



EXPLORATION TOWER AT PORT CANAVERAL

670 Dave Nisbet Drive, Cape Canaveral 32920



PRESENTING

SINGLE TENANT

Full Building

LEASE OPPORTUNITY

BREATHTAKING VIEWS

Architectural Landmark Building

Towering Over Port Canaveral

REPRESENTED BY:

Brian Lightle, CCIM, SIOR, CRE



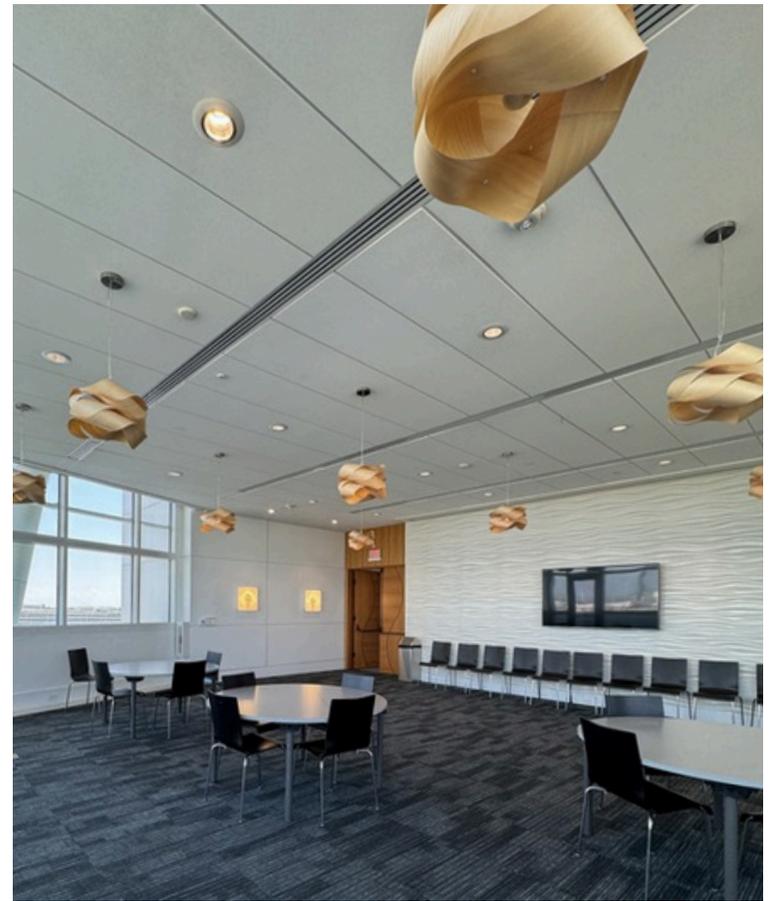
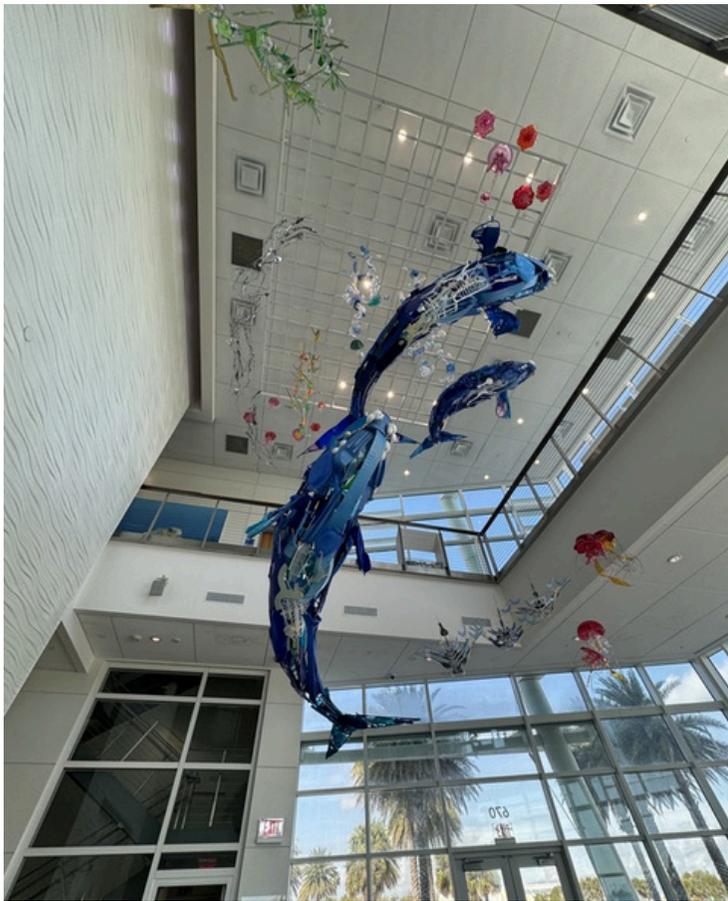
Located In The Heart of the Space Coast, Forty-Five Miles East of Orlando. This Dynamic Building Affords Stunning Views of Port Canaveral, Kennedy Space Center and Frequent Rocket Launches at Cape Canaveral. The Exterior Form with it's Sail Side Exposed Structure and Iridescent Skin Evoke A Sense of Flow and Energy in an Area Thriving with Tourism, Commerce, Rocket Launches, Cruises, Nature and Beaches. Establish Your Company Office Headquarters or Create Your Event / Specialty Business at Exploration Tower at Port Canaveral.

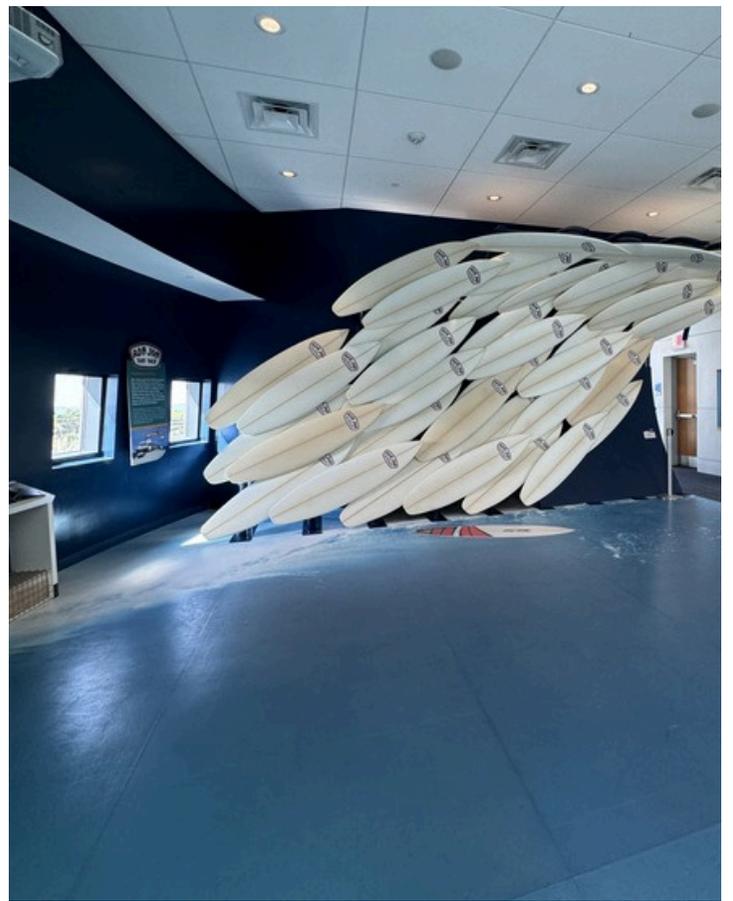
Gross Square Feet	+/-22,936	Modified Gross Lease	\$35.00/SF
Built	2013	Utilities and Janitorial	Paid By Tenant
Construction	Steel Frame	Lease Term	5-10 Years
Floors	Seven	Annual Rent Increases	5%
Market	Brevard County	Delivery	AS-IS Condition

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- Property Features Include Ground Floor Cafe, Perfect for Workplace Cafeteria, Designed to Encourage Social Interaction and Promote Collaboration. Excellent Commercial Cafe
- Second Floor Open Configuration with Open Space Surrounded by Railing System
- Third Floor Auditorium with Stage and Seating for 83 Provides a Perfect Venue for Training Sessions or Events
- Fourth Floor Event Rooms with Two Men's and Two Women's Restrooms, Commercial Kitchen
- Fifth Floor Largely Open Space with Mechanical, Electrical, IT Rooms
- Sixth Floor Open Area with Indoor Observation, Men's and Women's Restrooms
- Seventh Floor Showpiece Observation Deck

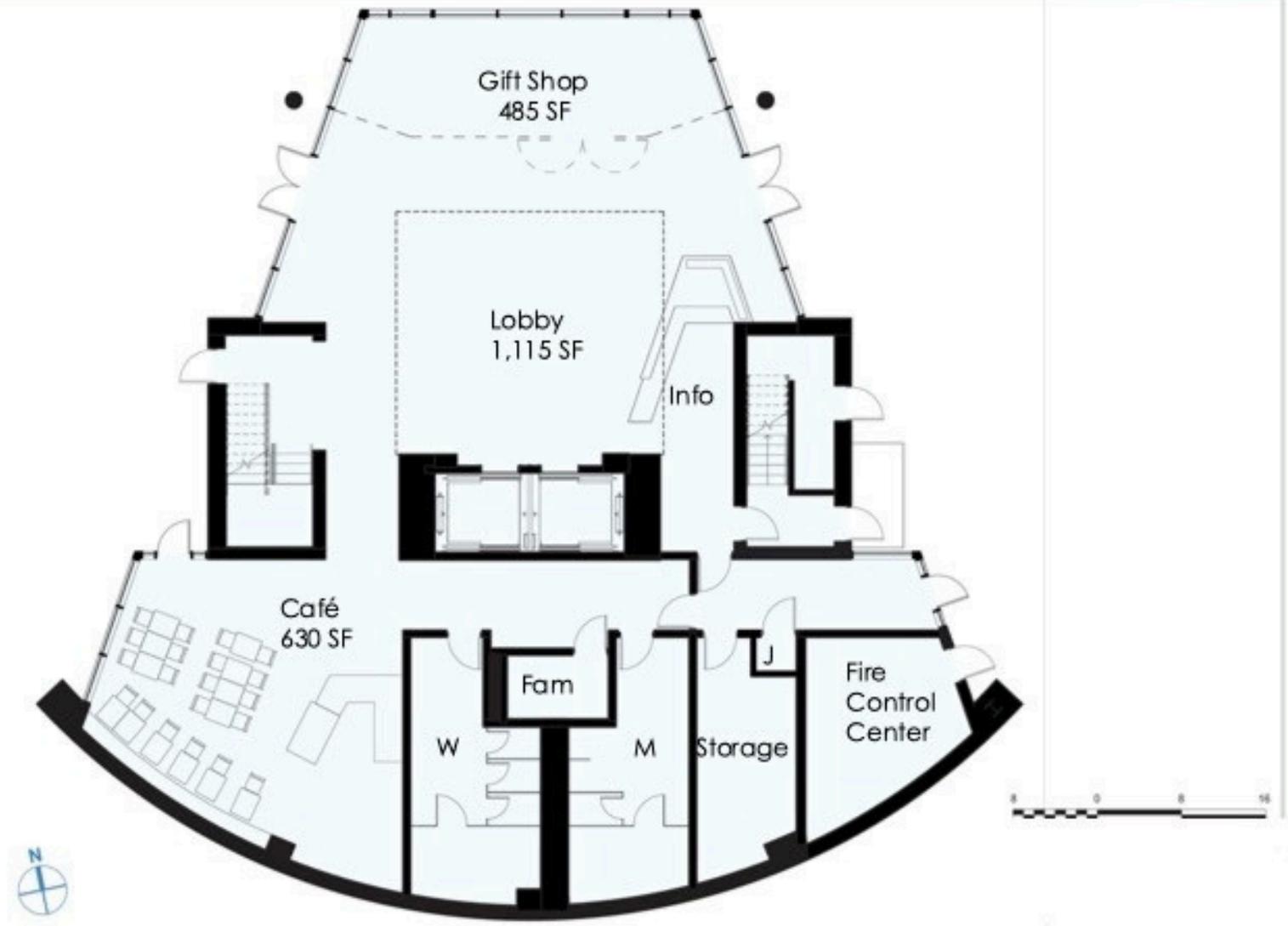






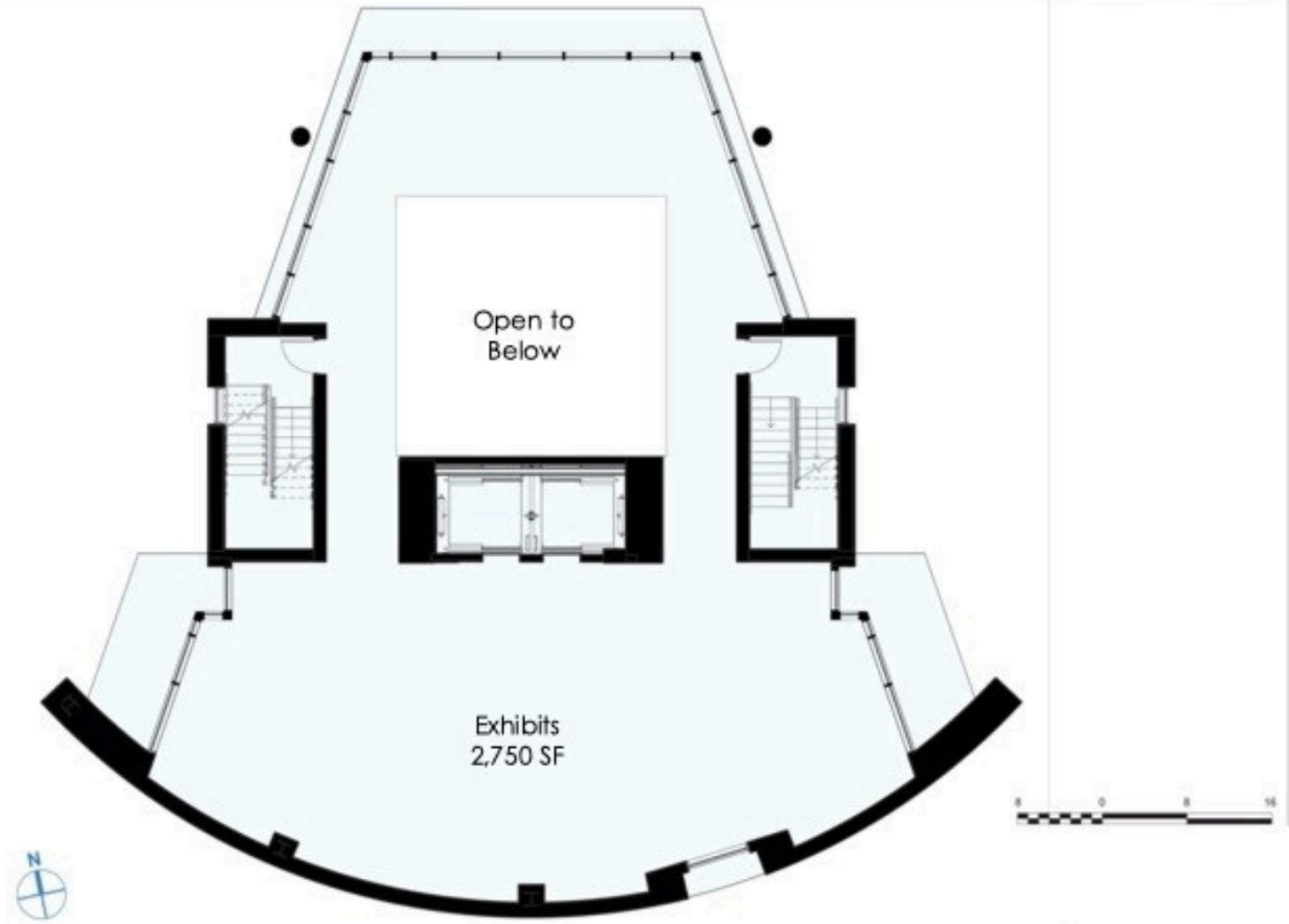


Ground Floor



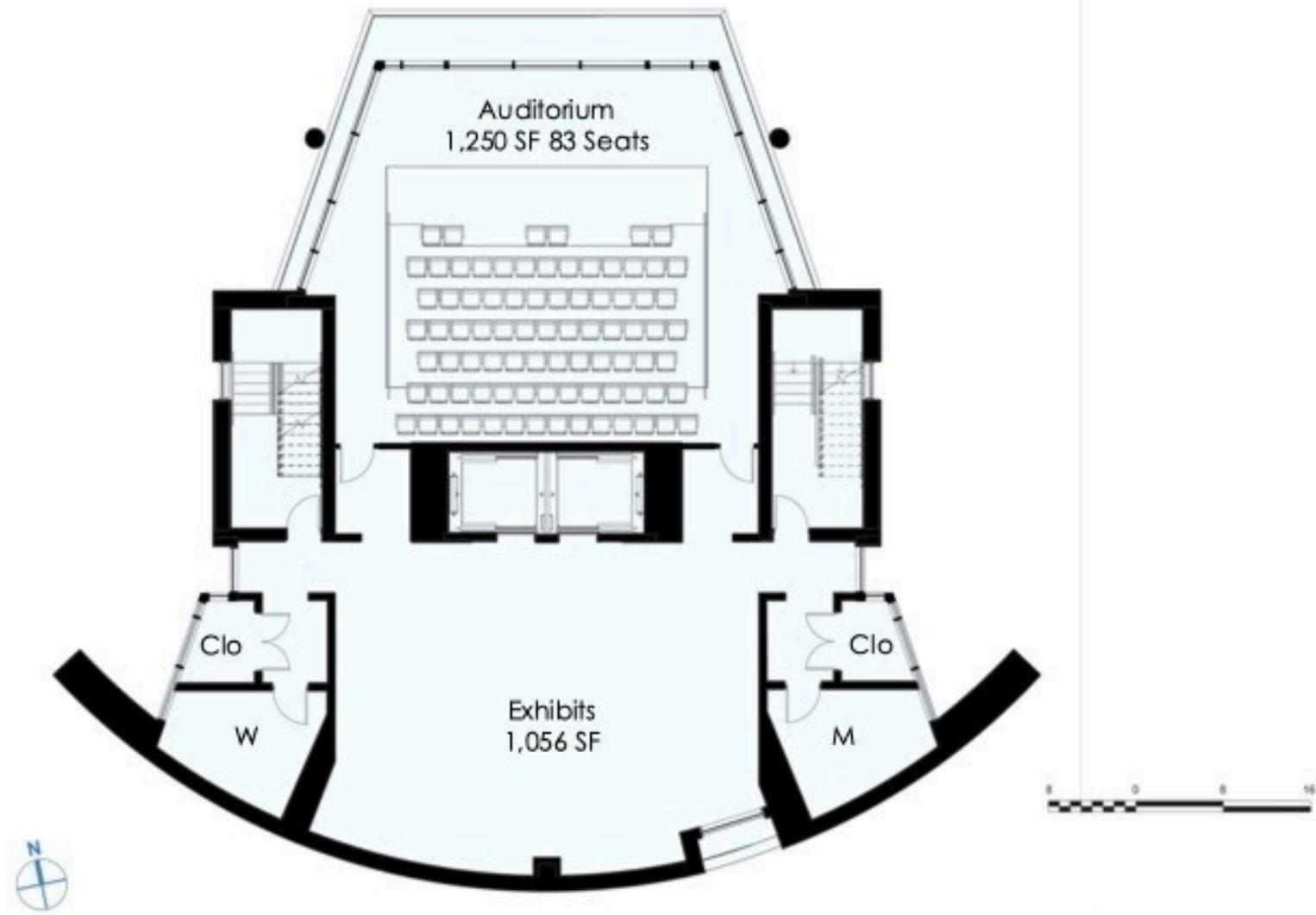


Second Floor



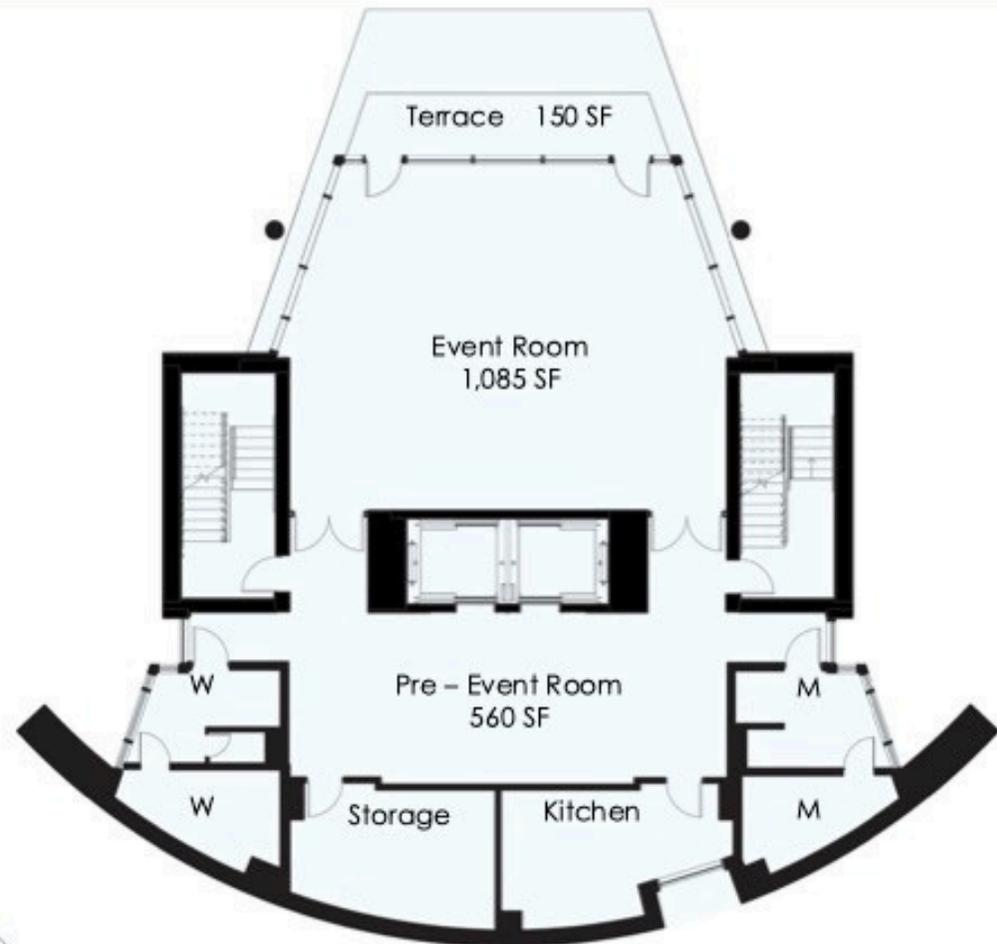


Third Floor



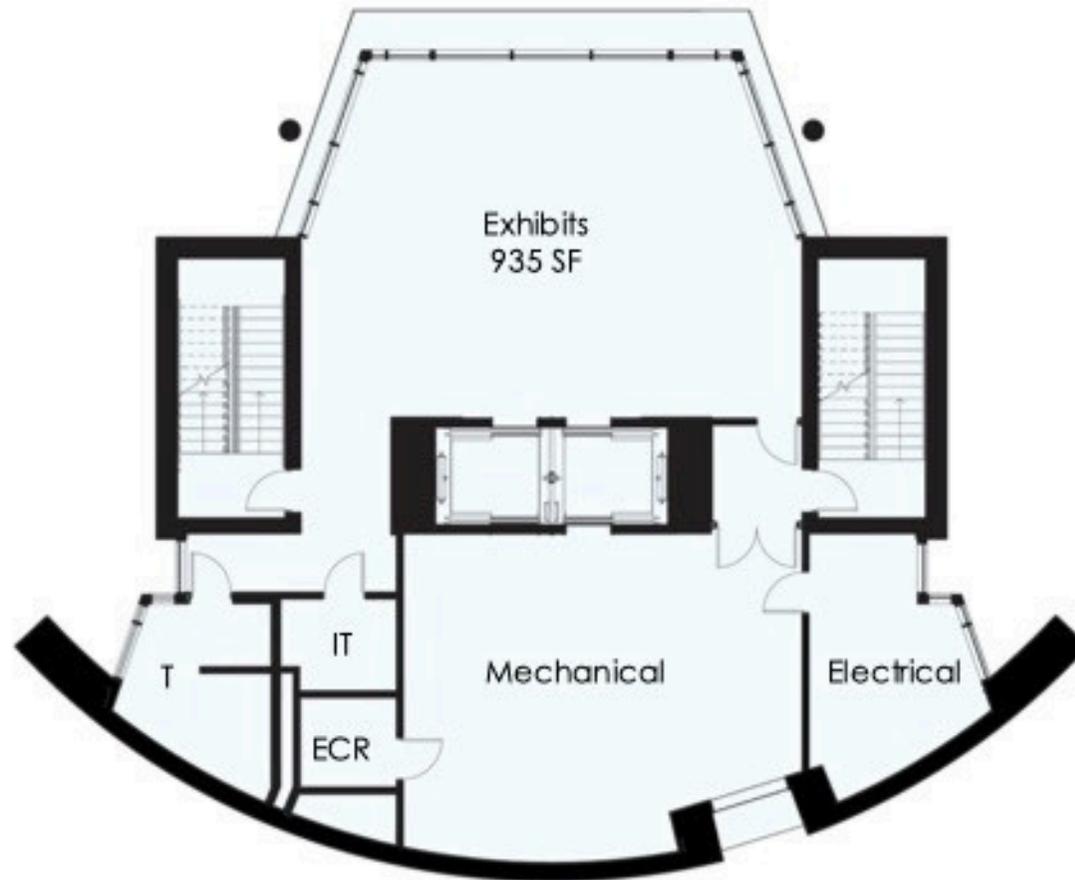


Fourth Floor



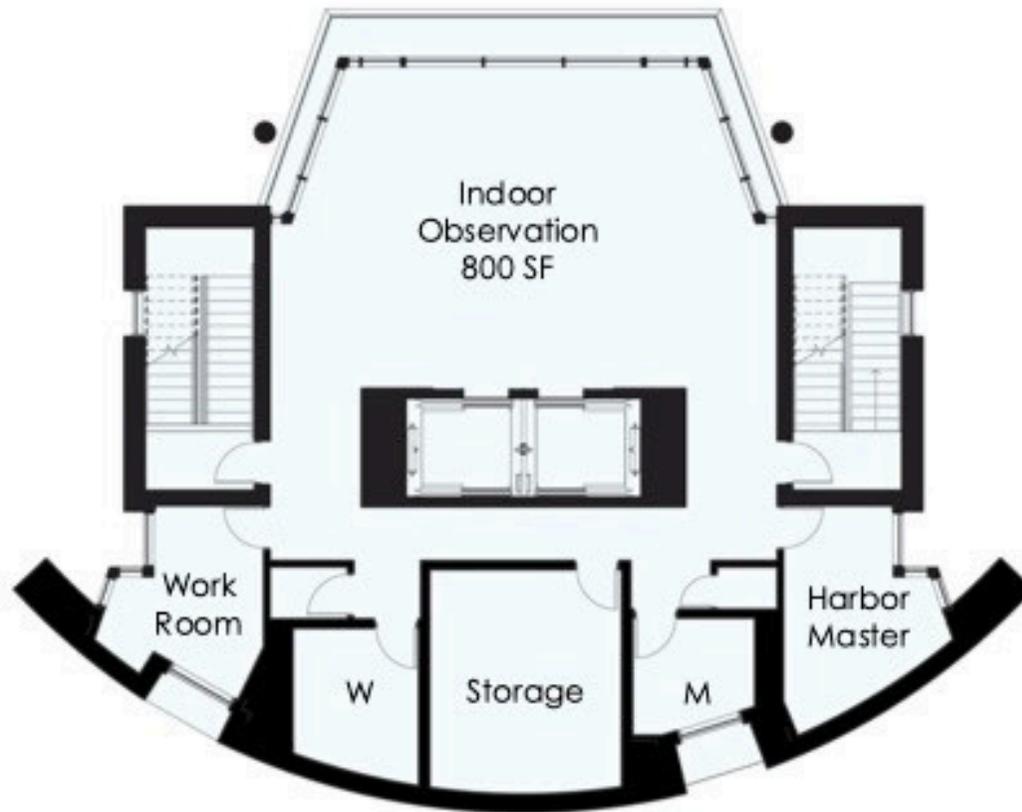


Fifth Floor





Sixth Floor





Seventh Floor

