



BABCOCK AND MELBOURNE COMMONS

2225 S BABCOCK STREET MELBOURNE 32901

Don't miss your chance to establish or expand your business in this prime location near Downtow Melbourne. Visibility is a standout advantage here. Prominent pylon and building signage along S Babcock Street & Melbourne Avenue ensure your business captures attention from heavy traffic flow.

Ample parking accommodates employees, clients, and visitors. Multiple Points of ingress and egress. Property tenants are a mix of general office, medical, executive suites and select retail spaces, appealing to a wide range of professional users.

Convenient access to major transportation routes keeps your team connected across Brevard County.

- Prominent **signalized corner location**
- Strong **street frontage and visibility** on S. Babcock Street
- **Multi-tenant professional office** environment

Various Office Suite Configurations Available for Lease Ranging from Executive Suite to Mid Range Call Center. See Available Spaces for Specific Details.

OFFERING SUMMARY

Lease Rate:	\$18 - 25.41 SF/yr (Full Service; MG; Gross)
Available SF:	305 - 7,700 SF
Lot Size:	2.84 Acres
Building Size:	46,214 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,283	22,988	57,989
Total Population	9,302	56,071	141,591
Average HH Income	\$67,422	\$78,027	\$88,903

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LEASE INFORMATION

Lease Type:	Full Service; MG; Gross	Lease Term:	36 to 52 months
Total Space:	305 - 7,700 SF	Lease Rate:	\$18 - \$25.41 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	425 SF	Full Service	\$900 per month	Second Floor Walk Up with Common lobby , Common Restrooms, Common WiFi Included +/- 425 SF versatile layout ideal for professional office, consulting firm, creative studio, or specialty service provider. Ample on-site parking
Suite 101	Available	7,700 SF	Modified Gross	\$18.00 SF/yr	Exceptional Move in ready opportunity in the heart of Melbourne. An expansive 7,700-square-foot professional space now available for lease. Thoughtfully designed for productivity and collaboration, this property delivers the perfect blend of functionality and modern appeal. Versatile layout features executive and perimeter offices complemented by open work space. A dedicated conference room, spacious training room facilitates team development and presentations with ease. Employees will appreciate the comfortable break room and an energizing game room — perfect for recharging throughout the workday.
Suite 112	Available	775 SF	Gross	\$21.00 SF/yr	Flexible open-plan office with natural light, private restroom, and ancillary storage, supporting a wide range of professional office users.
Suite 201	Available	305 SF	Full Service	\$22.56 SF/yr	Second Floor Walk Up with Common lobby , Common Restrooms, Common WiFi Included +/- 305 SF versatile layout ideal for professional office, consulting firm, creative studio, or specialty service provider. Ample on-site parking

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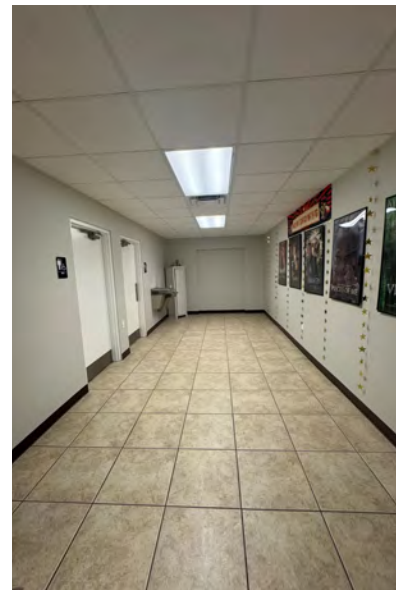
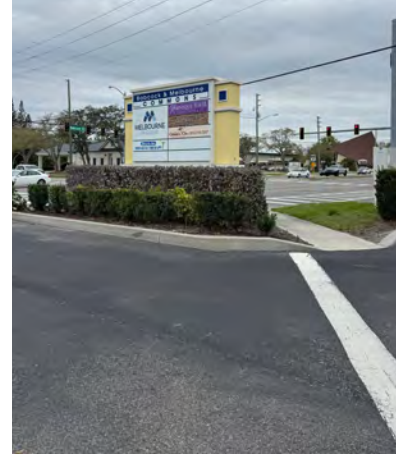
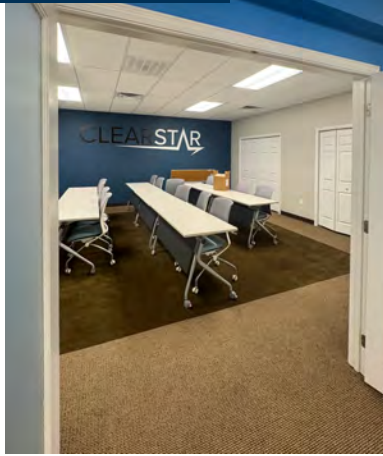
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2275 S Babcock +/- 7700sf

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2nd Floor & First Floor

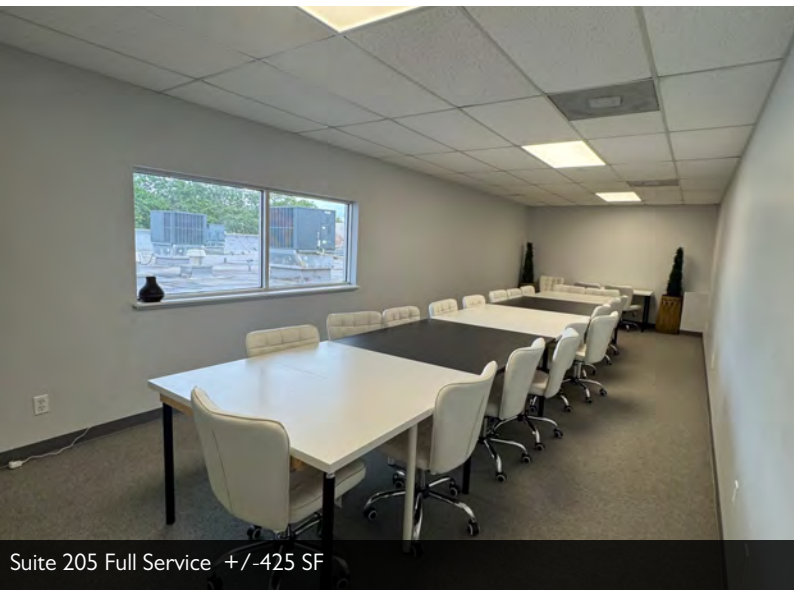


Second Floor Walk up Suite 201 and Suite 205



2nd Floor & First Floor

Suite 205 Full Service +/- 305 SF



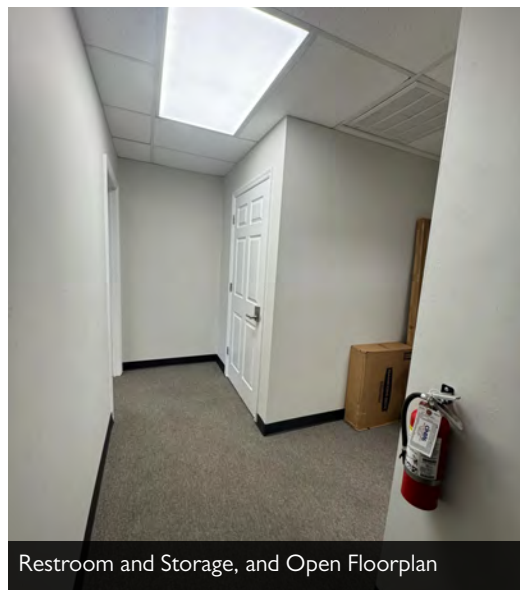
Suite 205 Full Service +/- 425 SF



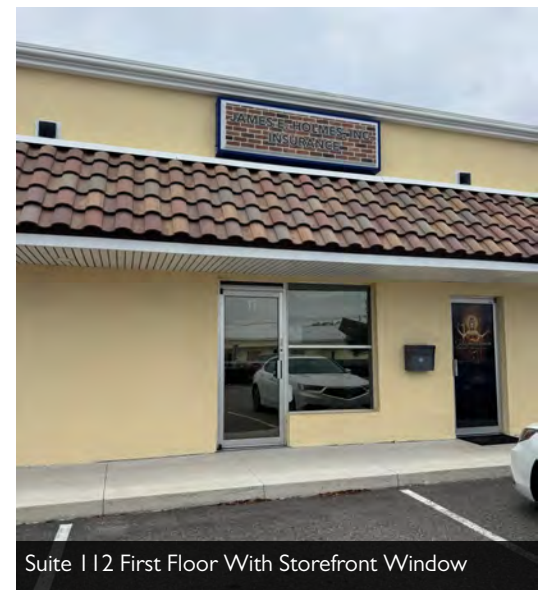
Common Area for Suite 201, and 205



Suite 112 +/- 775sf



Restroom and Storage, and Open Floorplan



Suite 112 First Floor With Storefront Window

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