

FOR LEASE
PORTIONS of
Prominent
Retail
Property



101 A Max Brewer Memorial Pkwy

Titusville, FL 32796

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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Portions for Lease



ROOF TOP OBSERVATION DECK AND VANILLA SHELL INTERIOR

Discover an exceptional lease opportunity in this prominent retail building, perfectly positioned for your business vision to take flight. Co-Tenants include Surf Style, and Tattoo Business.

Opportunity that rarely comes to market, this property's crown jewel is its rooftop venue potential +/- 2000sf, offering spectacular views and endless possibilities for events, dining, or unique business experiences. The adjoining shell space, +/-4000sf design allows complete customization to match your specific operational needs and brand identity.

Located at the entrance to the A Max Brewer Causeway, this property benefits from proximity to Sand Point Park, providing a pleasant recreational area just steps away. Public transportation options ensure convenient access for employees and visitors alike.

Whether you're envisioning a flagship retail location, approved entertainment venue, this property provides the foundation for success.

Ample parking accommodates both employees and customers with ease, while the strategic location provides excellent visibility and accessibility for any commercial enterprise. Parking area includes covered charging station for Electric Vehicles.

LEASE OFFERING SUMMARY

Co-Tenant is Surf Style

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	+/-2000 sf Observation Deck Interior Vanilla Shell +/-4,000 SF
Lot Size:	1.1 Acres
Building Size:	25,199 SF



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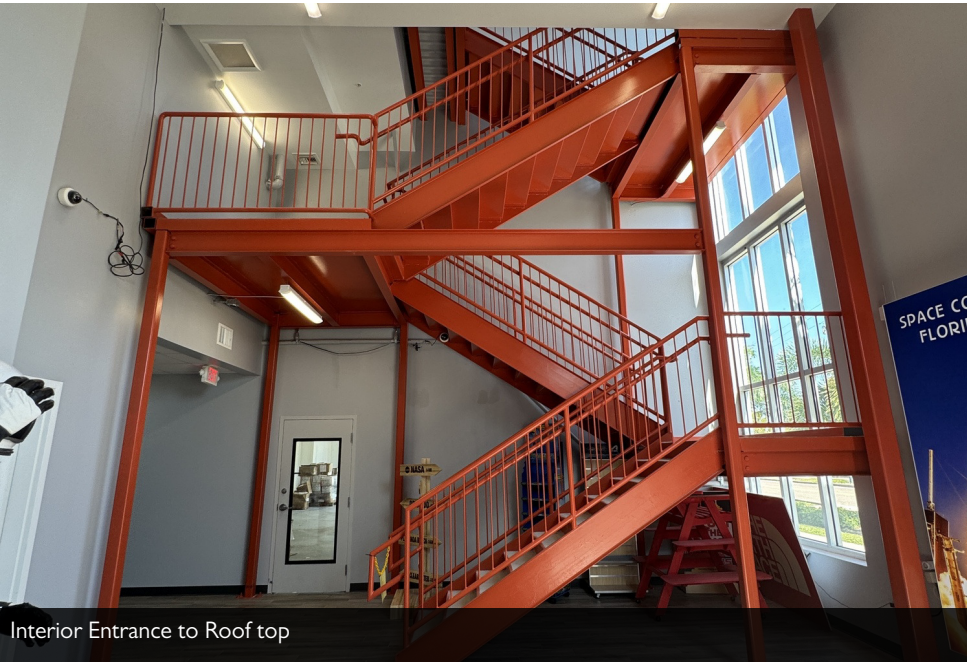
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+/-2000sf Roof Top Deck



Available +/-4000sf
Shell Space

+/-2000sf Roof Top Observation Deck



Interior Entrance to Roof top



Expansive Views from Roof Top



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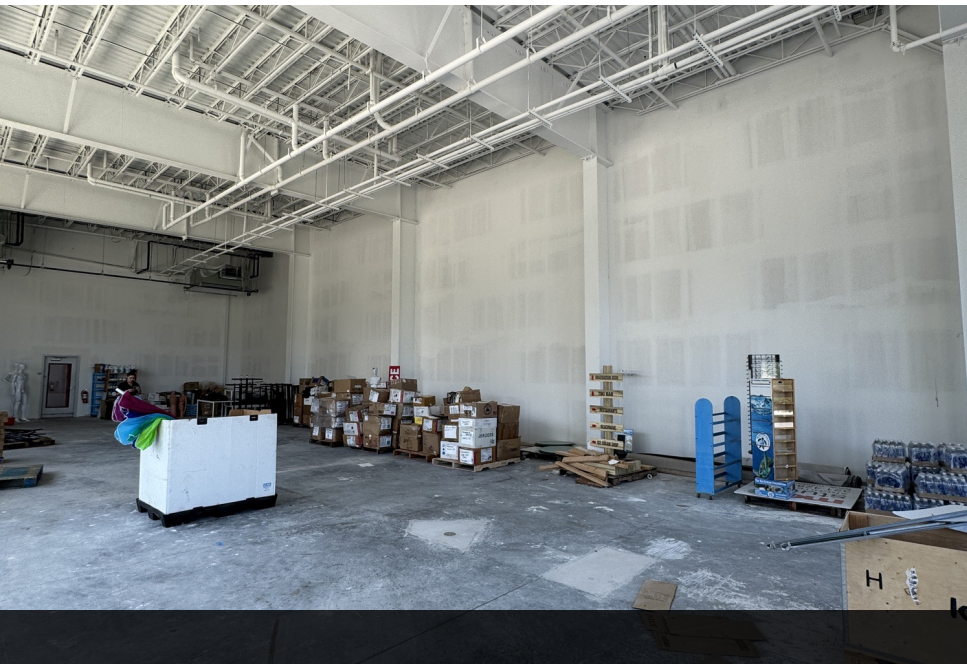
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Additional Photos



+/- 4000sf Shell Space



Co-Tenant Surf Style Current Build Out



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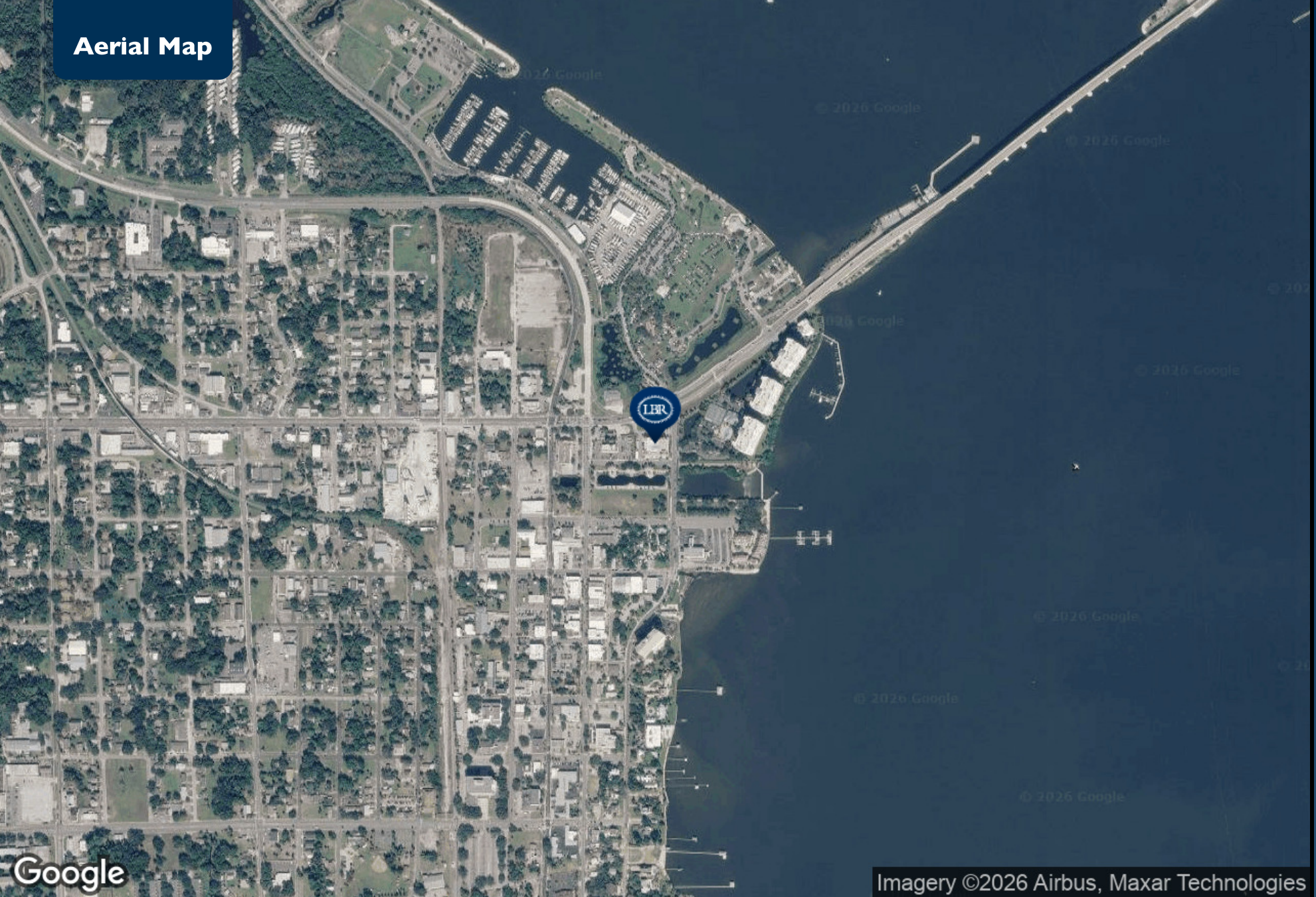
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