

CHARLES A. VON STEIN, INC.

COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963

BUILDING FACTS

Building Sq. Ft.	19,610 Sq. Ft.
# Units in Building	
840 North Cocoa	8 Retail/Office Units
846 North Cocoa	3 Retail/Office Units
Unit Size	1,310-2,904 Square Feet
Construction	CBS
Roof	Asphalt Shingle Roof
Utilities	City Water/ Sewer
Zoning	C-N Neighborhood Commercial Permitted Uses Retail and Office
Year Built	1983-1984
Property Type	Professional Office/Retail Building
Air Conditioning	100% Central Air
Building Height	Single story

- Located on U.S. Highway One
- Property Accessible via US One and Forrest Avenue
- .9 Miles North of SR 520 Cswy
- 2.4 Miles South of SR 528 (Beachline)
- 4.7 Miles to I-95 via SR 520 Cswy

CHARLES A. VON STEIN, INC.

**626 Old Dixie Hwy SW
Vero Beach, Florida 32962**

Phone: 321-725-1961

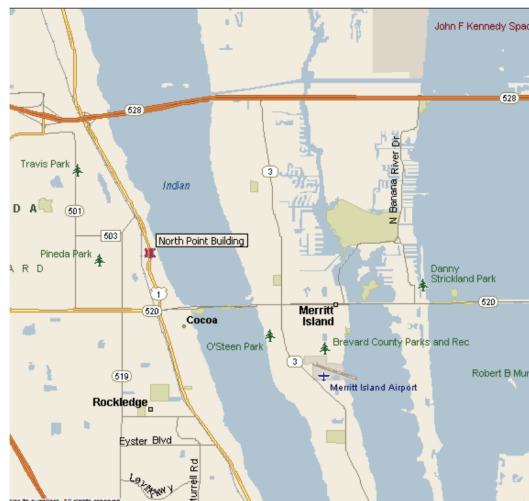
Fax: 772-778-4908

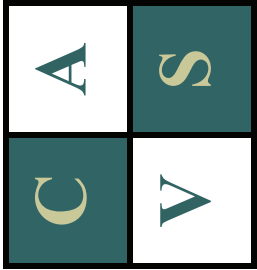
Email: klvs3@aol.com

NORTH POINT BUILDING FOR LEASE OFFICE/RETAIL SPACE 840-846 NORTH COCOA BLVD (U.S. HIGHWAY ONE) COCOA, FLORIDA 32922



GREAT VISIBILITY ON U.S. HIGHWAY ONE





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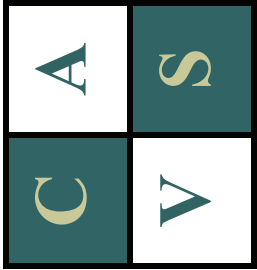
COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963

UNITS FOR LEASE

NORTH POINT BUILDING
840 NORTH COCOA BLVD
COCOA, FLORIDA 32922

Suite #	Square Footage	Rental Rate	Monthly Payment	Potential Space Configurations and Uses
A	1,456	\$15.00 PSF Gross	\$1,820.00	NEWLY RENOVATED OFFICE/RETAIL SPACE
C	2,858	\$13.00 PSF Gross	\$3,096.17	NEWLY RENOVATED OFFICE SPACE
F	2,207	\$13.00 PSF Gross	\$2,390.92	NEWLY RENOVATED OFFICE SPACE
G	1,456	\$15.00 PSF Gross	\$1,820.00	NEWLY RENOVATED OFFICE SPACE
H	1,456	\$14.00 PSF Gross	\$1,698.67	NEWLY RENOVATED OFFICE SPACE

CHARLES A. VON STEIN, INC.
 626 Old Dixie Highway SW
 Vero Beach, Florida 32960
 Phone: 772-778-4885
 Fax: 772-778-4908



CHARLES A. VON STEIN, INC.

COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963

UNITS FOR LEASE

NORTH POINT BUILDING
846 NORTH COCOA BLVD
COCOA, FLORIDA 32922

Suite #	Square Footage	Rental Rate	Monthly Payment	Potential Space Configurations and Uses
B	1,648	\$13.00 PSF Gross	\$1,785.33	NEWLY RENOVATED OFFICE/RETAIL SPACE
C	1,310	\$13.00 PSF Gross	\$1,419.17	NEWLY RENOVATED PROFESSIONAL OFFICE SPACE

CHARLES A. VON STEIN, INC.
626 Old Dixie Highway SW
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Fax: 772-778-4908

**NORTH POINT BUILDING
840 NORTH COCOA BLVD.
MELBOURNE, FLORIDA 32922
South Building**



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

**NORTH POINT BUILDING
846 NORTH COCOA BLVD.
MELBOURNE, FLORIDA 32922
North Building**



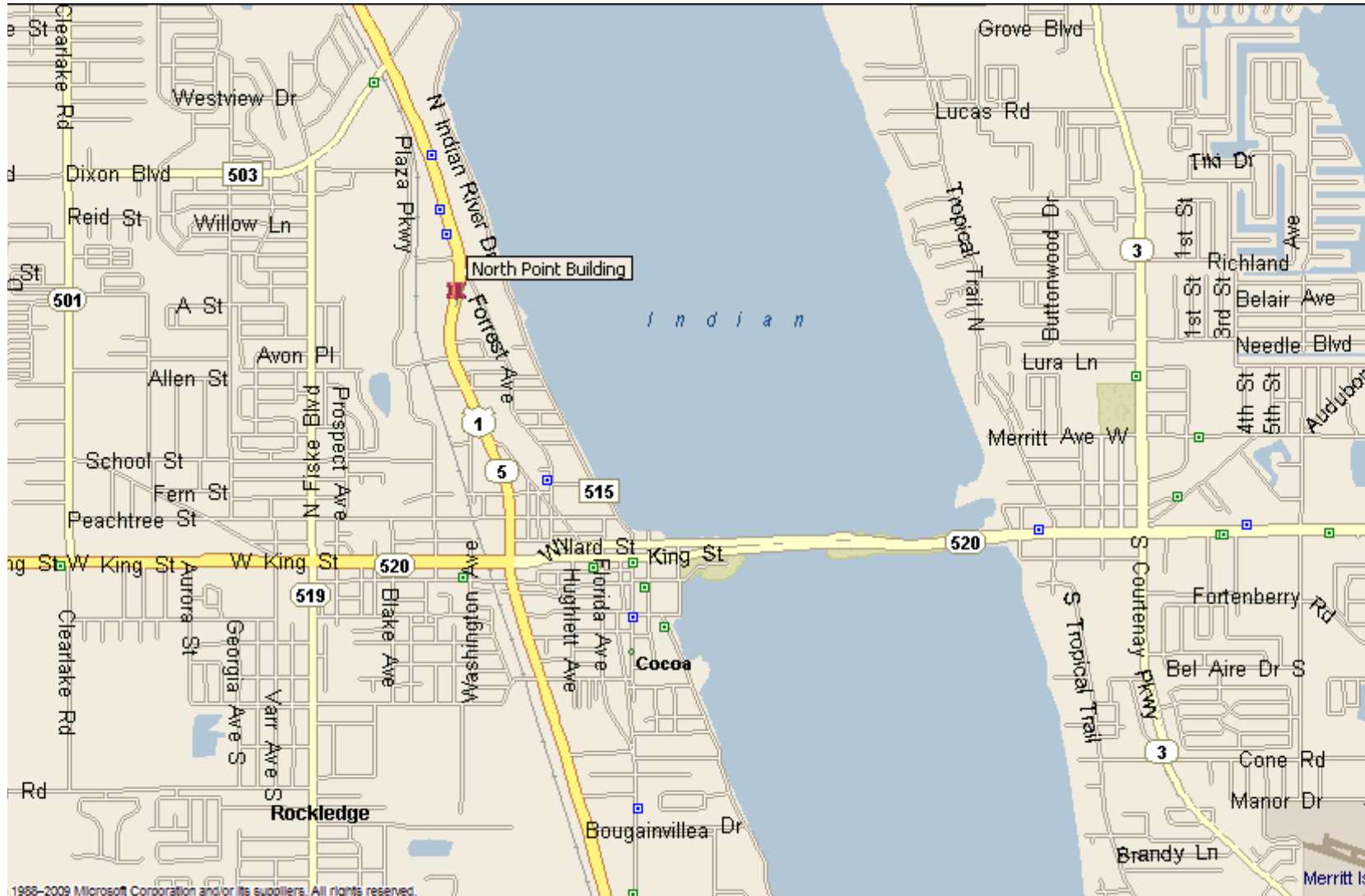
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**NORTH POINT BUILDING
AERIAL
VIEW FROM NORTH**



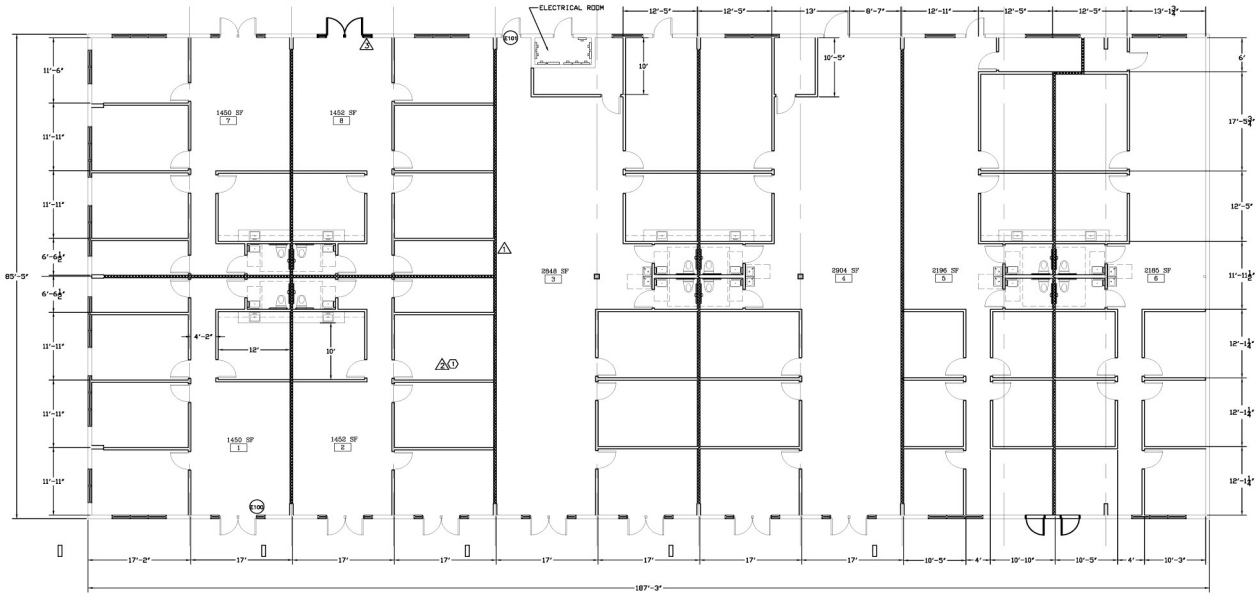
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**NORTH POINT BUILDING
840 NORTH COCOA BLVD.
NEIGHBORHOOD LOCATION MAP**



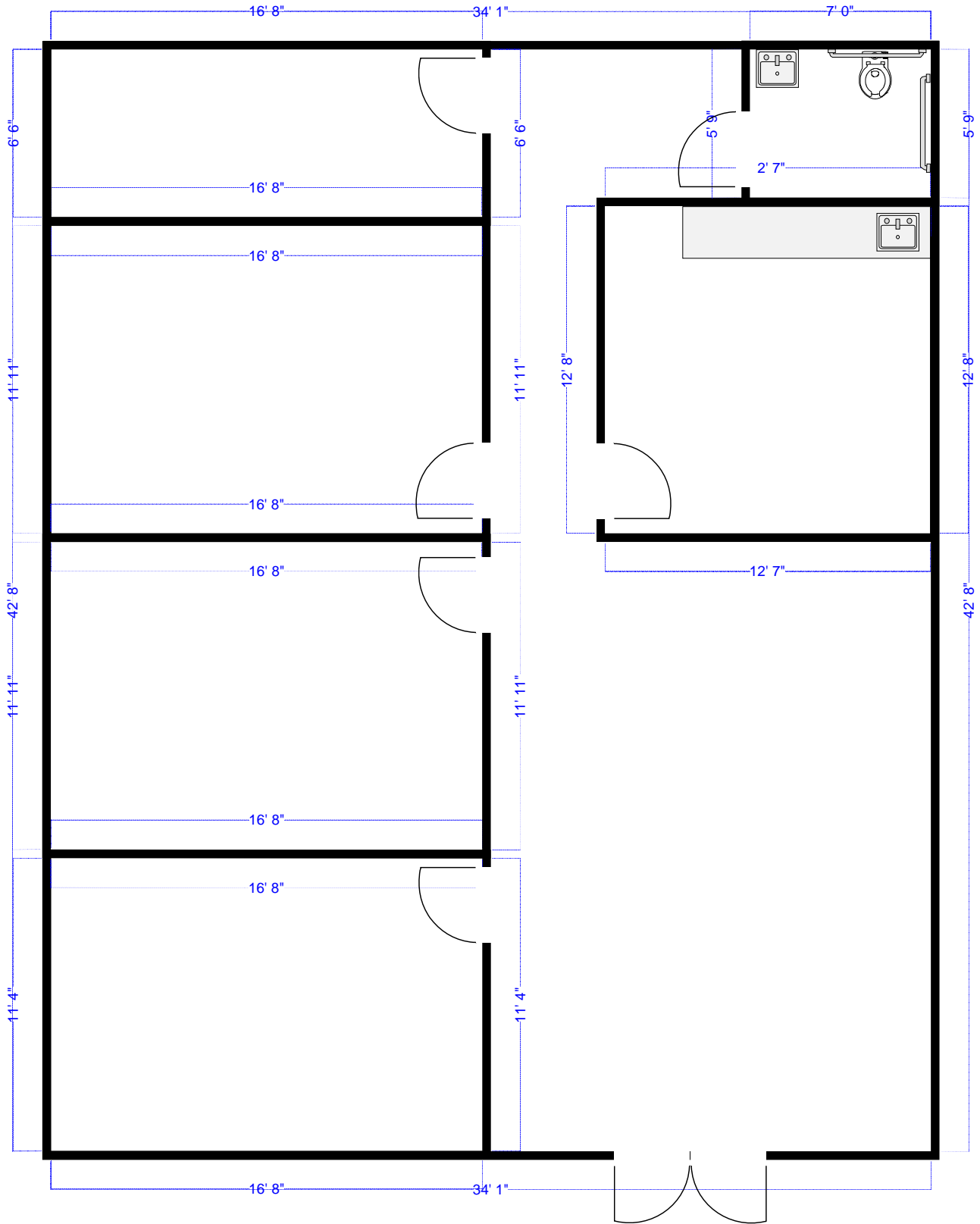
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**NORTH POINT BUILDING
840 NORTH COCOA BLVD.
FLOOR PLAN**

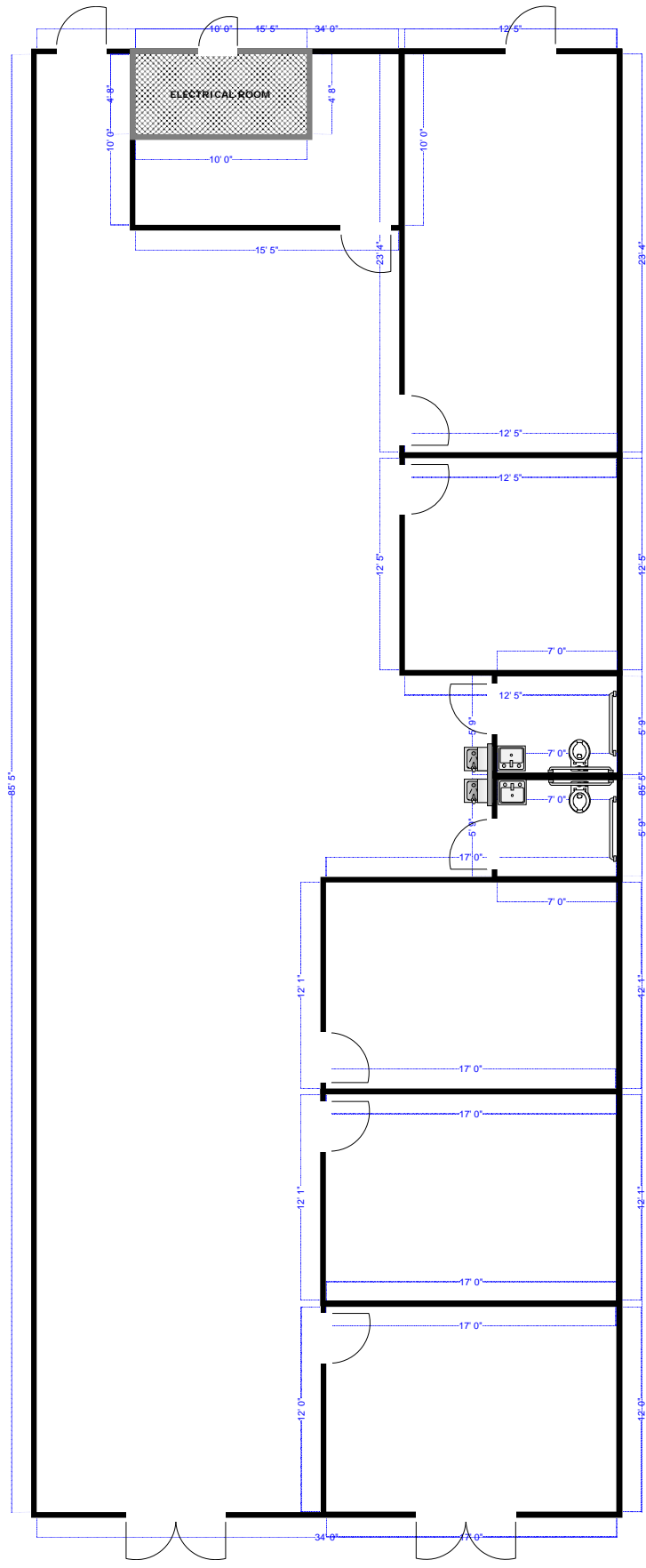


FLOOR PLAN
SCALE: 1/8" = 1'-0"

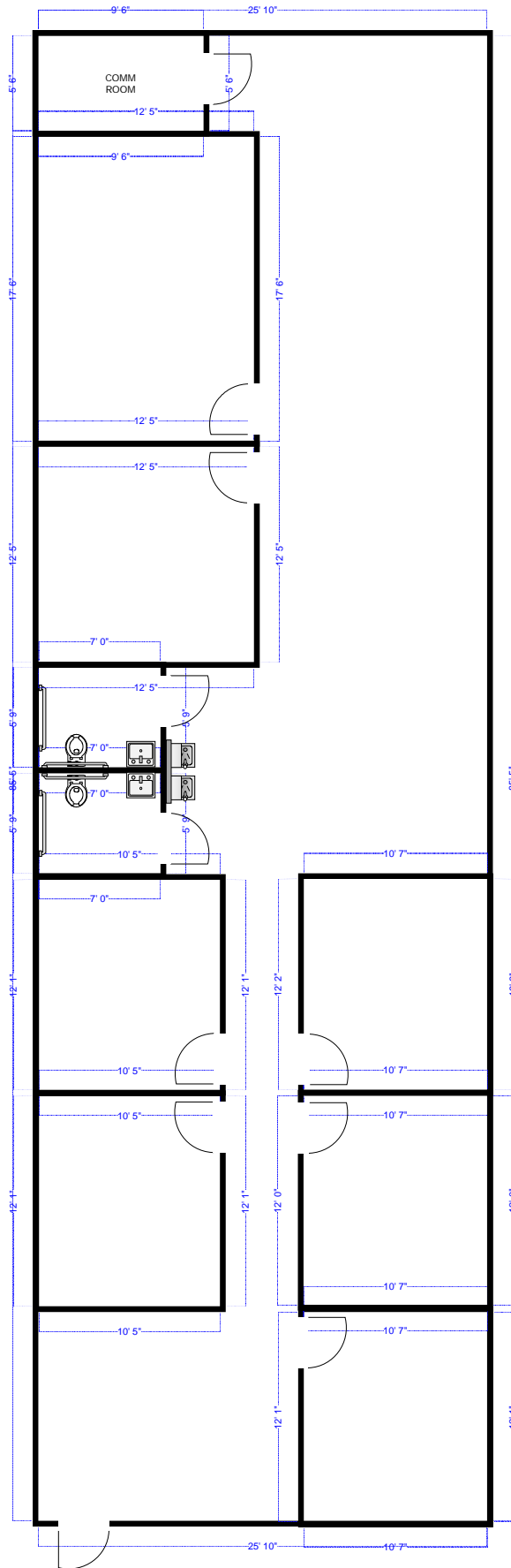
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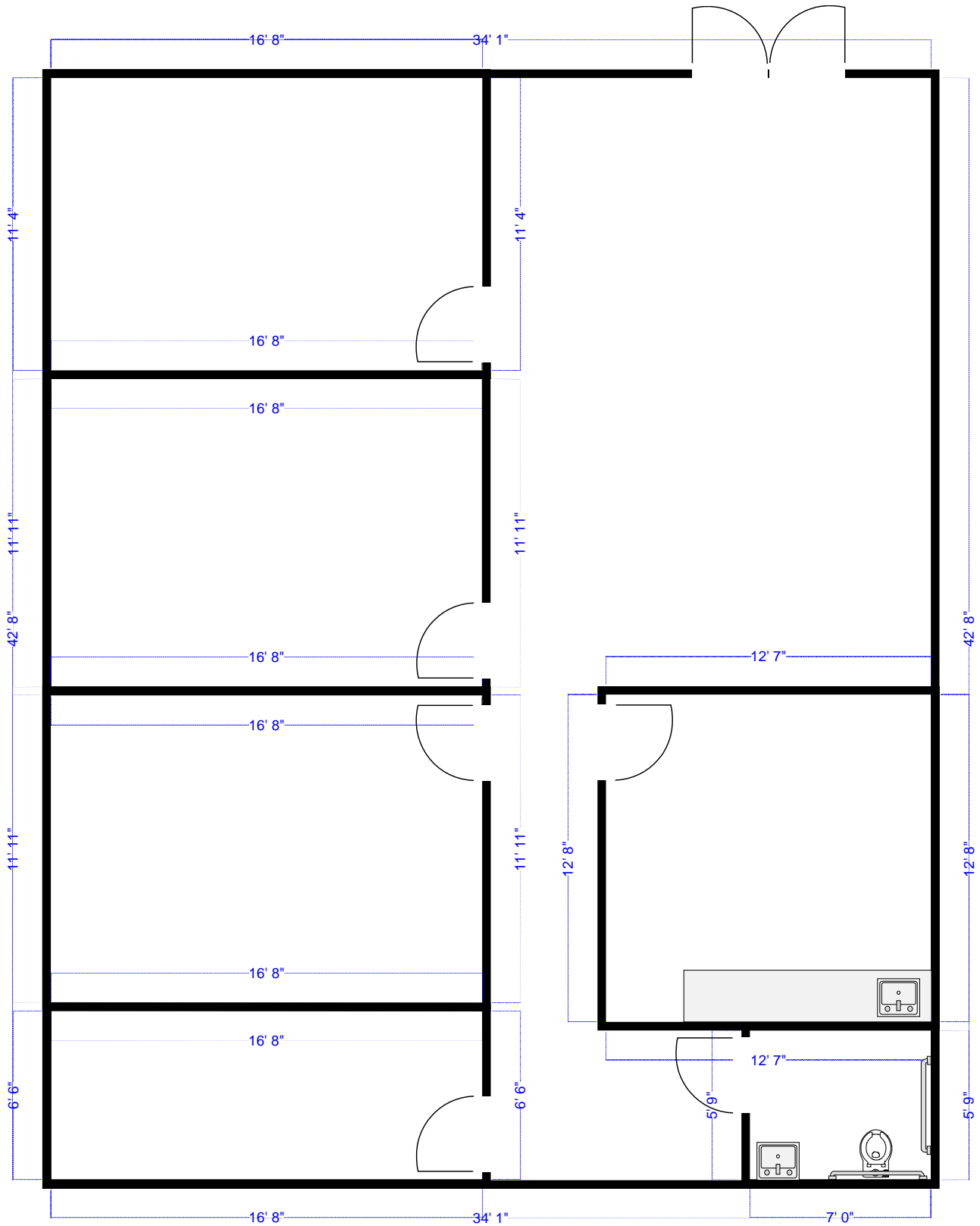
NORTH POINT BUILDING
 840 N. COCOA BLVD.
 SUITE A
 1,456 SQ FT



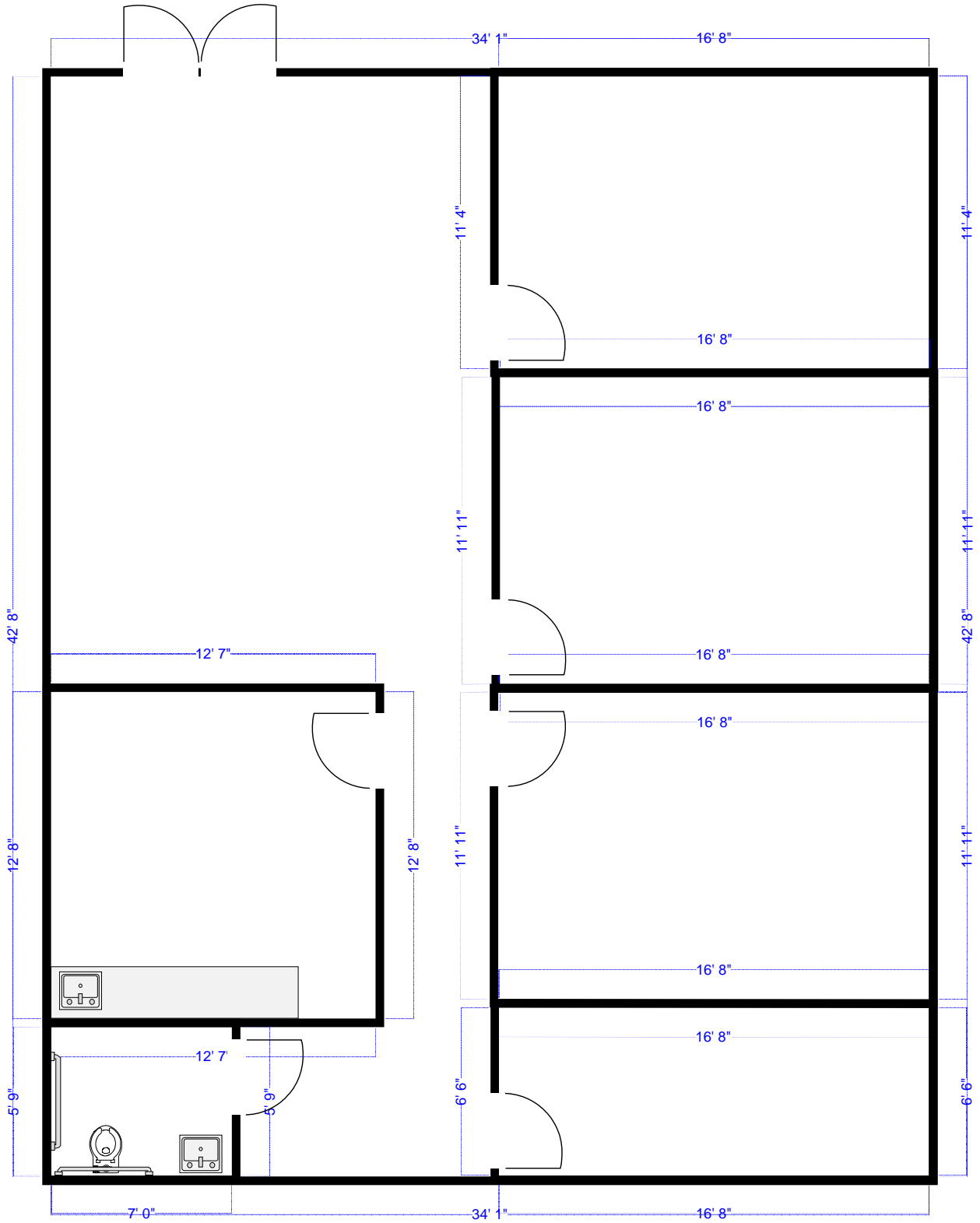
NORTH POINT BUILDING
 840 N. COCOA BLVD.
 SUITE C
 2,858 SQ FT



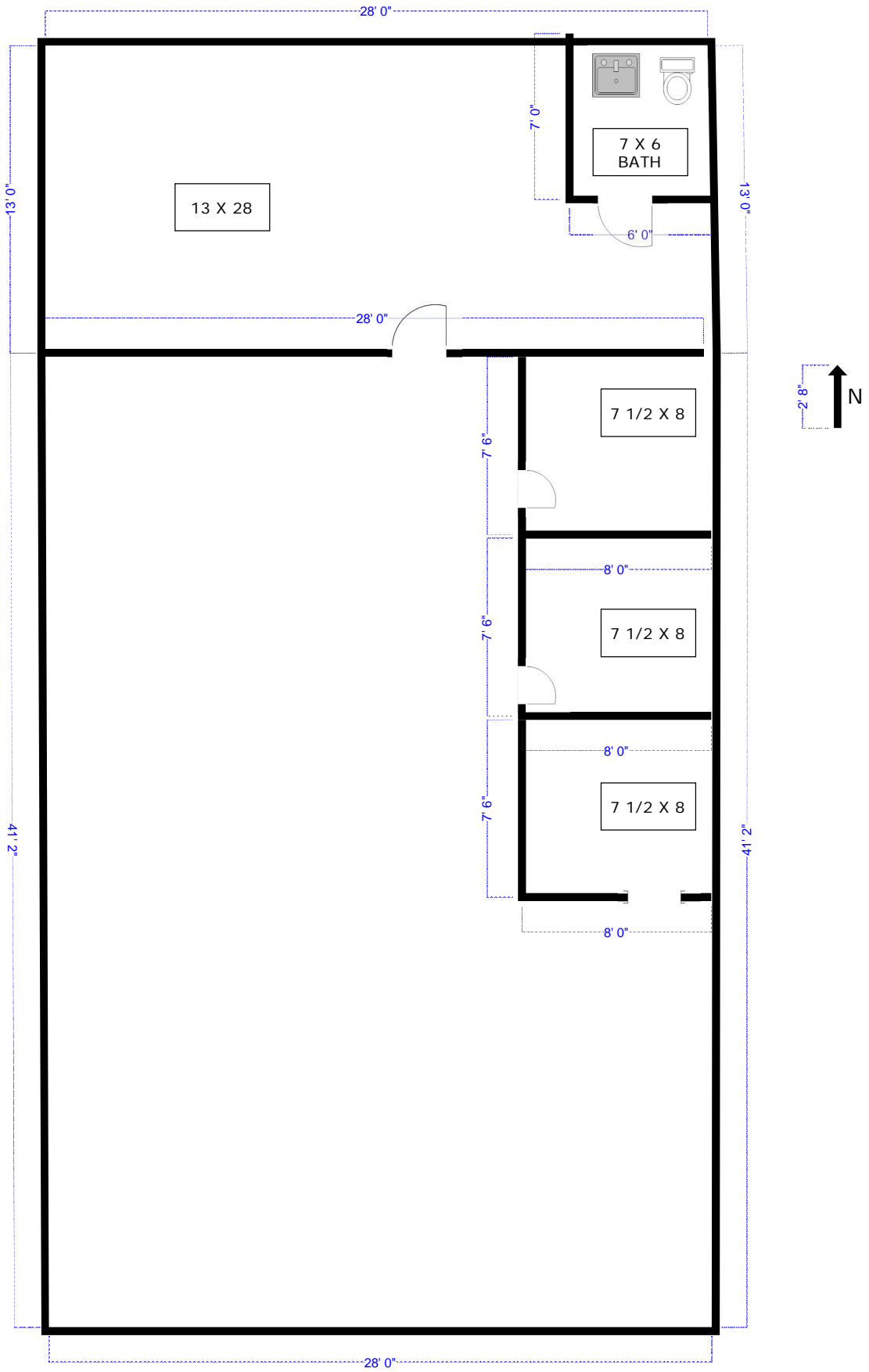
NORTH POINT BUILDING
 840 N. COCOA BLVD.
 SUITE F
 2,207 SQ. FT



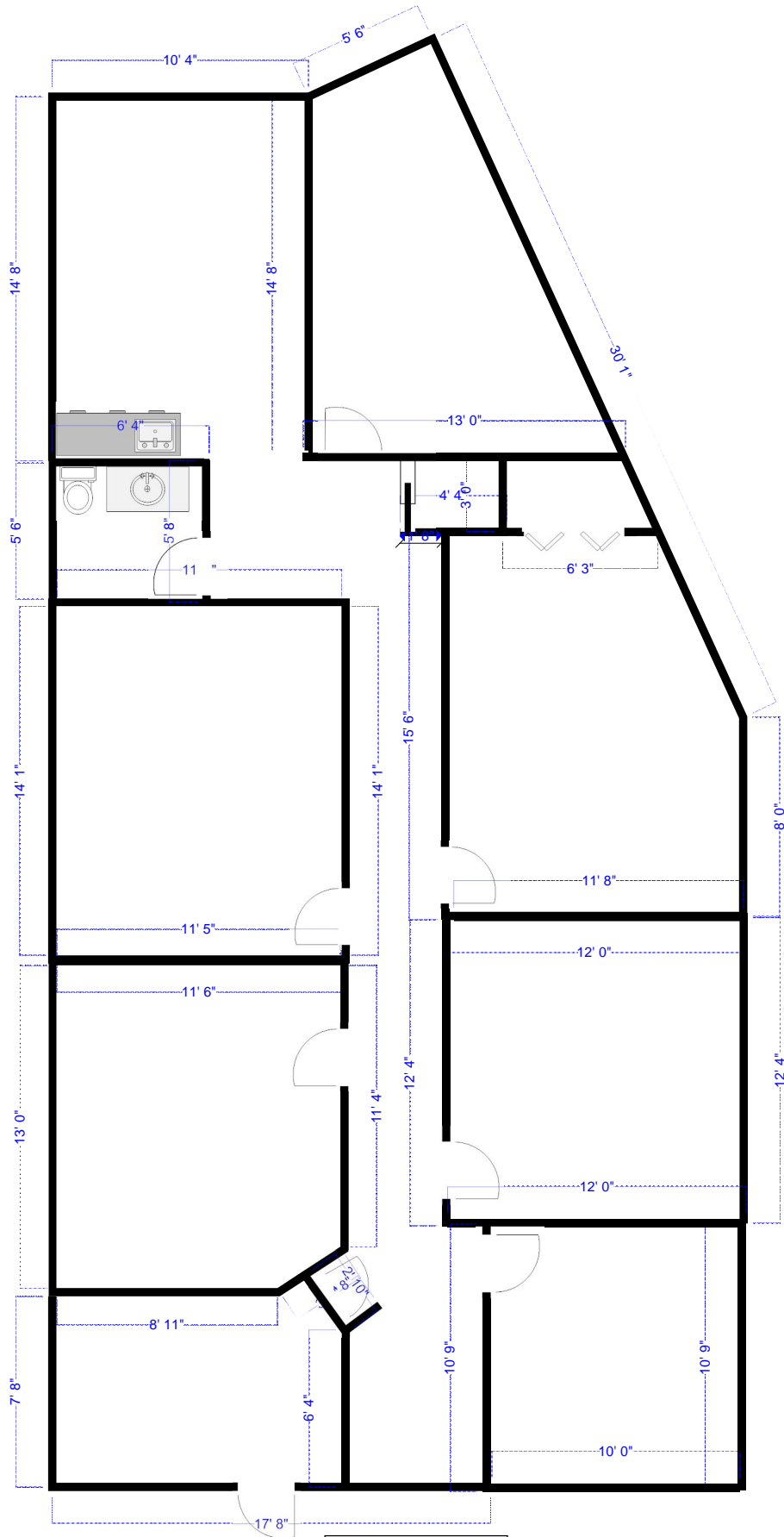
NORTH POINT BUILDING
 840 N. COCOA BLVD.
 SUITE G
 1,456 SQ FT



NORTH POINT BUILDING
 840 N. COCOA BLVD.
 SUITE H
 1,456 SQ FT



846 N COCOA BLVD, SUITE B
COCOA, FLORIDA
1,648 SQUARE FEET



846 N COCOA, SUITE C
 COCOA, FLORIDA
 1310 SQUARE FEET