

1ST FL OFFICE SPACE FOR SALE

7,515± sf First Floor

SF calculation does not include common area included in sale

SALE PRICE: \$579,900

730 E. Strawbridge Ave., Unit 1

(US 192)

Melbourne, FL 32901

Downtown Melbourne District



7,515± sf - First Floor Total

(Excludes common area sf)

- Concrete block construction
- First floor office space
- Ample parking – easy access
- Highly visible location
- Monument signage
- Reception with built-in desk & cabinetry
- Open area in center for workstations
- Offices around perimeter with windows
- Private employee entrance
- Private employee restrooms
- Break room
- Walk in safe (*former bank building*)
- Large copier workroom with built-ins

50% share of common elements:

- Common lobby area and restrooms
- Garage/storage – exterior unit
- Parking lot – non-exclusive
- Monument Signage



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COMMERCIAL REAL ESTATE SERVICES

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Robert P. Beckner
Principal

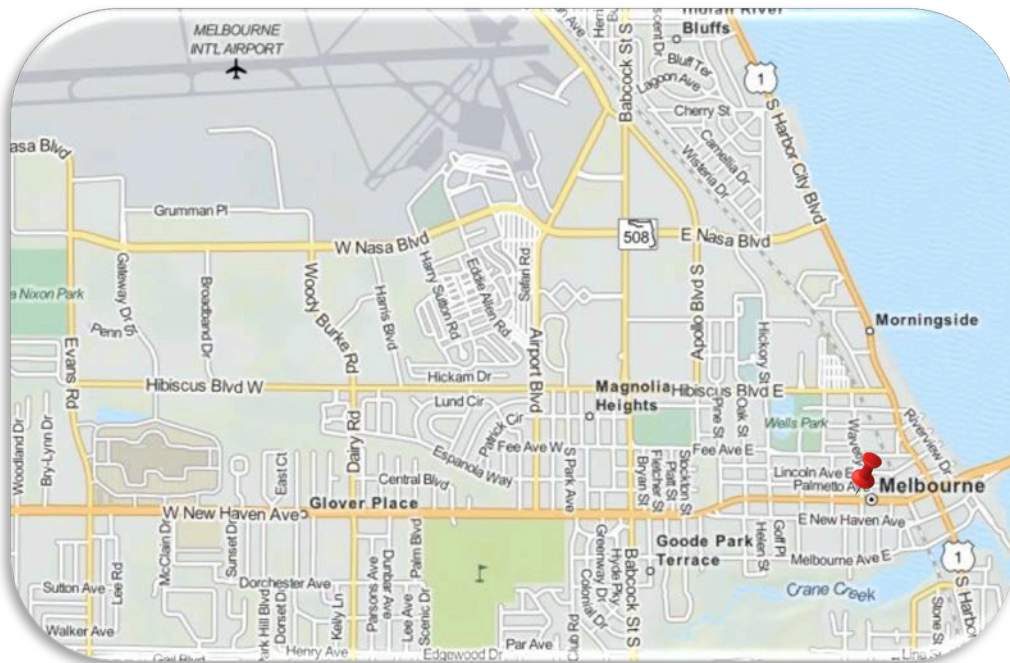
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Information contained herein has been obtained from others and considered to be reliable;
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Common Lobby Area



Reception Area



Open work area



Copier workroom



Copier workroom



Common area restrooms



Perimeter office



Perimeter office



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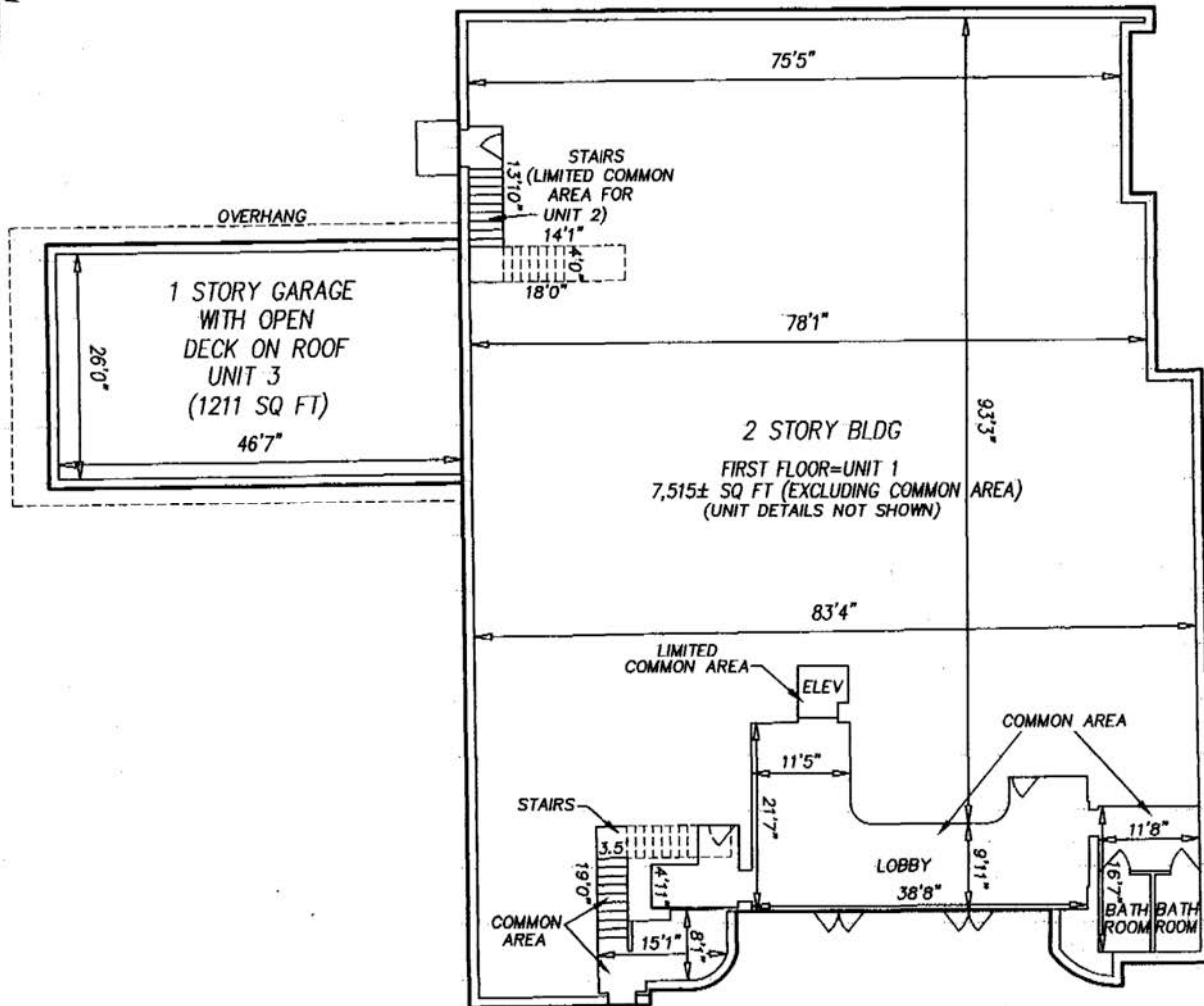
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**BARMOR ALLIANCE CONDOMINIUM,
A COMMERCIAL CONDOMINIUM
FIRST FLOOR DETAILS**

**730 E. Strawbridge Ave.
Unit 1 - First Floor
Melbourne, FL 32901**



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