



VARIOUS OFFICE CONFIGURATIONS

UP TO +/-9600SF AVAILABLE

**2225 -2275 S Babcock Street
13 E and 17 E Melbourne Ave**

Don't miss your chance to establish or expand your business in this prime location near Downtown Melbourne. Visibility is a standout advantage here. Prominent pylon and building signage along S Babcock Street & Melbourne Avenue ensure your business captures attention from heavy traffic flow.

Ample parking accommodates employees, clients, and visitors. Multiple Points of ingress and egress. Property tenants are a mix of general office, medical, executive suites and select retail spaces, appealing to a wide range of professional users.

Convenient access to major transportation routes keeps your team connected across Brevard County.

- Prominent **signalized corner location**
- Strong **street frontage and visibility** on S. Babcock Street
- **Multi-tenant professional office** environment

Various Office Suite Configurations Available for Lease Ranging from Executive Suite to Mid Range Call Center. See Available Spaces for Specific Details.

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OFFERING SUMMARY

Lease Rate:	\$18 - 25.41 SF/yr (Full Service; MG; Gross)
Available SF:	425 - 7,700 SF
Lot Size:	2.84 Acres
Building Size:	46,214 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,335	23,095	57,965
Total Population	9,457	56,297	141,527
Average HH Income	\$67,519	\$77,966	\$88,879



LEASE INFORMATION

Lease Type:	Full Service; MG; Gross	Lease Term:	36 to 52 months
Total Space:	425 - 7,700 SF	Lease Rate:	\$18 - \$25.41 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13 E Melbourne Ave	Available	425 SF	Full Service	\$900 per month	Second Floor Walk Up with Common lobby , Common Restrooms +/- 425 SF versatile layout ideal for professional office, consulting firm, creative studio, or specialty service provider. Common area restroom Ample on-site parking
2275 S Babcock St	Available	7,700 SF	Modified Gross	\$18.00 SF/yr	Exceptional Move in ready opportunity in the heart of Melbourne. An expansive 7,700-square-foot professional space now available for lease. Thoughtfully designed for productivity and collaboration, this property delivers the perfect blend of functionality and modern appeal. Versatile layout features executive and perimeter offices complemented by open work space. A dedicated conference room, spacious training room facilitates team development and presentations with ease. Employees will appreciate the comfortable break room and an energizing game room — perfect for recharging throughout the workday.
2225 S Babcock Street	Available	700 SF	Modified Gross	\$21.00 SF/yr	Large open workspace • Well-suited for open office, training, or collaborative team environment.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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17 E Melbourne Ave	Available	775 SF	Gross	\$21.00 SF/yr	Flexible open-plan office with natural light, private restroom, and ancillary storage, supporting a wide range of professional office users.
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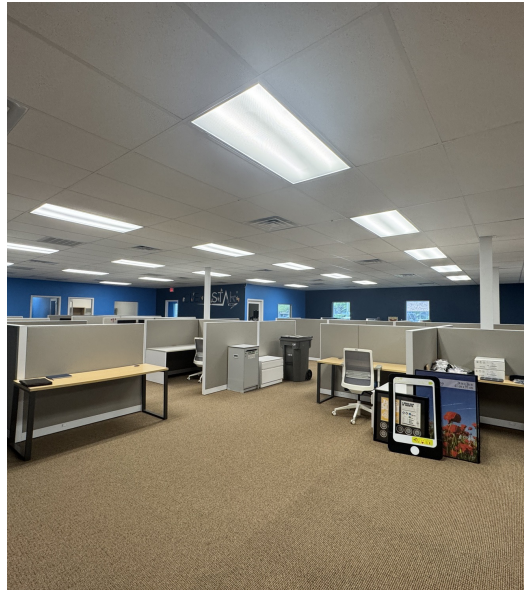
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2275 S Babcock +/- 7700sf



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Additional Photos



13 F Second Floor Executive Suite +/-425sf



Access to 13 F

Babcock and Melbourne Commons For Lease



Common Area for 13 F



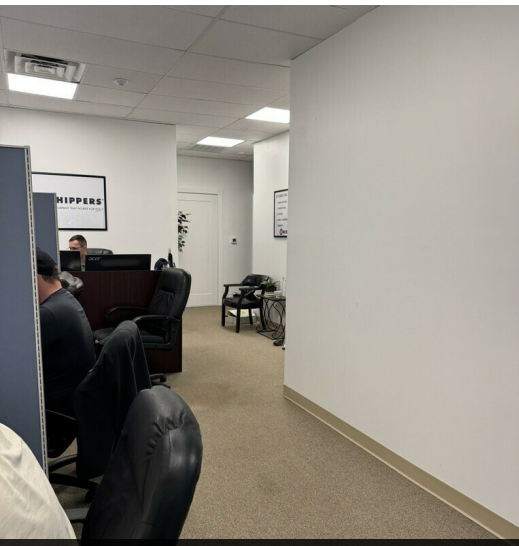
17 E Gross Lease +/-775 SF



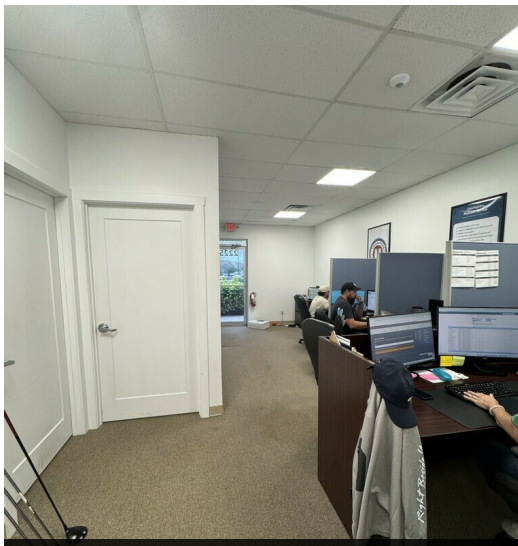
17 E Gross Lease +/- 775 SF



17 E Gross Lease +/- 775 SF



2225 S Babcock. Full Service +/-700SF



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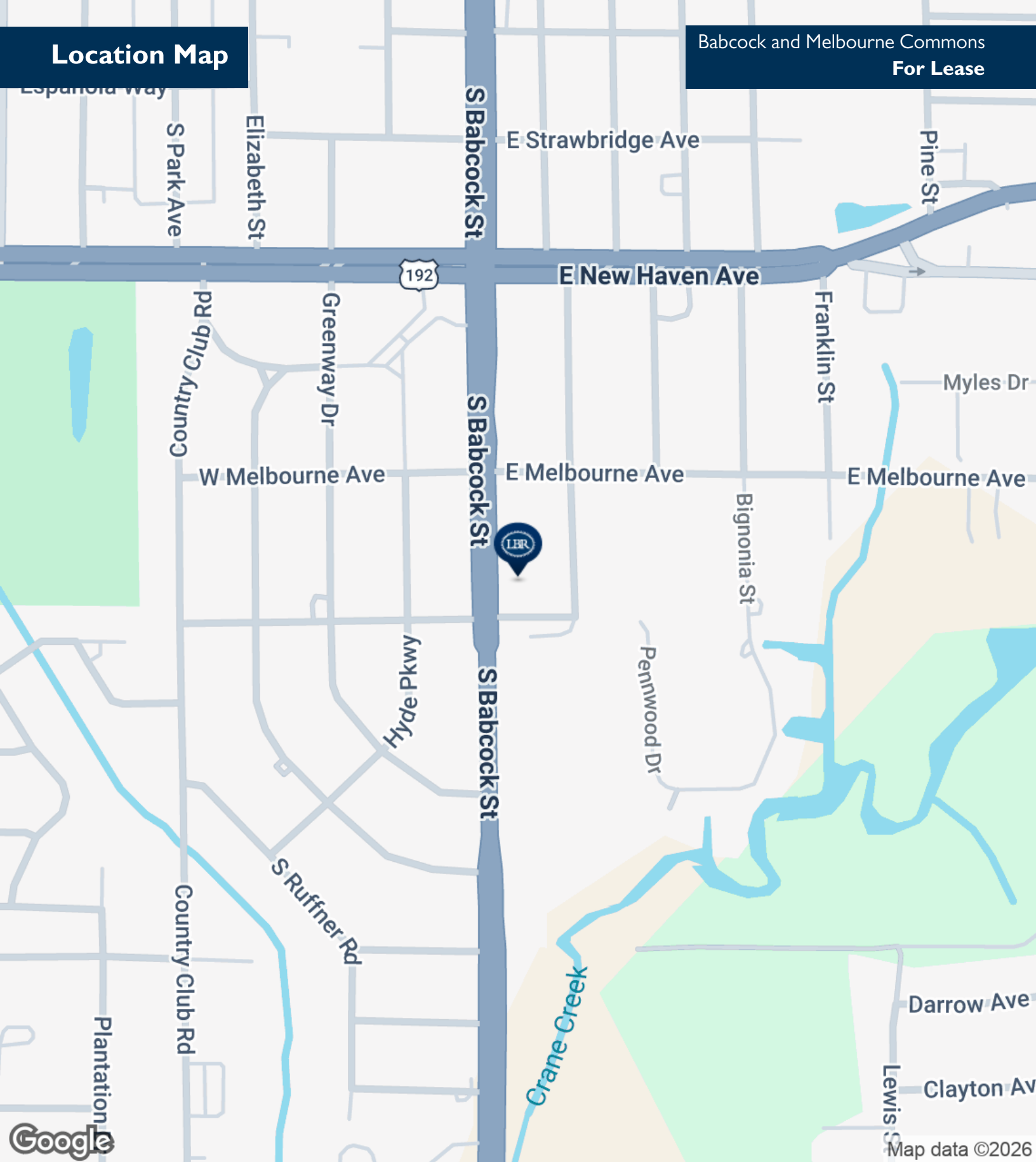
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Location Map

Babcock and Melbourne Commons
For Lease



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