



OFFICE / RETAIL SPACES FOR LEASE

Babcock And Melbourne Commons

2275 S Babcock Street Melbourne, FL 32901

UP TO +/-15,000 SF OF OFFICE AND RETAIL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison, Inc. // 321.722.0707 // teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901

PROMINENT MELBOURNE LOCATION OFFICE AND RETAIL

Babcock and Melbourne Commons • 2275 S Babcock Street Melbourne, FL 32901



OFFERING SUMMARY

Available SF: Up to +/- 16,050SF

**+/- 15,000 Total SF Available at at Prime Melbourne Location
Office, Medical, Service, and Retail Configurations**

Lease Rate: Negotiable \$17-\$18
(Gross)

2275 S Babcock- +/-2,700 sf Unfinished Space, Tenant and Landlord Discuss Configuration
2235 S Babcock - Up to +/- 7,000 sf of Former DaVita Kidney Center, Offices, Break room,
Lab, Lounge and Open Areas.

Lot Size: 2.84 Acres

13B E Melbourne Ave +/- 2,350 Second Floor Walk Up, Corner unit, great visibility.
Configured as Office Space

Year Built: 1978

2245 S Babcock +/-2020sf Former Physical Therapy Office, Reception, Private Offices and
Open Areas. Two Bathrooms.

Building Size: 46,214 SF

LOCATION OVERVIEW

Zoning: C1

Close to Downtown Melbourne
Prominent Location on Babcock Street and Melbourne Avenue
Prime Signalized Corner
Less than 2/10 Mile from US 192

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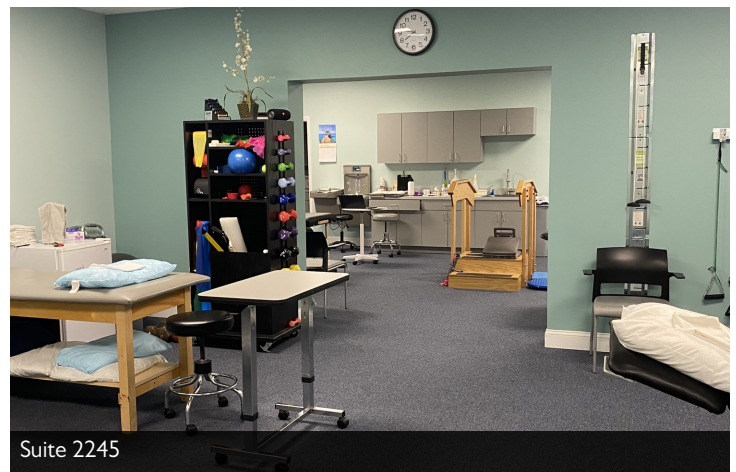
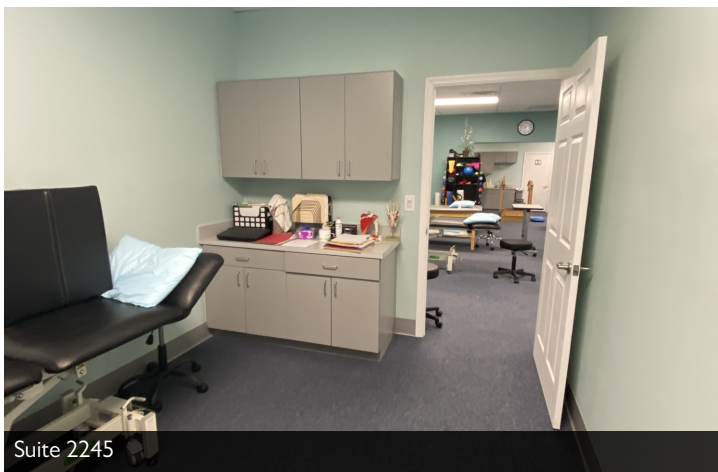
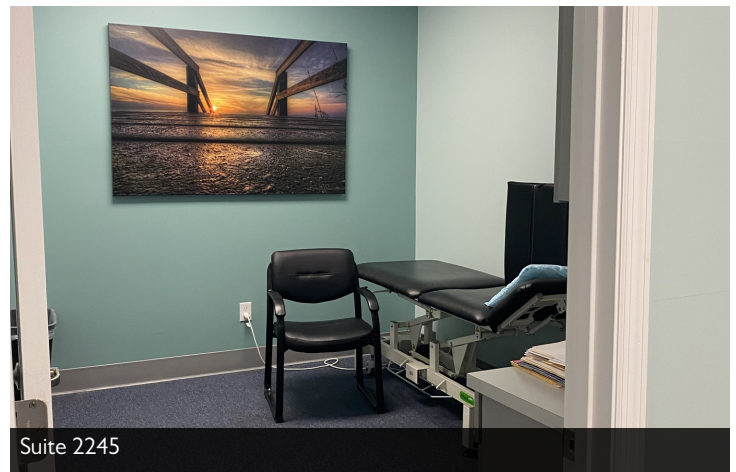
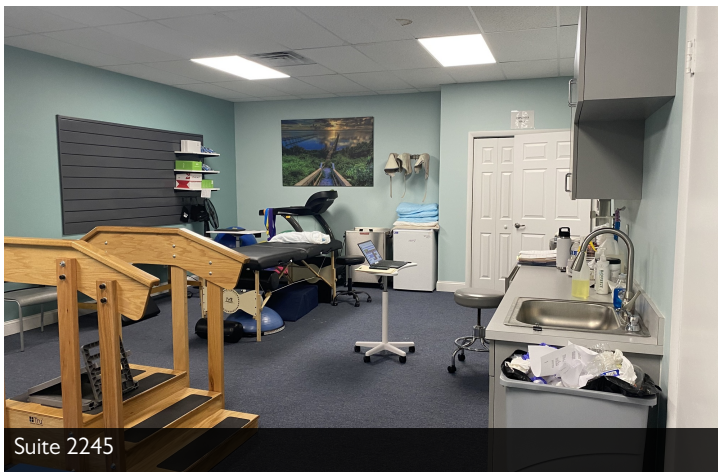
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ADDITIONAL PHOTOS

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13B SECOND FLOOR WALKUP OFFICES

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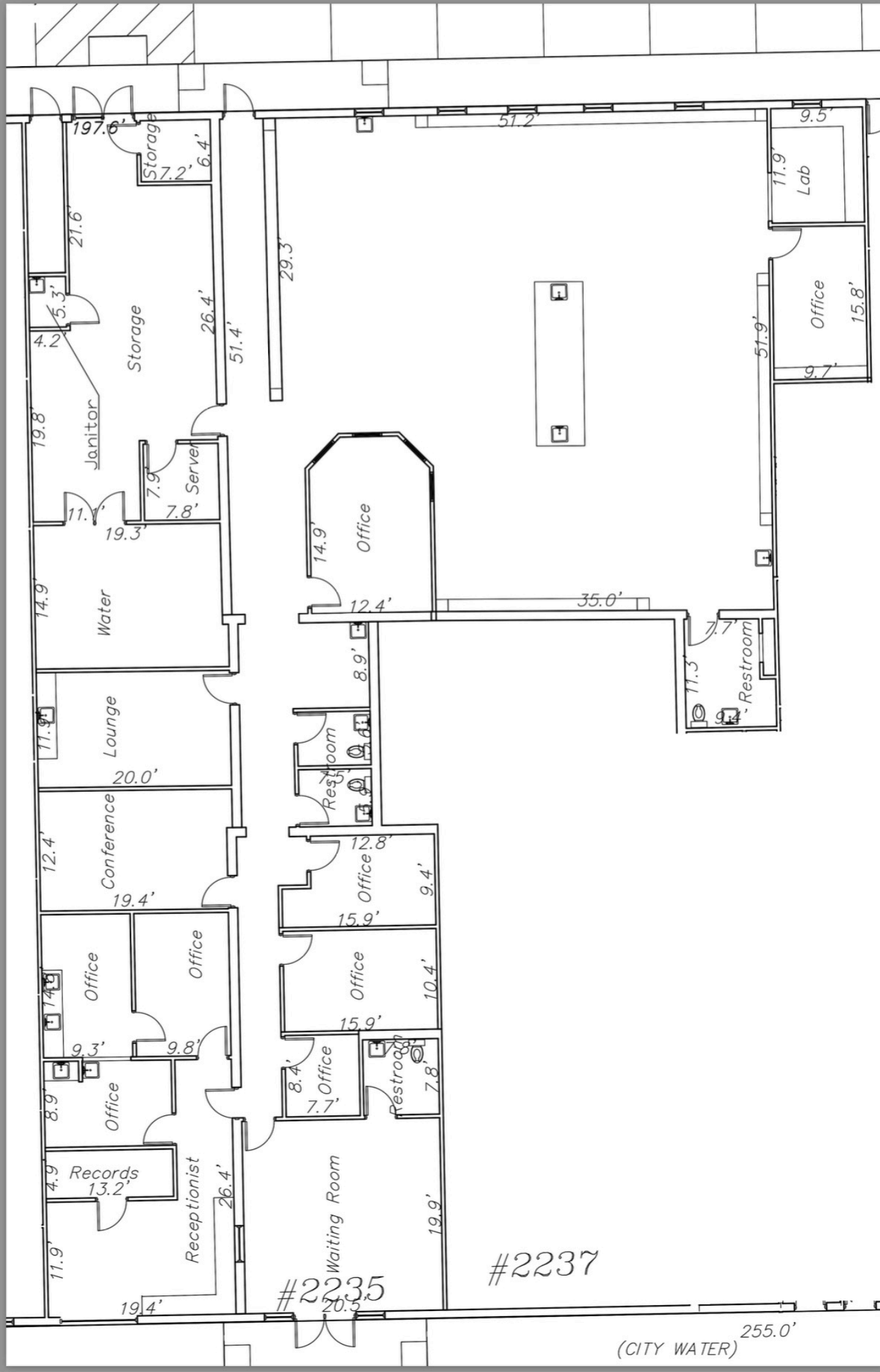
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34.1'

11.8'

16.3'

29.9'

18.2'

11.3'

4.5'

11.4'

14.6'

12.6'

7.1'

5.5'

6.2'

10.7'

11.0'

5.9'

11.3'

5.0'

5.2'

5.3'

20.6'

15.2'

14.9'

20.6'

21.5'

25.3'

19.1'

22.8'

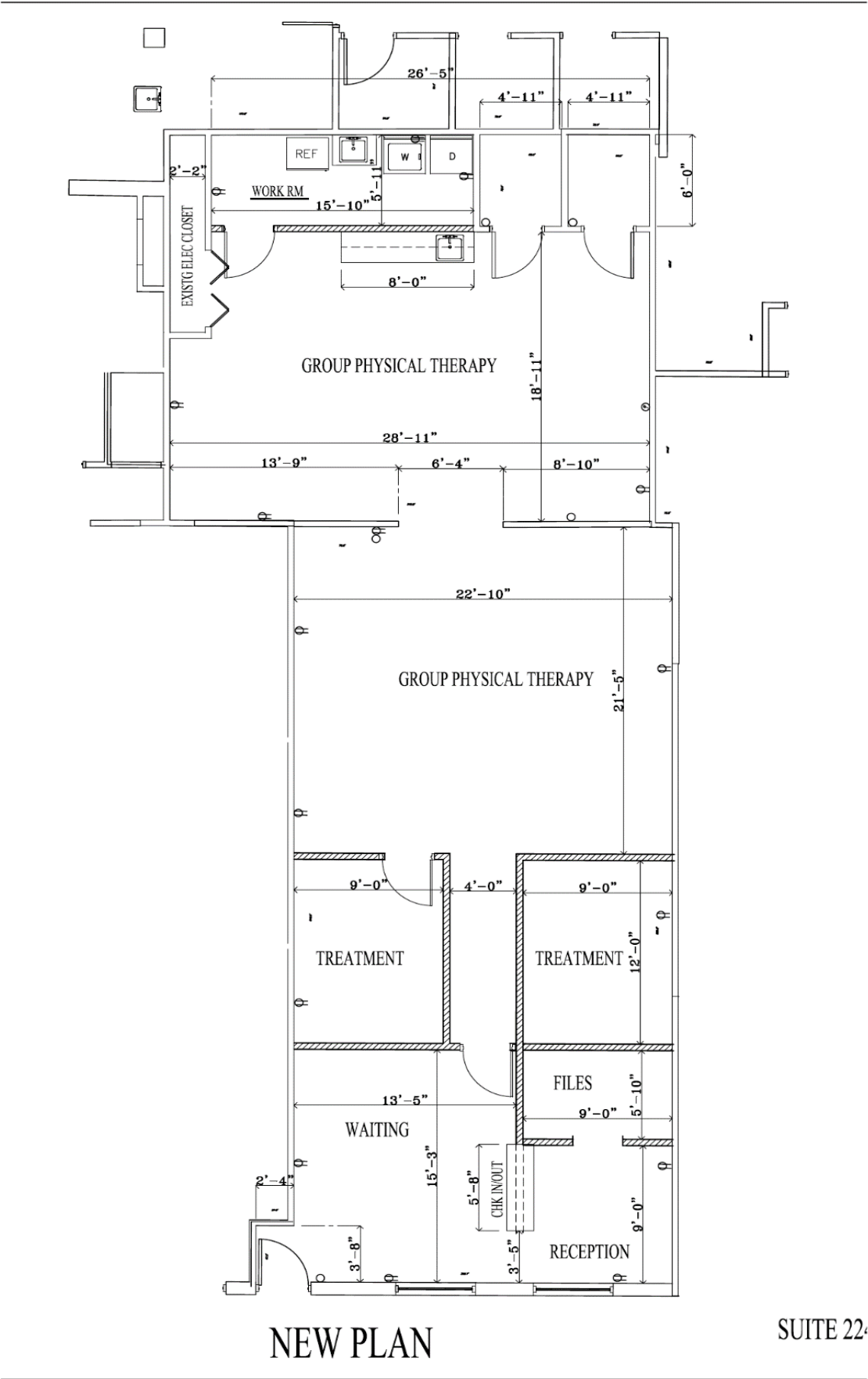
11.9'

5.4'

5.3'

5.5'

2245 S Babcock
Street

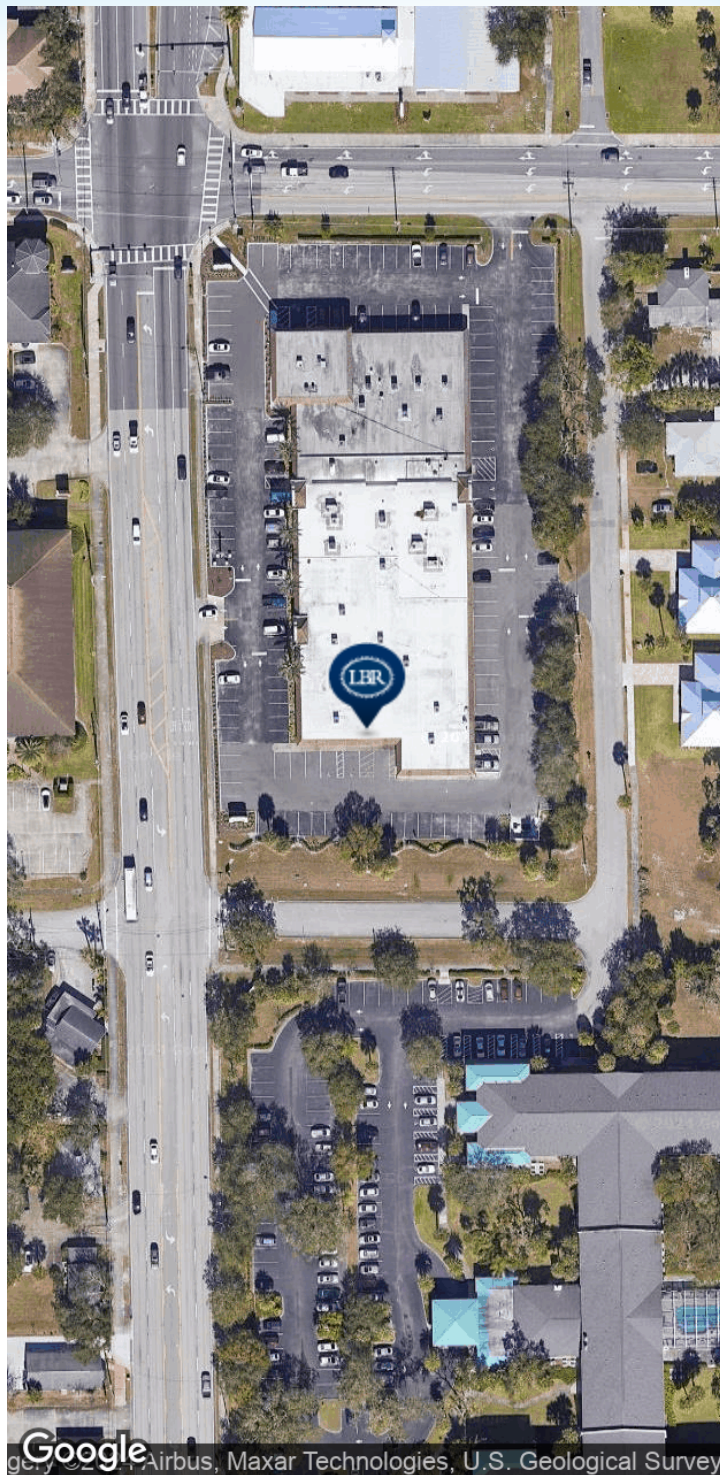


NEW PLAN

SUITE 224

LOCATION MAP

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