

415 S. Babcock Street

Melbourne, FL 32901

Centrally Located / Ample Parking / Lots of Windows & Sunlight



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$19.50 SF/yr (MG)

Acreage: 0.4 Acres

Facility SF: 2,678 SF

Zoning: City of Melbourne
Neighborhood
Commercial (C-1)

PROPERTY OVERVIEW

Waiting Room, 2 Offices, Conference, Open Floorplan for Cubes, Break Room
1 Restroom. Mix of Tile Flooring & Carpet. Drop Ceiling Throughout
City Water & Sewer, FPL Electric

20 Asphalt Paved/Striped Common Parking Spaces

Traffic Count 25,000 VPD on Babcock Street, per FDOT

MG Lease. No CAM. Tenant pays Utilities, Janitorial, Maintenance, etc.

LOCATION OVERVIEW

Strategically positioned directly on Babcock Street which is an immediate connector between US1, Nasa Boulevard and New Haven Avenue. Proximity to the Melbourne International Airport, Melbourne Square Mall and Downtown Melbourne. Surrounding employers include Leonardo DRS, L3Harris and Northrop Grumman to name a few. Lots of schools, childcare, dining and shopping in the area. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

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Broker Associate
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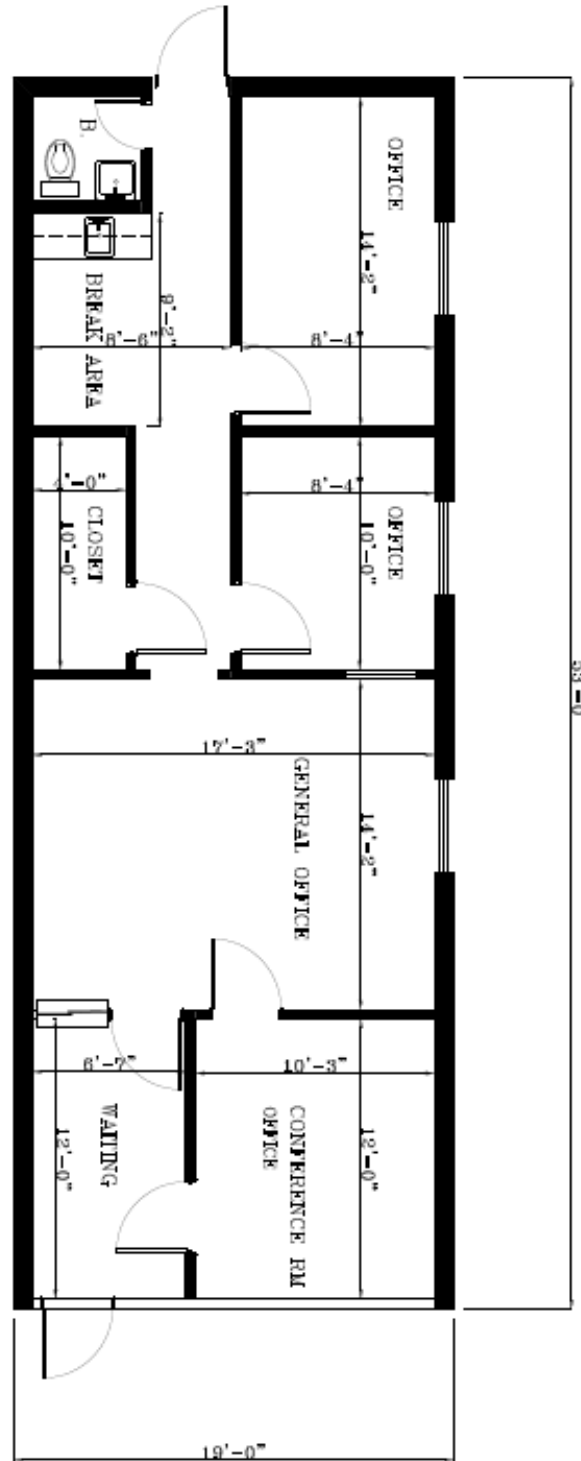
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Floor Plan

FLOOR PLAN
1000 SF

EXISTING CONDITIONS FOR 415S. BABCOCK ST UNIT C, MELBOURNE



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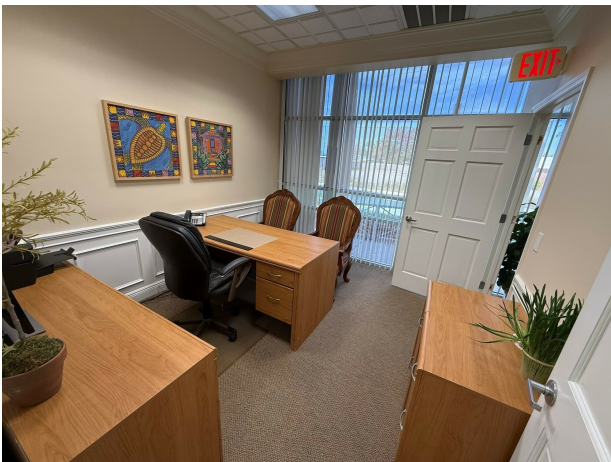
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Additional Photos



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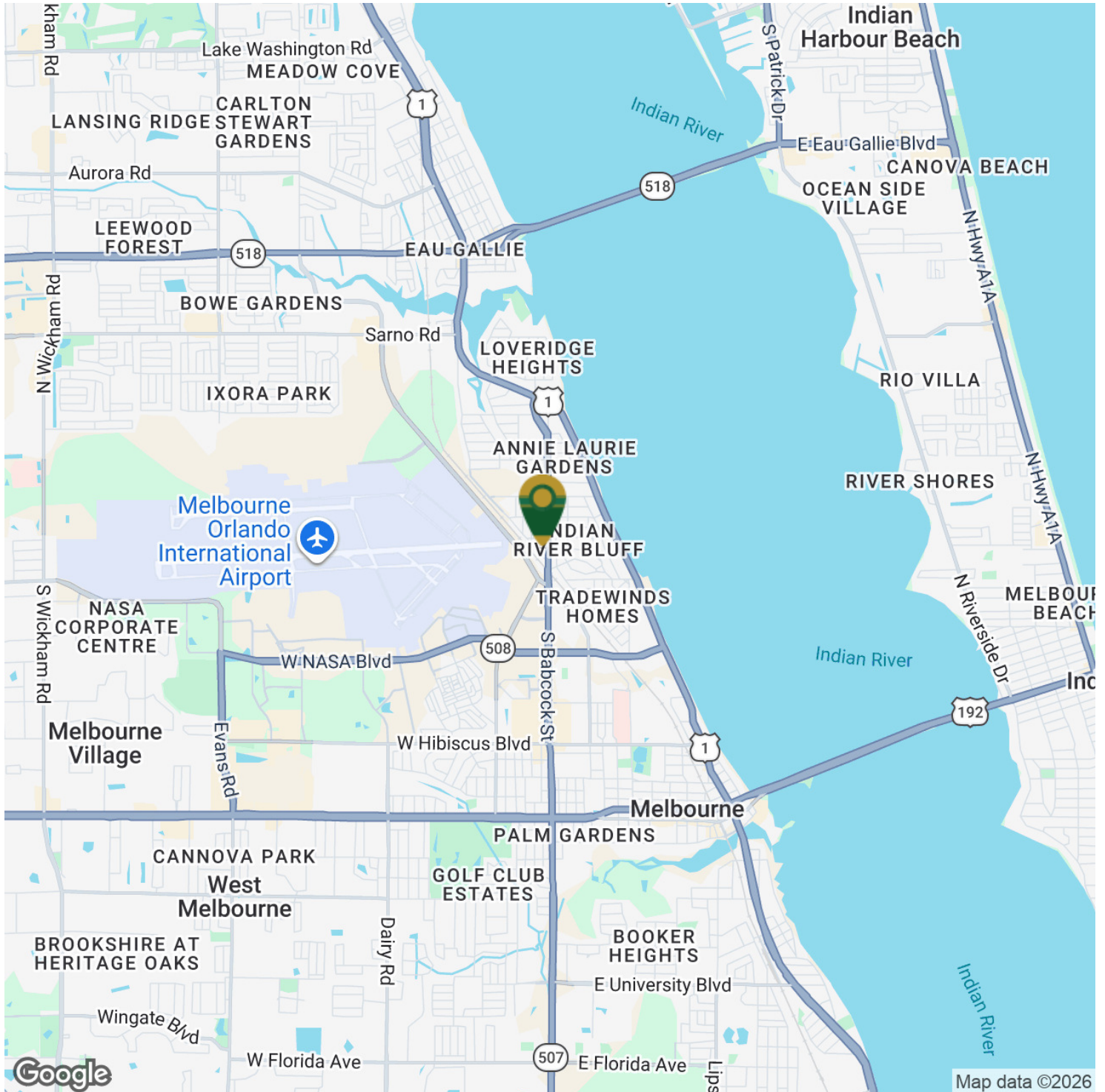
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Location Map



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