



OFFICE / SELECT RETAIL FOR LEASE

Cocoa Village Second Floor Walkup Office / Select Retail

401-411 Brevard Ave Cocoa, FL 32922

UP TO +/-650 SF OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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FOR LEASE

Cocoa Village Office Space • 401-411 Brevard Ave Cocoa, FL 32922



OFFERING SUMMARY

Available SF:	+/- 650 SF
Lease Rate:	\$895 month Plus Tax (Gross)
Lot Size:	0.17 Acres
Year Built:	1926
Building Size:	10,301 SF
Zoning:	CBD
Market:	Central Brevard
Submarket:	Cocoa Village

PROPERTY OVERVIEW

Position your business in the heart of historic Cocoa Village with this charming second-floor walkup office/creative space offering up to ± 650 SF. Located at 401–411 Brevard Avenue, this boutique suite delivers a unique blend of character and functionality—ideal for creative professionals, boutique offices, or small business users seeking a vibrant, walkable environment. Situated in the heart of historic Cocoa Village, Walking Distance to Restaurants and Shopping.

Second-floor walkup, +/- 650sf

LOCATION OVERVIEW

**Brevard Avenue is located in the center of Cocoa Village
Conveniently located minutes to SR 520 and US 1**

With its historic character and central location, this space offers an opportunity to position your business in one of Brevard County's most walkable and active districts

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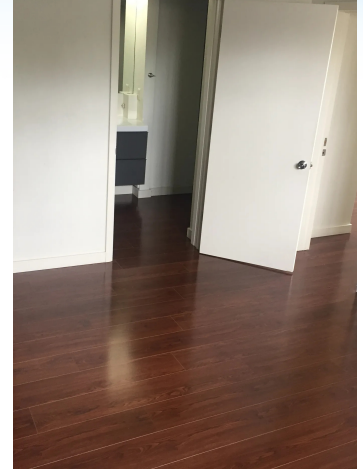
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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THE VILLAGE

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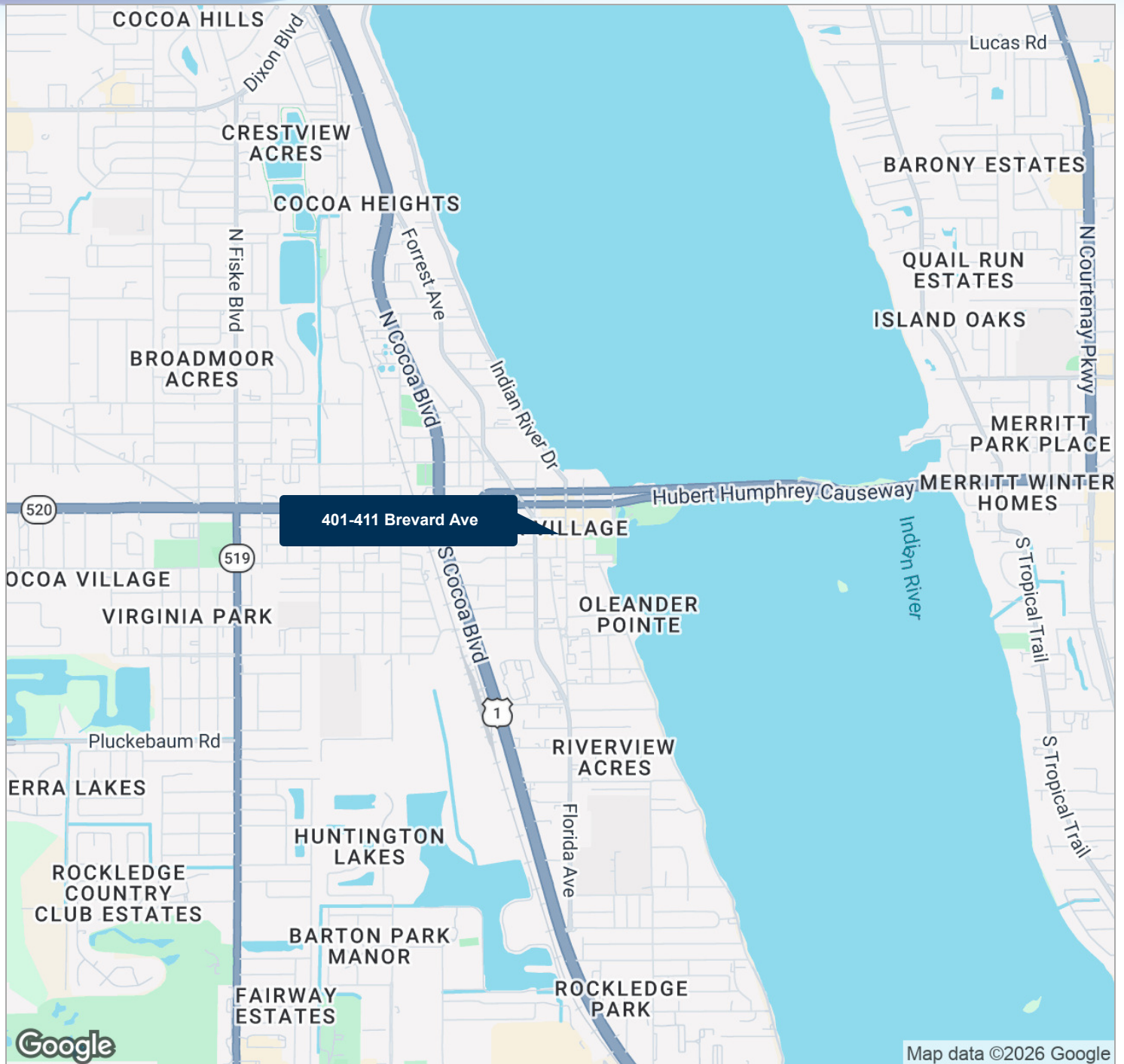
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REGIONAL MAP

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