

FOR LEASE

UNIT C  
±2,200 SF

# 1365 N. Courtenay Pkwy

Merritt Island, FL 32953 · Pier Park Plaza



PROFESSIONAL OFFICE · HIGH-VISIBILITY FRONTAGE · 33 PARKING SPACES

**\$18.50** / SF / YR

CAM INCLUDED

≈ **\$3,392**  
PER MONTH

## PROPERTY HIGHLIGHTS

- ✓ Turnkey & move-in ready — fully built out, occupy day one
- ✓ 7 private offices — perfect as offices, classrooms or meeting rooms
- ✓ 2 restrooms (separate men's & women's) plus open reception lobby
- ✓ ~40,000 cars/day on N. Courtenay Pkwy — outstanding signage exposure
- ✓ Large divisible meeting area, full kitchen & abundant storage
- ✓ Private courtyard, building balcony & prominent signage
- ✓ Low-overhead modified-gross lease — landlord pays taxes, insurance & water; tenant pays electric only

## PERFECT FOR

Legal / Law Office

Private School

Learning Center

Medical / Therapy

Professional Office

Training Center

& many more

## SUITE LAYOUT



Illustrative layout · furnishings for reference only

7

OFFICES

2

RESTROOMS

33

PARKING

~40K

CARS / DAY

1982

CLASS B BLDG

NOW

AVAILABLE

AVAILABLE ASAP — current tenant vacating end of month. The timing is perfect to move right in.

CONTACT  
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You're getting a LOT for your money — let's make this happen!