



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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OFFICE BUILDING FOR LEASE

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# Cocoa Village Second Floor Walkup Office / Creative Space

401-411 Brevard Ave Cocoa, FL 32922

UP TO +/-650 SF OF OFFICE SPACE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

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# FOR LEASE

Cocoa Village Office Space • 401-411 Brevard Ave Cocoa, FL 32922



## OFFERING SUMMARY

<b>Available SF:</b>	+/- 650 SF
<b>Lease Rate:</b>	\$895 month Plus Tax (Gross)
<b>Lot Size:</b>	0.17 Acres
<b>Year Built:</b>	1926
<b>Building Size:</b>	10,301 SF
<b>Zoning:</b>	CBD
<b>Market:</b>	Central Brevard
<b>Submarket:</b>	Cocoa Village

## PROPERTY OVERVIEW

Position your business in the heart of historic Cocoa Village with this charming second-floor walkup office/creative space offering up to ±650 SF. Located at 401–411 Brevard Avenue, this boutique suite delivers a unique blend of character and functionality—ideal for creative professionals, boutique offices, or small business users seeking a vibrant, walkable environment. Situated in the heart of historic Cocoa Village, Walking Distance to Restaurants and Shopping.

Second-floor walkup, +/- 650sf

## LOCATION OVERVIEW

**Brevard Avenue is located in the center of Cocoa Village  
Conveniently located minutes to SR 520 and US 1**

**With its historic character and central location, this space offers an opportunity to position your business in one of Brevard County's most walkable and active districts**

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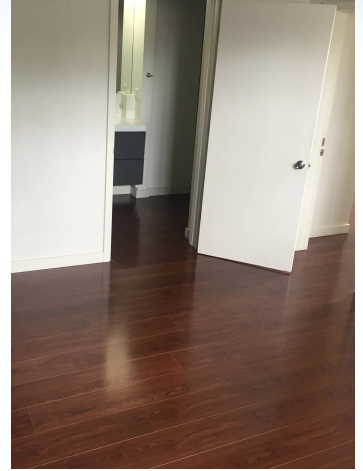
### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# THE VILLAGE

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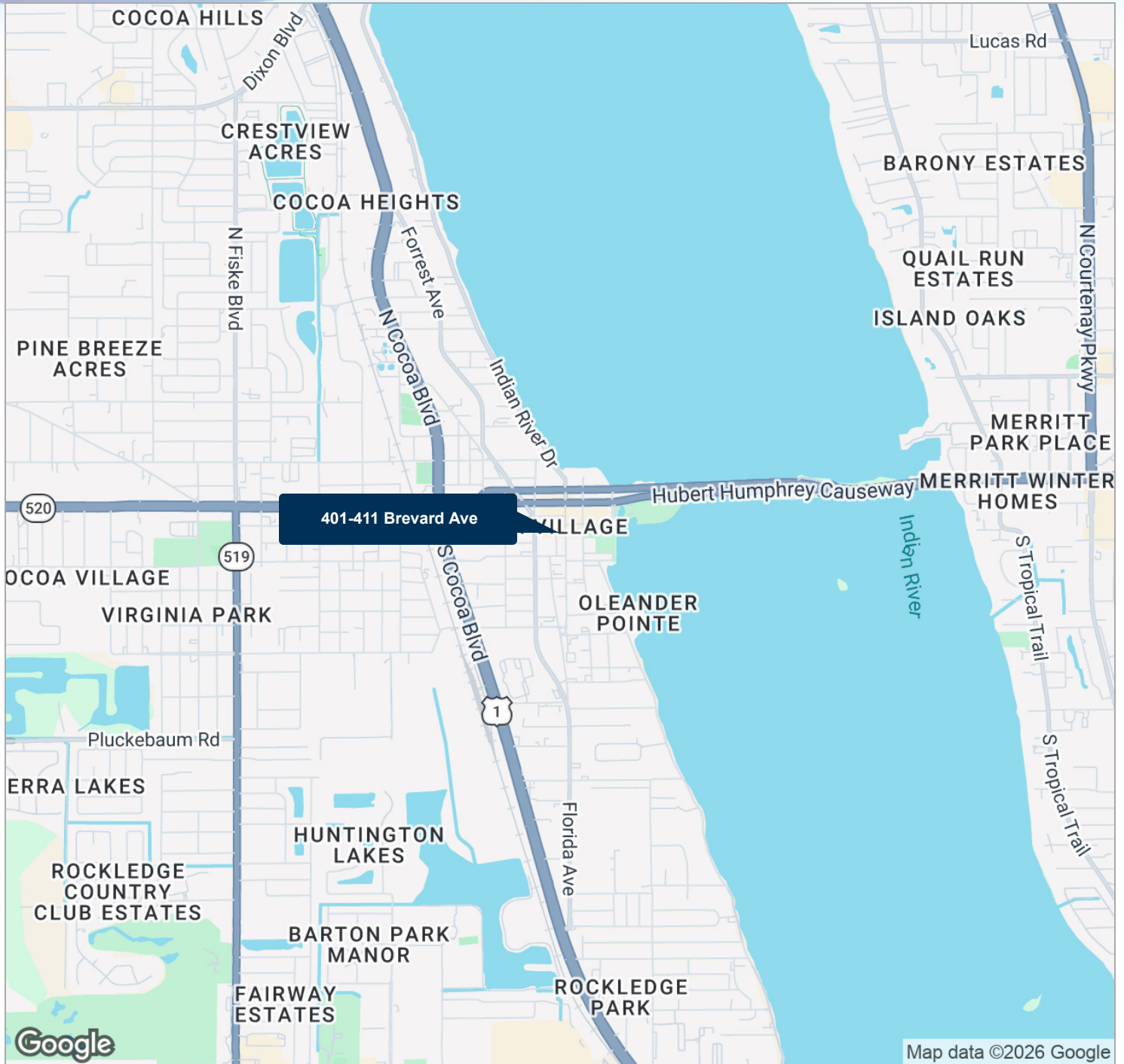
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# REGIONAL MAP

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