yr	-
1591 - 100	Available	2,159 SF	NNN	\$10.00 - 12.00 SF/yr	-

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Additional Photos

AT PALM BA

71-1591 R.J. CONLAN BLVD.

OFFICE, FLEX & WAREHOUSE SPACE

Palm Bay, Florida



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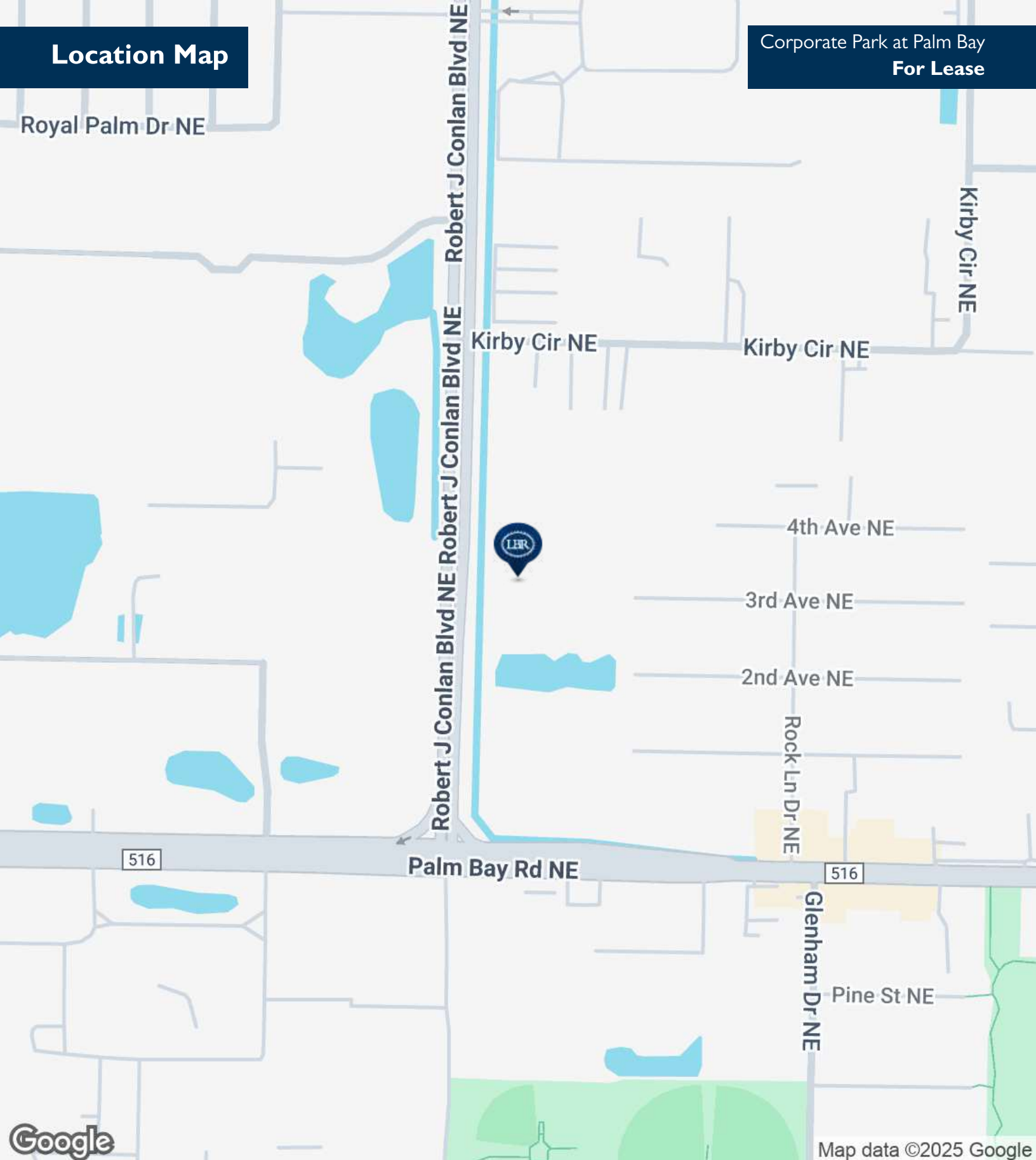
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Location Map

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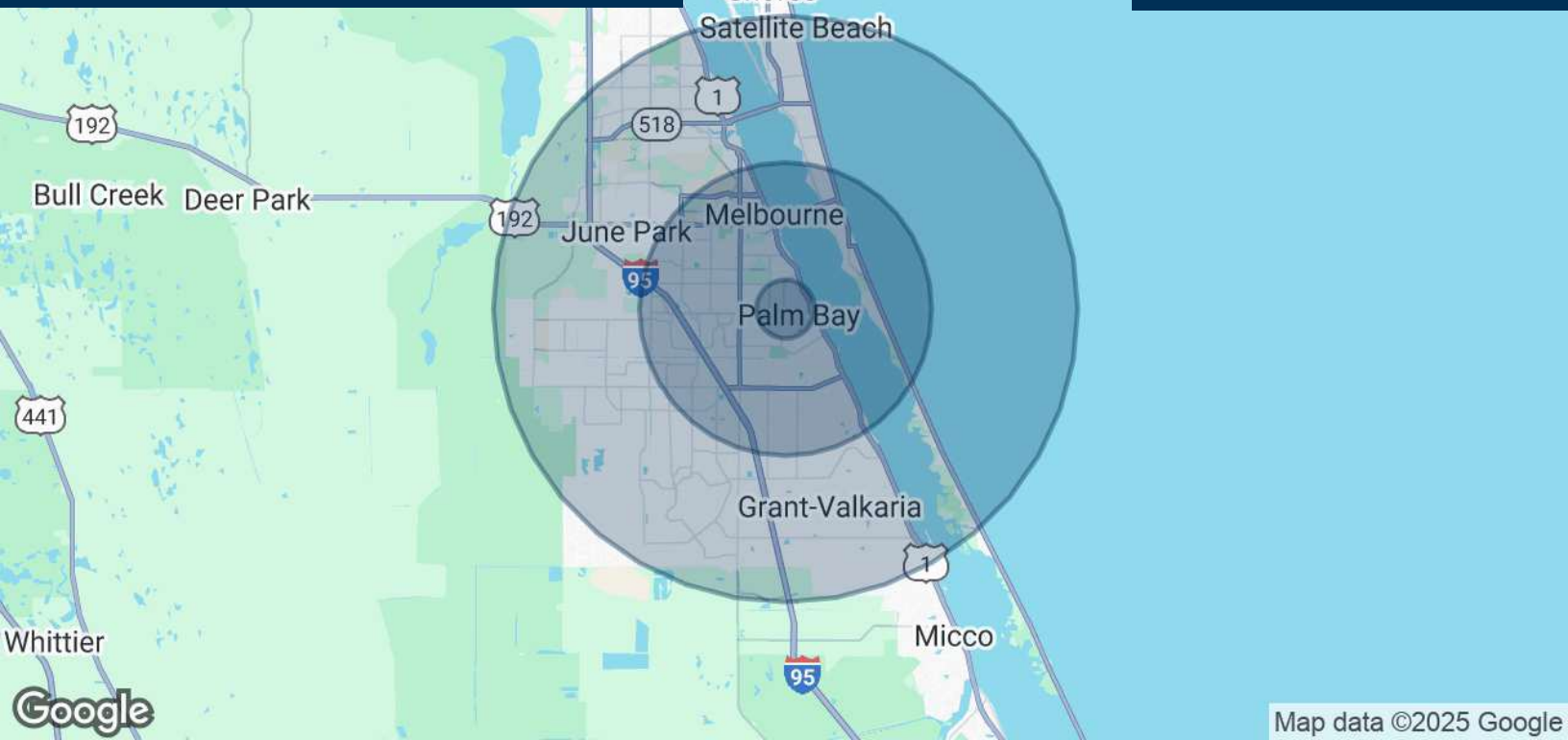
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,671	99,552	260,005
Average Age	48.3	43.9	43.1
Average Age (Male)	45.6	41.2	41.2
Average Age (Female)	50.6	46.3	44.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,755	41,532	105,266
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$51,697	\$59,423	\$60,818
Average House Value	\$157,527	\$214,229	\$213,499

2020 American Community Survey (ACS)

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