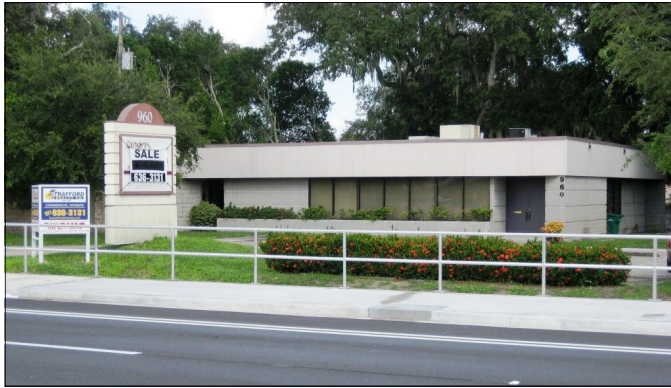


PROPERTY BRIEF



THE US 1 LAW OFFICE

LOCATION: 960 North Cocoa Blvd. (US 1), Cocoa, Florida

LAND AREA: 0.46 ± Acres, including 10 parking spaces

IMPROVEMENTS: A 3285 sq. ft. single story fluted concrete masonry block office building.

ZONING: CN (Neighborhood Commercial, City of Cocoa)

UTILITIES: City water, septic system, 110/220v. electrical service

FRONTAGE: 100 feet on busy US 1, 29,460 AADT

PRICE: \$345,000

COMMENTS: An attractive professional office building with mature oak trees on busy US 1 in Cocoa. The former home of a prestigious law firm, this open plan masonry building includes a reception area, a business office, a conference room, an open work area, file storage, six individual offices and a kitchenette. Several of the offices have glass walls overlooking the attractive landscaping behind the building. A private bath serves two of the offices. The building is ideally suited for a law firm or similar professional use. The property also includes a large contemporary monument sign facing the newly renovated US 1 and approximately 30,000 vehicles per day. MAI-appraised at \$405,000.

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THE US 1 LAW OFFICE

