

EXECUTIVE SUMMARY

Woodland Commons • 1970 Michigan Avenue Cocoa, FL 32922



OFFERING SUMMARY

Available SF: 1,102 - 2,507 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 7.31 Acres

Building Size: 10,308 SF

PROPERTY OVERVIEW

Welcome to Woodland Commons, an exceptional office complex offering prime leasing opportunities for businesses seeking a serene and professional environment. Nestled within a tranquil natural setting, this unique complex provides a distinctive backdrop for your company's success.

Flexible Spaces: Choose from a range of versatile office spaces, starting at 480 square feet and extending up to a potential 2,507 square feet. Tailor the layout to suit your business needs and accommodate future growth seamlessly.

Scenic Surroundings: Embrace the beauty of nature with Woodland Commons' thoughtfully designed landscape. The tranquil greenery surrounding the complex creates a serene atmosphere, fostering a productive and peaceful work environment.

Privacy and Security: Woodland Commons offers a discreet location that may particularly appeal to government contractors requiring confidentiality and security. The secluded nature of the complex provides an added layer of privacy for your business operations.

LOCATION OVERVIEW

Conveniently located off of US-1 in Cocoa

ROB BECKNER, SIOR

Principal
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rob@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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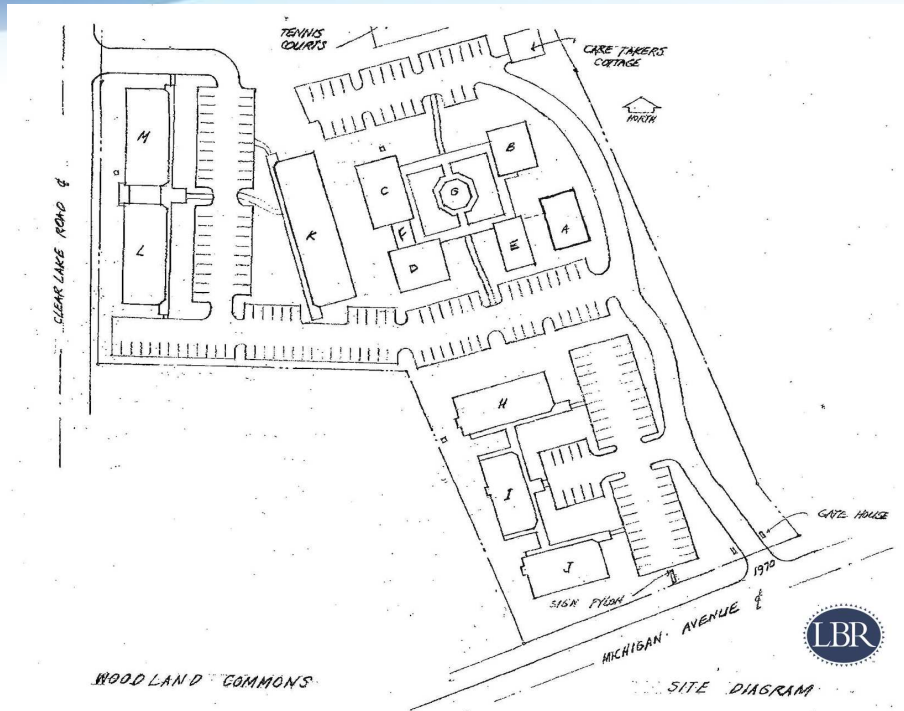
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,102 - 2,507 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
H-3 & H-4	Available	2,050 SF	Modified Gross	\$15.00 SF/yr
A-I	Available	2,507 SF	Modified Gross	\$15.00 SF/yr
I-10	Available	1,102 SF	Modified Gross	\$15.00 SF/yr

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Architectural floor plan of a building wing, showing a grid of rooms and corridors. The plan includes the following dimensions and labels:

- Overall Dimensions:**
 - Left side: 103'-8"
 - Bottom: 42'-2"
- Room Dimensions (from top to bottom, left to right):**
 - Top left: 9'-10", 13'-6"
 - Second row: 11'-7", 13'-9"
 - Third row: 12'-8", 13'-1"
 - Fourth row: 12'-4", 11'-7"
 - Fifth row: 11'-3", 17'-4"
 - Bottom left: 3'-6"
 - Top right: 10'-9", 10'-10", 11'-5"
 - Second row: 12'-2", 11'-4"
 - Third row: 12'-2", 9'-1"
 - Fourth row: 22'-2", 7'-5", 4'-2"
 - Fifth row: 7'-10", 4'-2", 10'-0"
 - Bottom right: 7'-10"
- Labels:**
 - Elec:** Located in the middle left and bottom left areas.
 - Ceiling 8'8":** Located in the bottom left area.
 - SW:** Located in the bottom right area, near the entrance.
- Other Features:**
 - Green curved lines indicating door swings.
 - Blue lines indicating walls or structural elements.
 - Red arrows indicating dimensions.
 - Arrow pointing right: To Restrooms, Bldg. I



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Architectural floor plan of a building with rooms H-1, H-2, H-3, and H-4. The plan shows a grid of rooms with dimensions and various annotations. Two rooms are highlighted with red outlines. A staircase is located in the center-right. A corridor leads to restrooms in another building. The plan is labeled with 'Elec' for electrical and 'SW' for switches. A 'Ceiling 8'0"

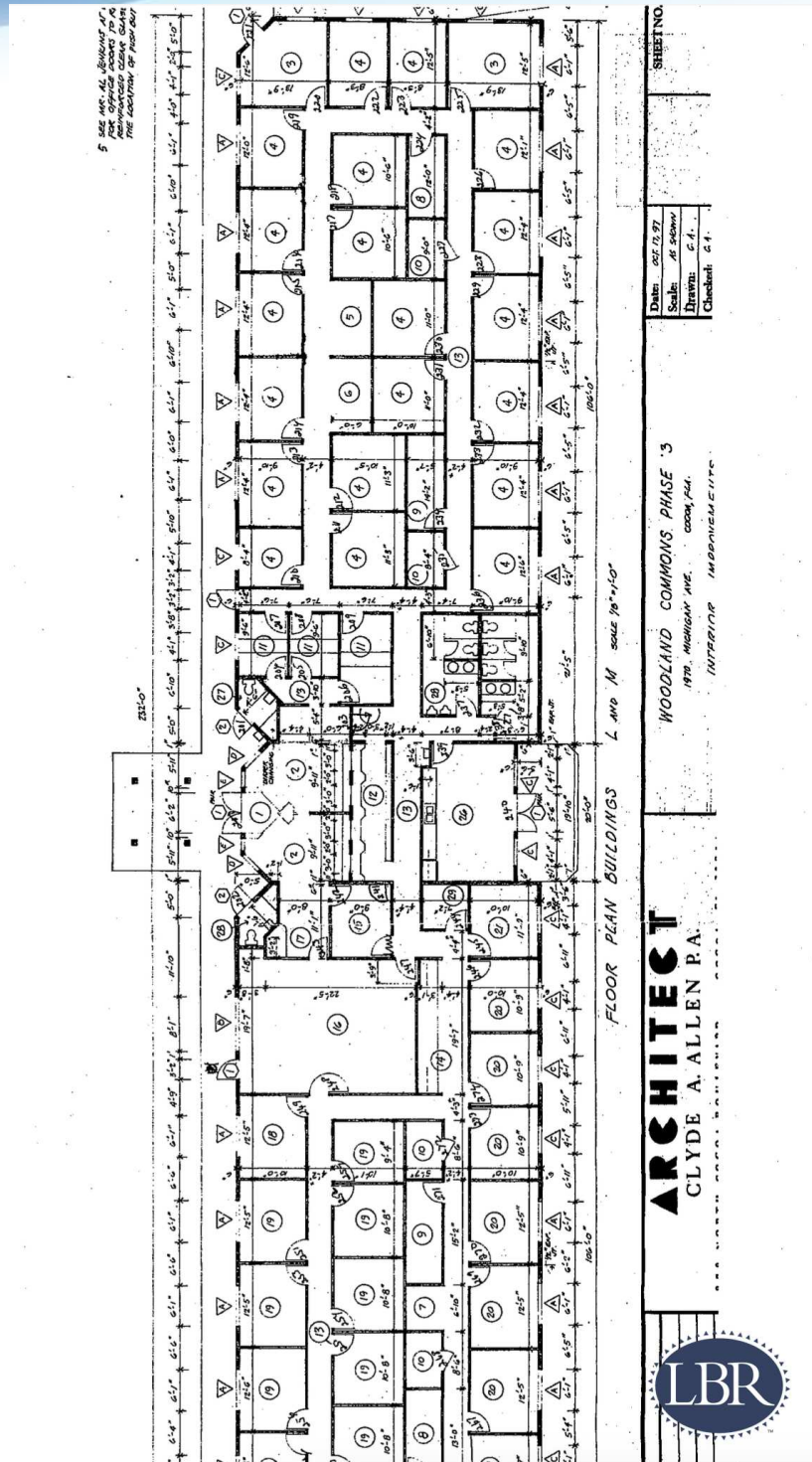


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FLOOR PLANS

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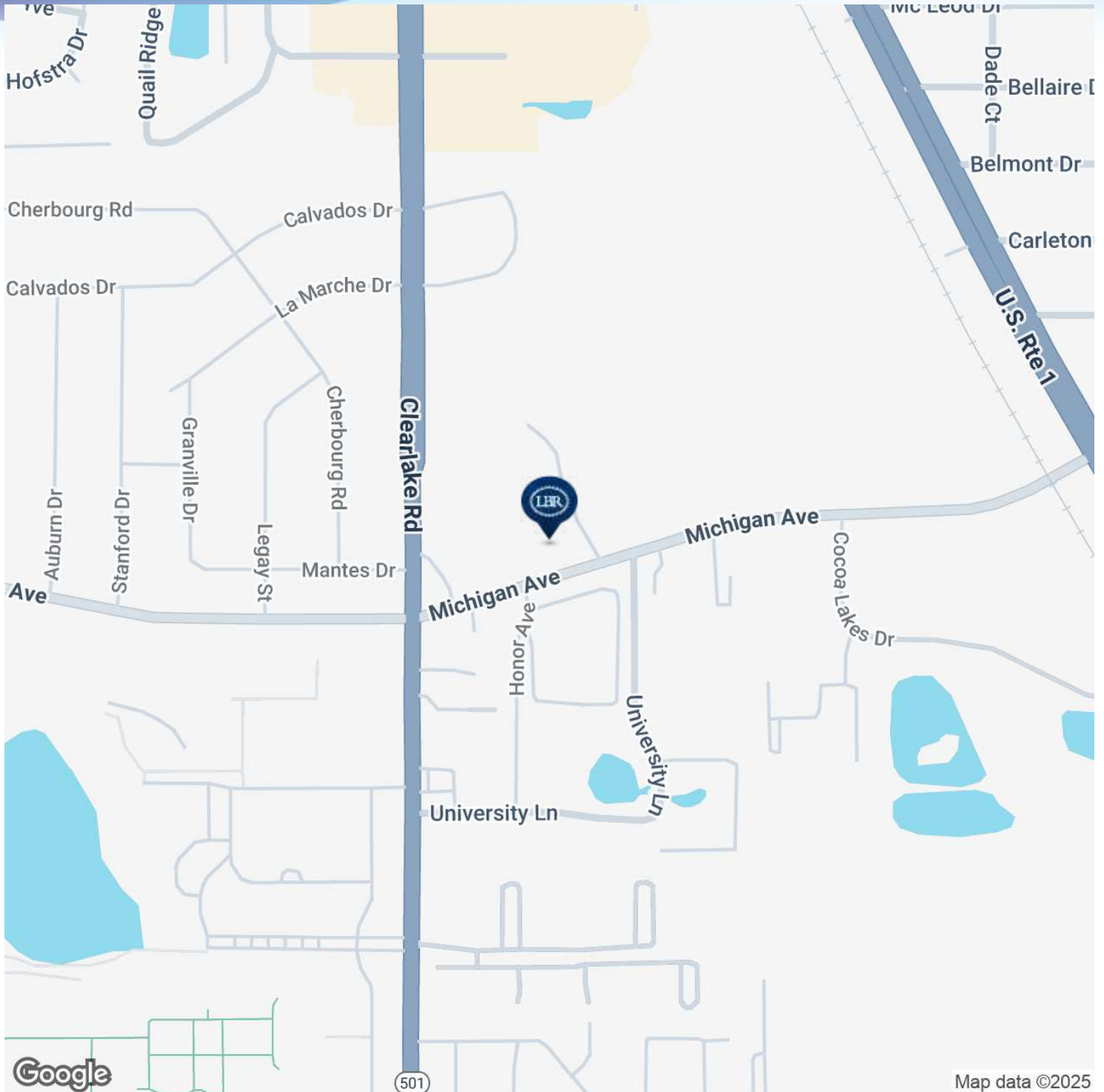
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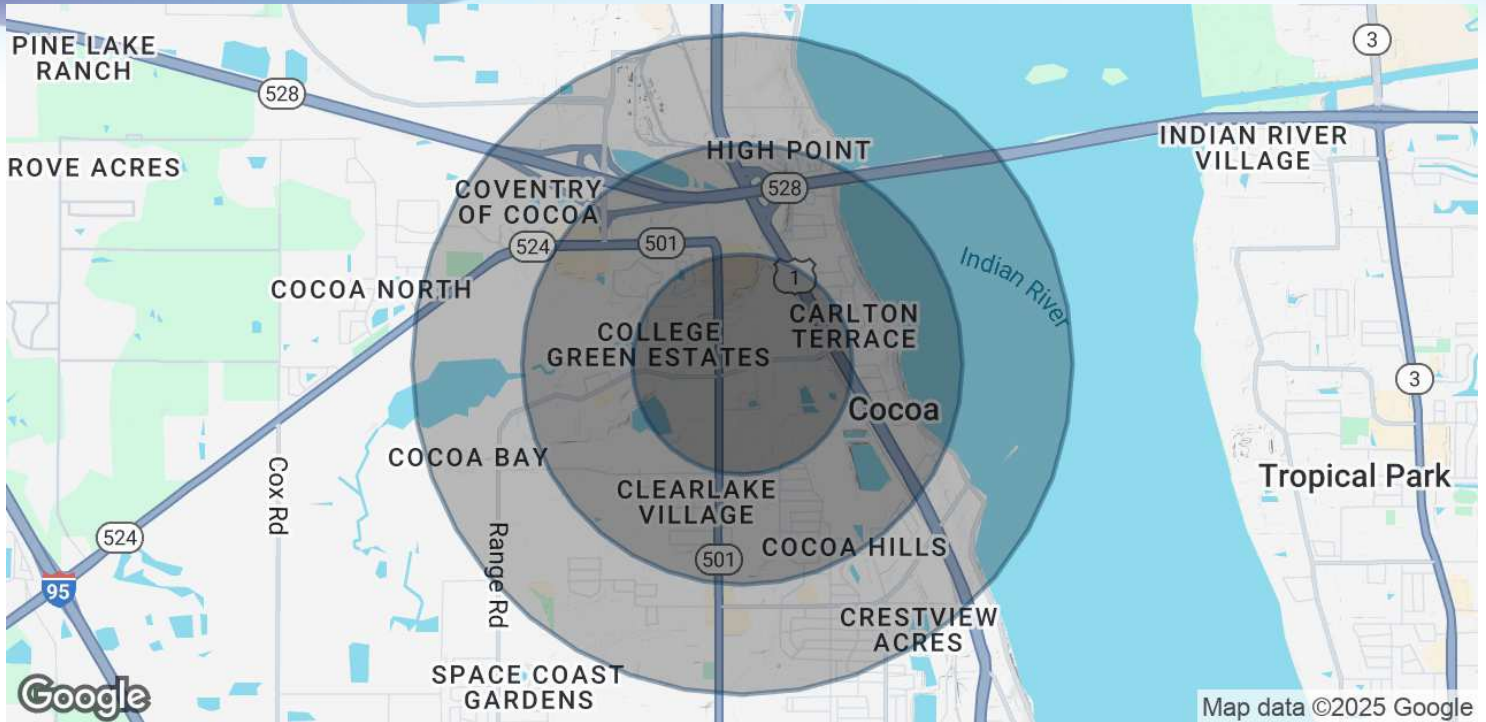
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,171	4,771	10,930
Average Age	44.0	42.7	40.7
Average Age (Male)	37.7	39.0	37.8
Average Age (Female)	45.6	45.2	43.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,404	5,266
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$39,484	\$40,061	\$42,994
Average House Value	\$117,510	\$122,395	\$125,481

2020 American Community Survey (ACS)

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