



OFFICE UNITS FOR LEASE

The Washington Plaza Building Office Suites Available For Lease

3880 S Washington Ave Titusville, FL 32780

+/-200 TO +/-800 SF OF PROFESSIONAL OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



OFFERING SUMMARY

Available SF:	+/-200 - +/-800 SF
Lease Rate:	\$19.00 SF - \$20.00 SF/yr (Full Service)
Lot Size:	1.65 Acres
Year Built:	1960
Building Size:	39,100 SF
Renovated:	2001

PROPERTY OVERVIEW

Titusville's Most Distinctive Office Buildings, Washington Plaza and Sister Building, Buena Vista Sit side by side in Prominence Directly on US Highway 1

Office Suites Available Ranging in Size from +/- 200 sf to +/- 800sf
Water and Electric Included
Rates do not Include Inside Janitorial Services
Elevator
Common Area Restrooms
Ample Parking

LOCATION OVERVIEW

Prominent Location on US Highway 1
+/- 1.5 Miles North of State Road 50 (Cheney Highway)
+/- 10 Miles to Kennedy Space Center
+/-20 Miles to Port Canaveral
+/- 40 Miles to Melbourne Orlando Airport
+/- 40 Miles to Orlando International Airport

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

AVAILABLE SPACES

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780

Lease Rate: \$19.00 - 20.00 SF/YR (FULL SERVICE) **Total Space** 200 - 880 SF
Lease Type: Full Service **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 245		\$19.00 SF/YR	Full Service	500 SF	Negotiable	Large Open Room +/- 22 x 20
Suite 246		\$19.00 SF/YR	Full Service	400 SF	Negotiable	Window on the Hallway Large Open Room +/- 20 x 20
Suite 248		\$19.00 SF/YR	Full Service	400 SF	Negotiable	Large Open Office
Suite 244		\$19.00 SF/YR	Full Service	480 SF	Negotiable	Large Open Room
Suite 241		\$23.00SF/YR	Full Service	200 SF	Negotiable	Natural Light, Second Floor
Suite 103	Office Building	\$20.00 SF/YR	Full Service	880 SF	Negotiable	Four Perimeter Offices Large Open Work Area for Collaborative Work or Conference Built in Cabinetry Server Room Space on the First Floor off of the Lobby

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
 321.863.3228
 brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
 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

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

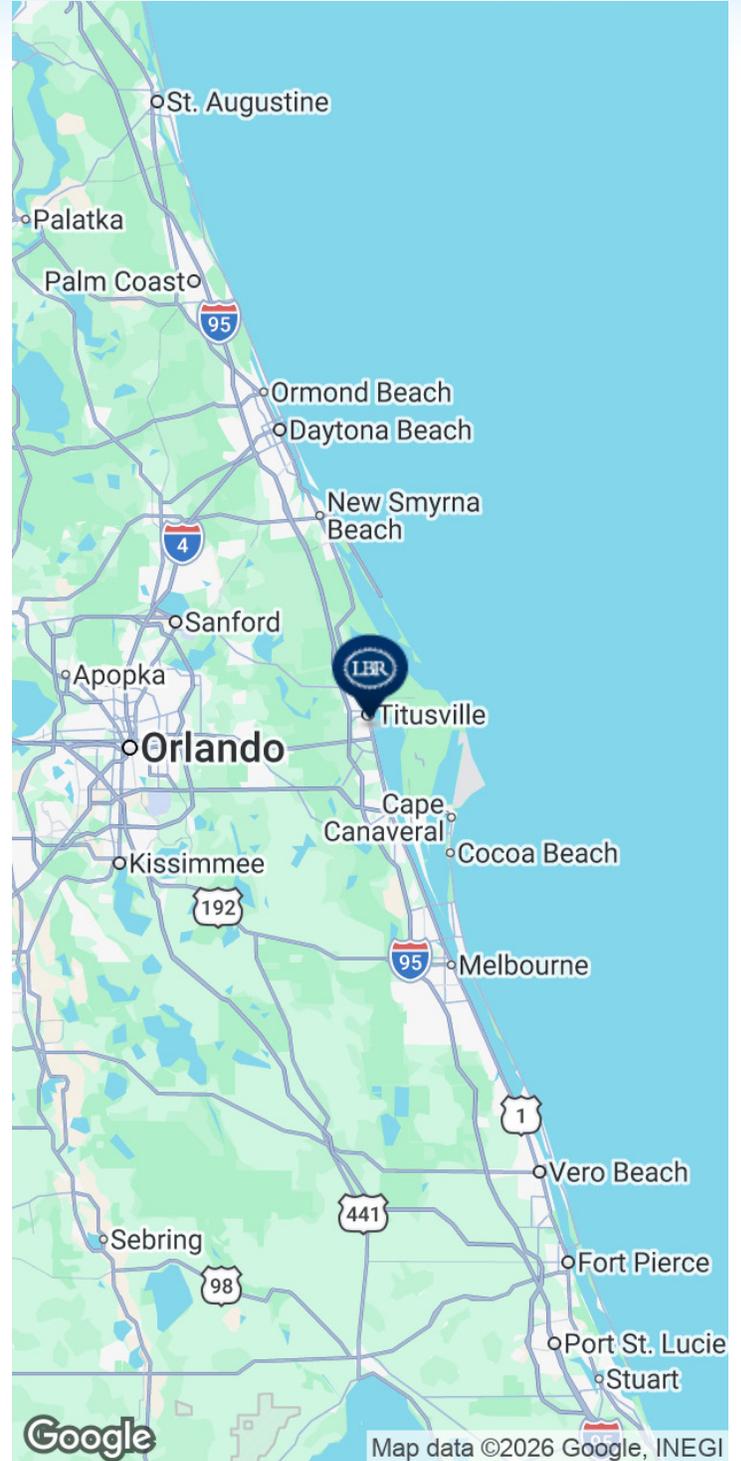
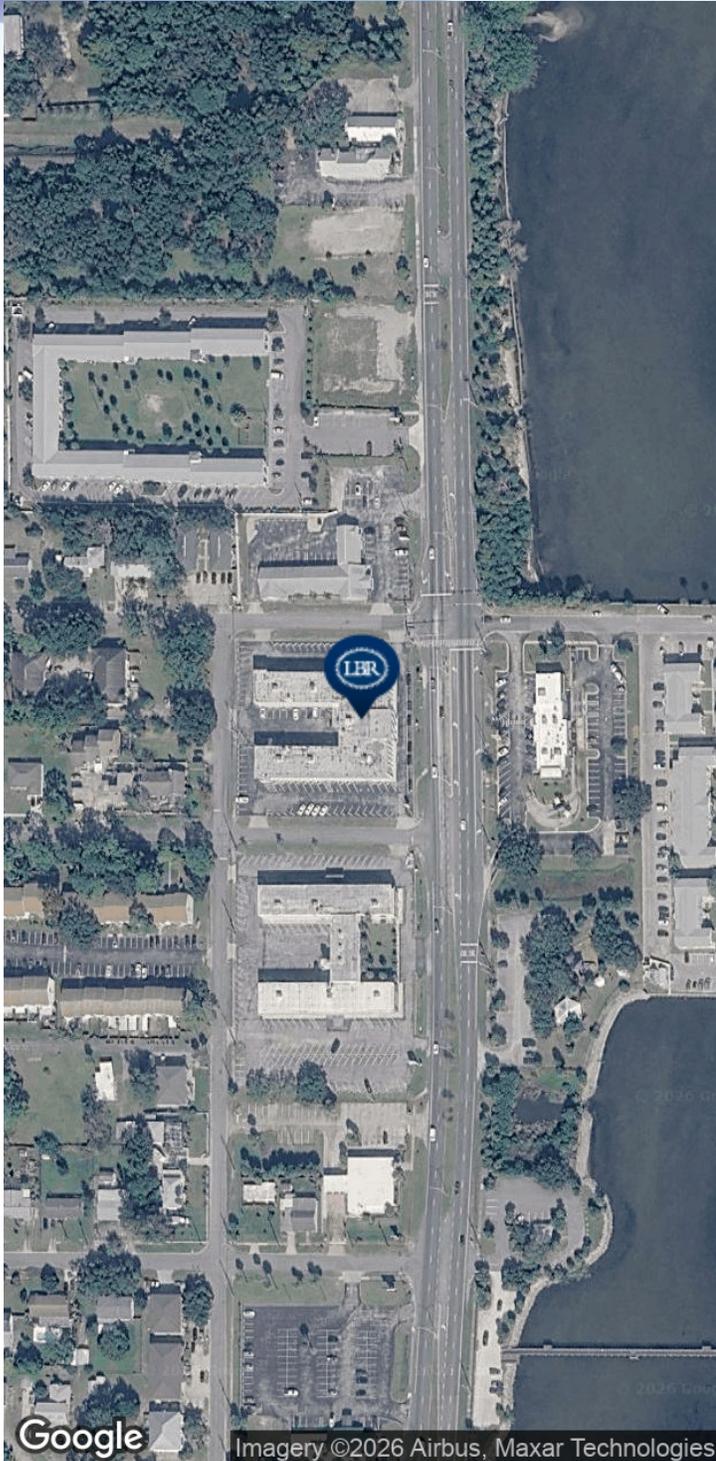
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

LOCATION MAP

The Washington Plaza Building • 3880 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.