



Year Built:	1995	Availability Date:	05/20/2026
Building Area Total:	12,938	Lease Term:	Other
Lot Size Acres:	0.94	Property Sub Type:	Office
County:	Brevard	Subdivision Name:	None
General County	South	Accessibility	No
Location:		Features:	
MLS Area Major:	323 - Eau Gallie	Water Body Access	No
Parcel Number:	27-37-08-00-00027.0-0000.00	YN:	
Tax Account:	2744104	Waterfront:	No
Tax Annual Amount:	\$17,034.8	Land Lease YN:	No
		Tax Legal Description:	PT OF NE 1/4 AS DES IN ORB 5130 PG 1658
Number Of Units	1	Association YN:	No
Total:			
Bathrooms Total:	2		
Total Rent Per Month:	\$2,500	Leasable Area:	1,500
Base Rent Per Year:	\$30,000	Unit Type:	End Unit
		CAM YN:	No

Public Remarks: Move-in ready second floor commercial office space offers outstanding visibility with direct Highway US1 frontage in the heart of Melbourne. This remodeled south corner unit is designed to support a wide variety of professional & home service business needs, featuring four private offices, an oversized conference room, a welcoming waiting room, and a dedicated reception area that creates a polished first impression for clients and visitors alike. The thoughtfully designed layout also includes two bathrooms and a convenient kitchenette, providing both functionality and comfort for daily operations. With abundant space, excellent exposure, and a turnkey interior, this professional office suite is ready to elevate your business presence from day one! Combine the space with unit 101 downstairs for over 3,000 square feet of space!

Directions: When heading north on US1 from Eau Gallie Blvd the building will be on your west side.			
Name	Office	Primary	Office
LA: Justin Luke (3234313) Lic #:3234313	Blue Marlin Real Estate (spa.obkma) 1051534	321-543-7246	321-877-2902
E-mail		realtorjustinluke@gmail.com	
Listing Contract Date:	05/20/2026	Listing Service:	Full Service
Expiration Date:	10/13/2026	Listing Agreement:	Exclusive Right To Lease
Original List Price:	\$2,500	Owner Name:	Brevard Roof Training Llc
List Price/SqFt:	\$0.19	Unit Type:	End Unit
Original Entry Timestamp:	05/20/2026	Seller Concessions Offered	
Major Change Timestamp:	05/20/2026	Y/N:	
Major Change Type:	New Listing	Concessions:	
Status Change Timestamp:	05/20/2026		
Showing Requirements: Combination Lock Box; No Sign; Showing Contact Phone: SHOWINGTIMES; Showing Service			
Showing Contact Phone: SHOWINGTIMES		Owner Name: Brevard Roof Training Llc	
Unit 1 Details:	Unit ID: 201	# Units (This Type): 1	Baths Total: 2
	Annual Rent: \$30,000	Furnished: Unfurnished	Unit Remarks: Second Floor Unit
	Unit SqFt: 1,500		
Additional Lease Terms: 36 Months; 24 Months; Negotiable; Other		Lot Features: Cleared	
Building Features: % Air Conditioned or Heated: 100; Kitchen Facilities; Meeting Room; Office; Private Restroom; Reception Area; Separate Office Area		Parking Features: Parking Lot	
Ceiling Type: Acoustic		Roof: Metal	
Construction Materials: Other		Sewer: Public Sewer	
Cooling: Central Air; Electric		Tenant Pays: All Utilities	
Current Use: Office		Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected	
Existing Lease Type: Gross		Water Source: Public	
Flooring: Luxury Vinyl			
Heating: Central; Electric			
Lease Includes: Individual Unit Only			