



OFFICE / MEDICAL AND SELECT RETAIL SPACES FOR LEASE

Future Turnkey Buildout 2212 Bryan Street

2275 S Babcock Street Melbourne, FL 32901

UP TO +/-2700SF

presented by:

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PROMINENT MELBOURNE LOCATION OFFICE AND RETAIL

Babcock and Melbourne Commons • 2275 S Babcock Street Melbourne, FL 32901



OFFERING SUMMARY

Available SF: Up to +/- 2700 SF

Lease Rate: Negotiable Rate for Build Out

Lot Size: 2.84 Acres

Year Built: 1978

Building Size: 41,455 sf

Renovated: 2022

Zoning: C1

PROPERTY OVERVIEW

Renovated Prime Melbourne Location

2212 Bryan Street- +/-2,700 sf Raw Space Ready for Turnkey Buildout

Requires Permitting Process and Buildout Time, Approximately 6 months for Delivery
Call Broker to discuss space use, plans and process.

LOCATION OVERVIEW

Prime Signalized Corner Close to Downtown Melbourne
Prominent Location on Babcock Street and Melbourne Avenue
Less than 2/10 Mile from US 192

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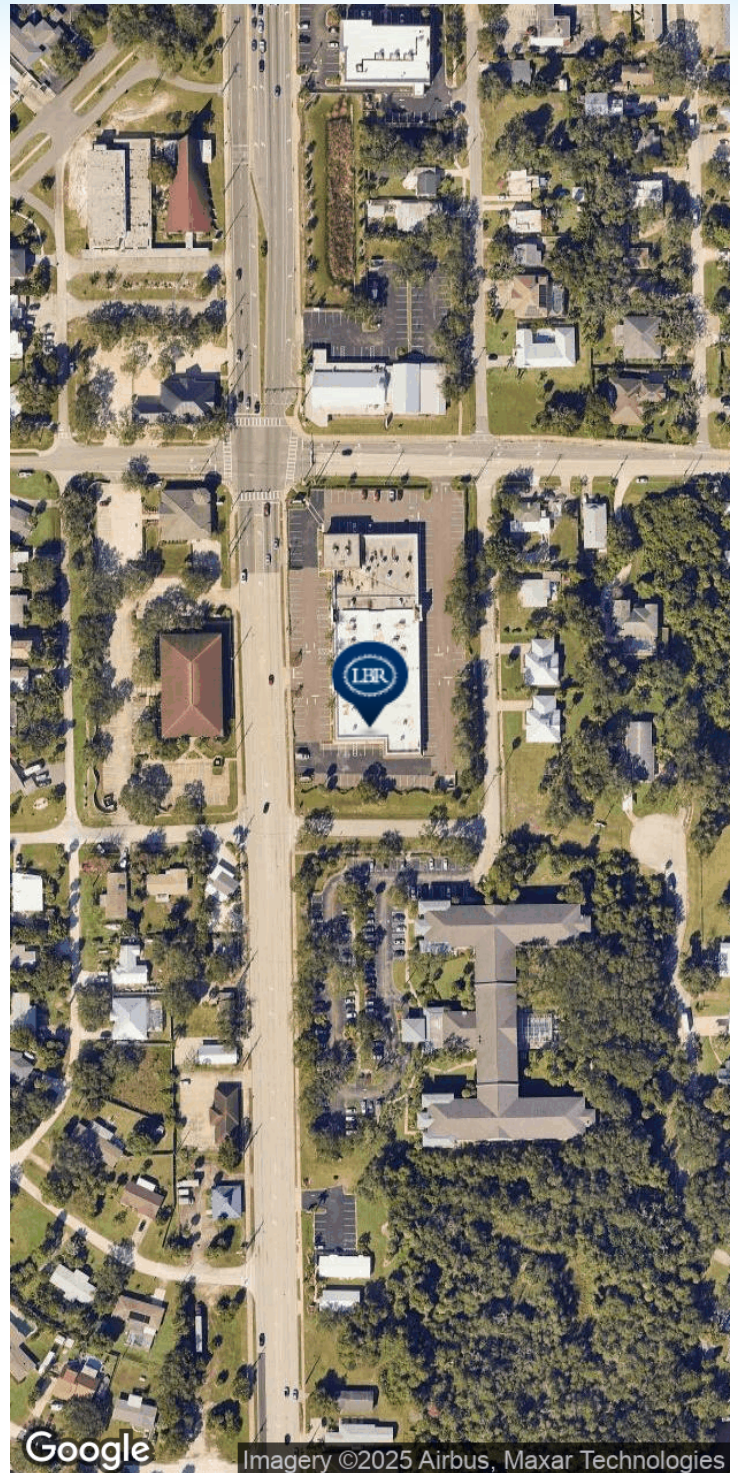
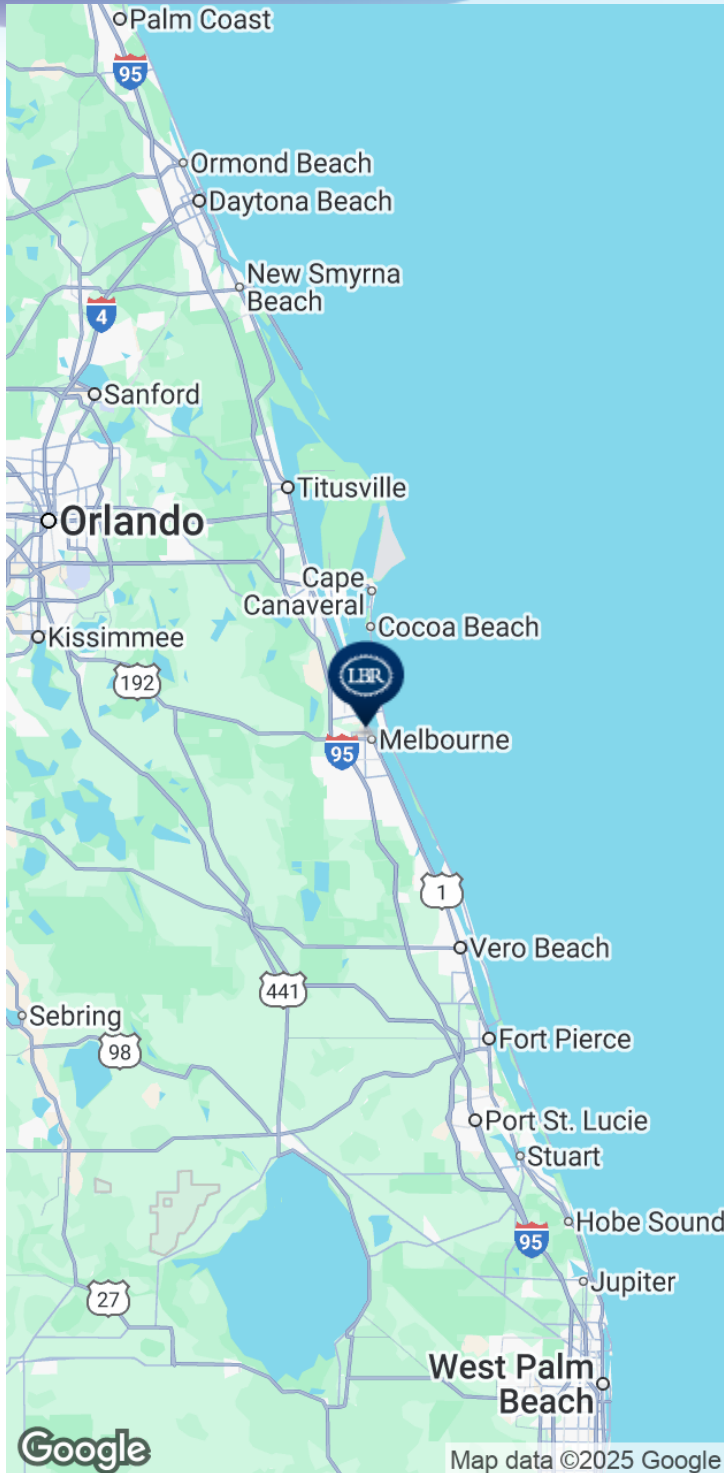
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

LOCATION MAP

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