



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

CLASS A OFFICE +/-15,000

Class A Office Near Port Canaveral

8600 Astronaut Blvd Cape Canaveral, FL 32920

UP TO +/-15,000 SF OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 8600 Astronaut Blvd Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF:

Available Total
+/- 15,000
Option A
SF +/- 10,000
Option B
SF +/- 5,000

Lease Rate:

\$18.00 - 24.00 SF/yr
(Full Service)

Building Size:

75,724 SF

PROPERTY OVERVIEW

Available for SubLease +/- 15,000 sf of First Floor Class A Office Space
Secure Parking Spaces in Gated Parking Area
ADA Compliant Parking Directly In Front of Building
Lobby Entrance With Reception Area
Large Shared Kitchen Break Area, Vendor Supplied
Products and Meals Available for Daily Purchase
Four Electric Vehicle Chargers on Site
Private Offices, Open Work Areas for Cubicles, Private Conference Room
Outdoor Covered Patio Area

LOCATION OVERVIEW

Situated directly on the East Side of SR A1A +/- 1.4 Miles from the Entrance to Port Canaveral
Raddison Resort, Raddison Conference Center is on the West Side of A1A
Easy Access to SR 528, Direct Connector to Orlando, and Interstate 95
+/- 17 Miles to Kennedy Space Center HQ
+/- 46 Miles to Orlando International Airport

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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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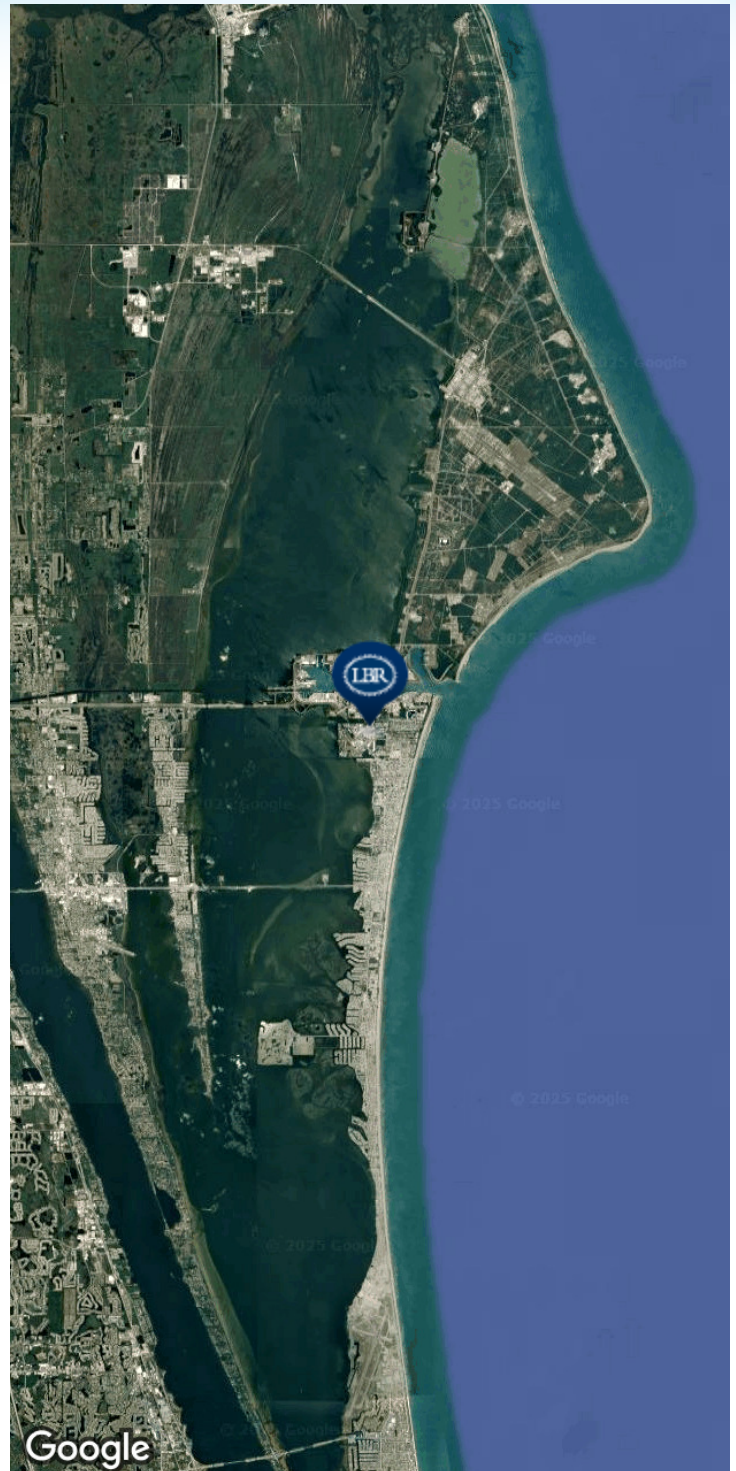
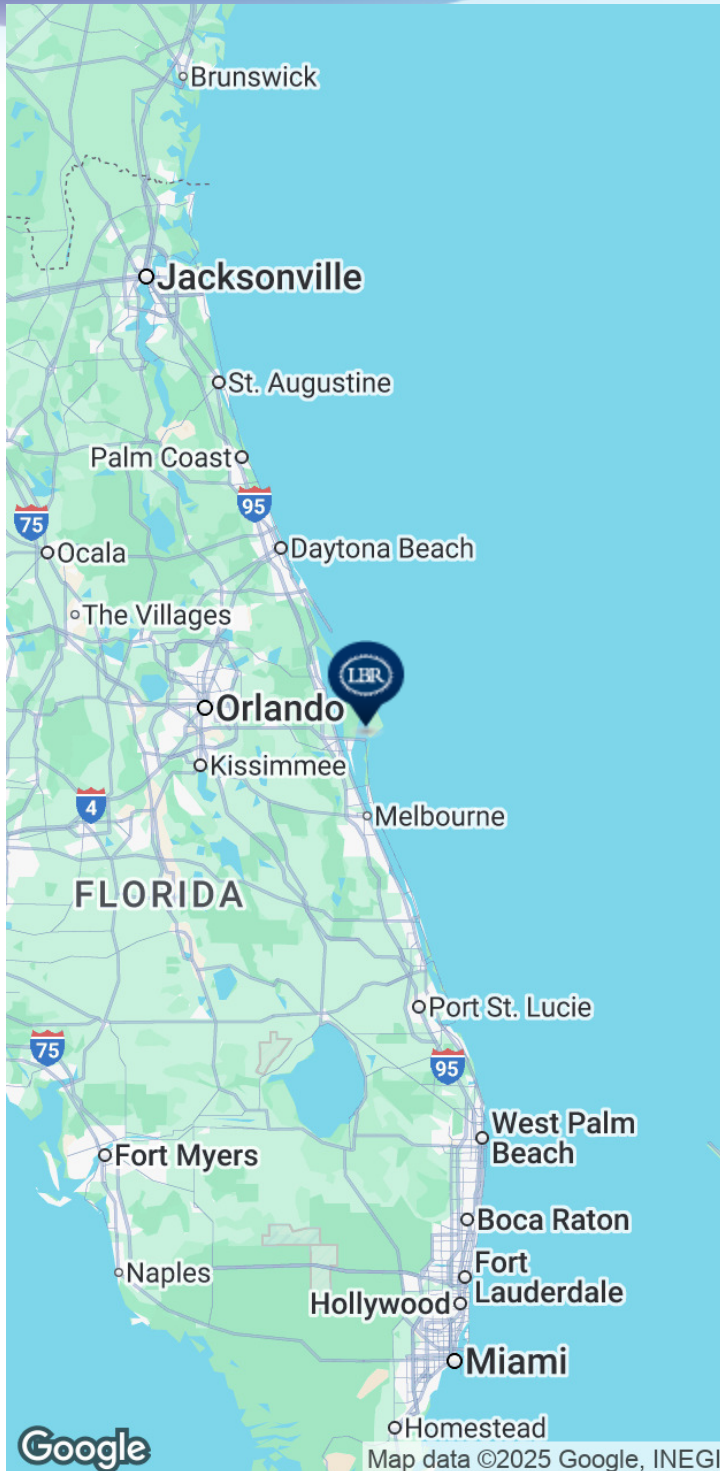
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Hand-drawn floor plan of the first floor of a building. The plan is divided into two main sections: the North wing (top) and the West wing (bottom). The North wing contains a large conference room, a cafeteria, and several classrooms. The West wing contains a large gymnasium, a medical room, and several offices. A red outline highlights a specific area in the North wing, and a green outline highlights an area in the West wing. The word "FIRST FLOOR" is written at the bottom.

2.75,000 SF

LOCATION MAP

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