

EXECUTIVE SUMMARY

Woodland Commons • 1970 Michigan Avenue Cocoa, FL 32922



OFFERING SUMMARY

Available SF: 976 - 9,588 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 7.31 Acres

Building Size: 10,308 SF

PROPERTY OVERVIEW

Welcome to Woodland Commons, an exceptional office complex offering prime leasing opportunities for businesses seeking a serene and professional environment. Nestled within a tranquil natural setting, this unique complex provides a distinctive backdrop for your company's success.

Flexible Spaces: Choose from a range of versatile office spaces, starting at 976 square feet and extending up to a potential 9,600 square feet. Tailor the layout to suit your business needs and accommodate future growth seamlessly.

Scenic Surroundings: Embrace the beauty of nature with Woodland Commons' thoughtfully designed landscape. The tranquil greenery surrounding the complex creates a serene atmosphere, fostering a productive and peaceful work environment.

Privacy and Security: Woodland Commons offers a discreet location that may particularly appeal to government contractors requiring confidentiality and security. The secluded nature of the complex provides an added layer of privacy for your business operations.

LOCATION OVERVIEW

Conveniently located off of US-1 in Cocoa

ROB BECKNER, SIOR

Principal
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rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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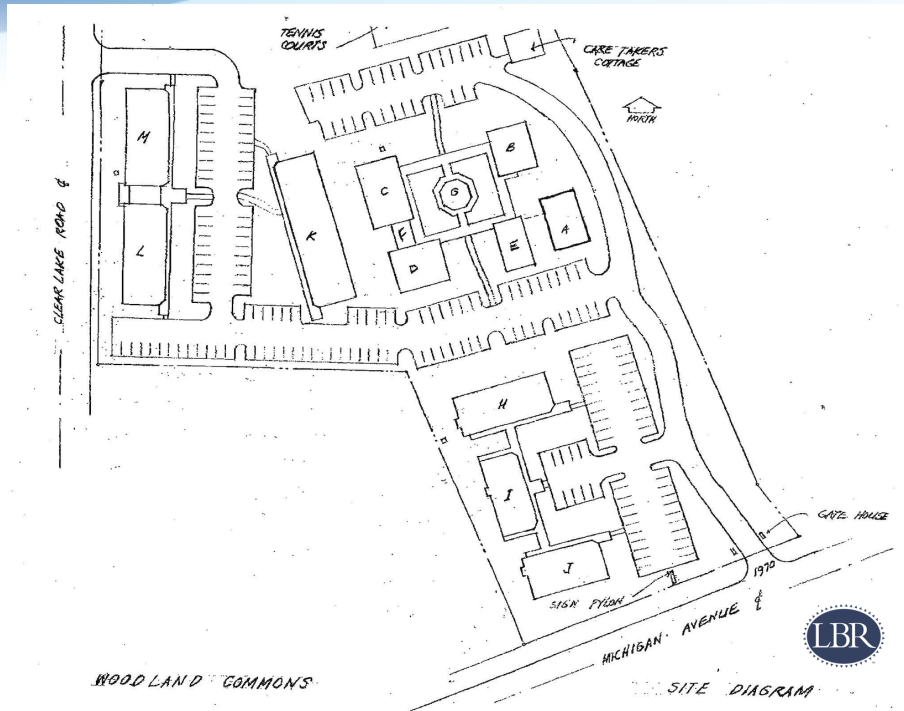
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	976 - 9,588 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
J-I	-	1,200 SF	Modified Gross	\$15.00 SF/yr
L	Available	4,789 SF	Modified Gross	\$15.00 SF/yr
M	Available	4,799 - 9,588 SF	Modified Gross	\$15.00 SF/yr
H-4	Available	976 SF	Modified Gross	\$15.00 SF/yr
H-3	-	308 SF	Modified Gross	\$15.00 SF/yr

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Architectural floor plan of a building wing. The plan shows a series of rooms and corridors. Key dimensions and labels include:

- Overall dimensions: 103'-8" (left), 42'-2" (bottom).
- Room dimensions (from top to bottom):
 - Top row: 9'-10", 13'-6", 11'-7", 13'-9", 12'-8", 13'-1", 12'-4", 11'-7", 11'-3".
 - Second row: 10'-9", 11'-5", 12'-2", 11'-4", 12'-2", 9'-1", 22'-2", 17'-4".
 - Third row: 10'-10", 4'-0", 4'-0", 4'-0", 7'-5", 4'-2", 4'-2", 7'-10", 10'-0".
- Labels: "Elec" (Electrical), "Ceiling 8'8\"", "SW" (Switch).
- Directional arrow: "To Restrooms, Bldg. I".
- Logo: "LBR" (Louisiana Building Resources) in the bottom right corner.



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Architectural floor plan of a building with rooms H-1 through H-4. The plan shows a grid of rooms with various dimensions. Two rooms are highlighted with red outlines. A staircase is located in the center-right. A corridor on the right is labeled "To Restrooms, Bldg. I". The plan includes labels for "Elec" (electrical) and "Ceiling 8'-0\"". A large area on the left is labeled "103'-8\"". The plan is signed "LBR" in the bottom right corner.

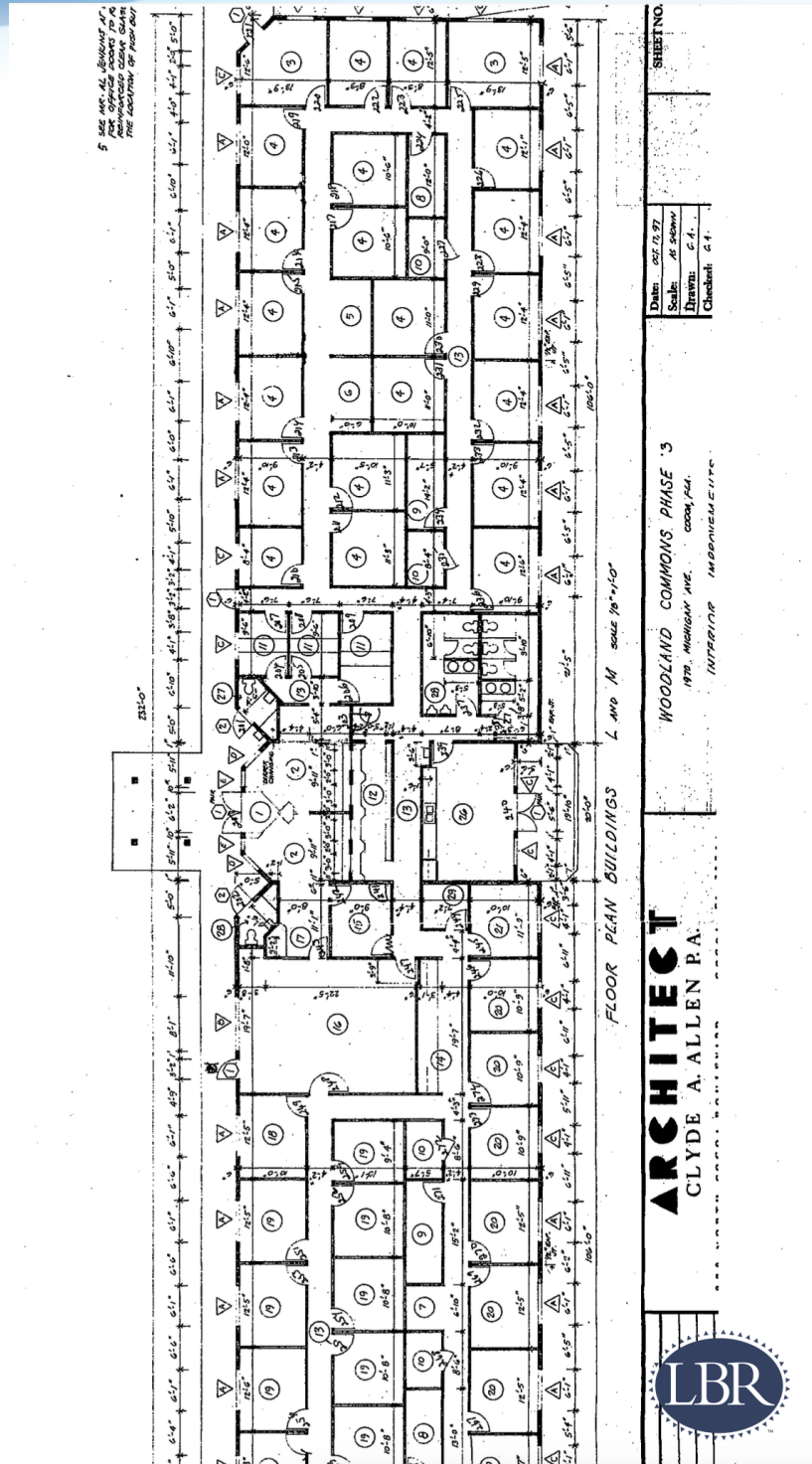


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FLOOR PLANS

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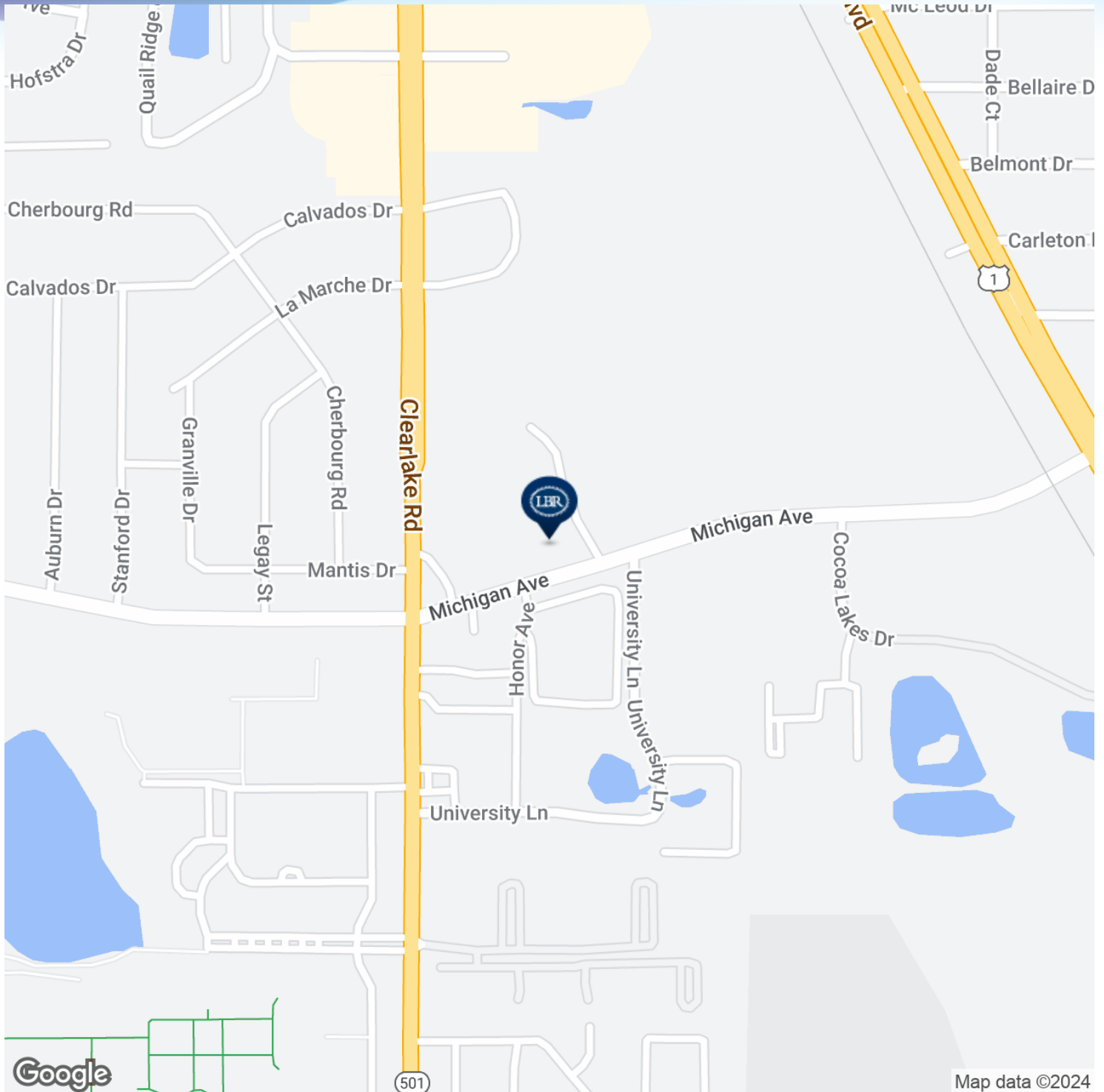
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LOCATION MAP

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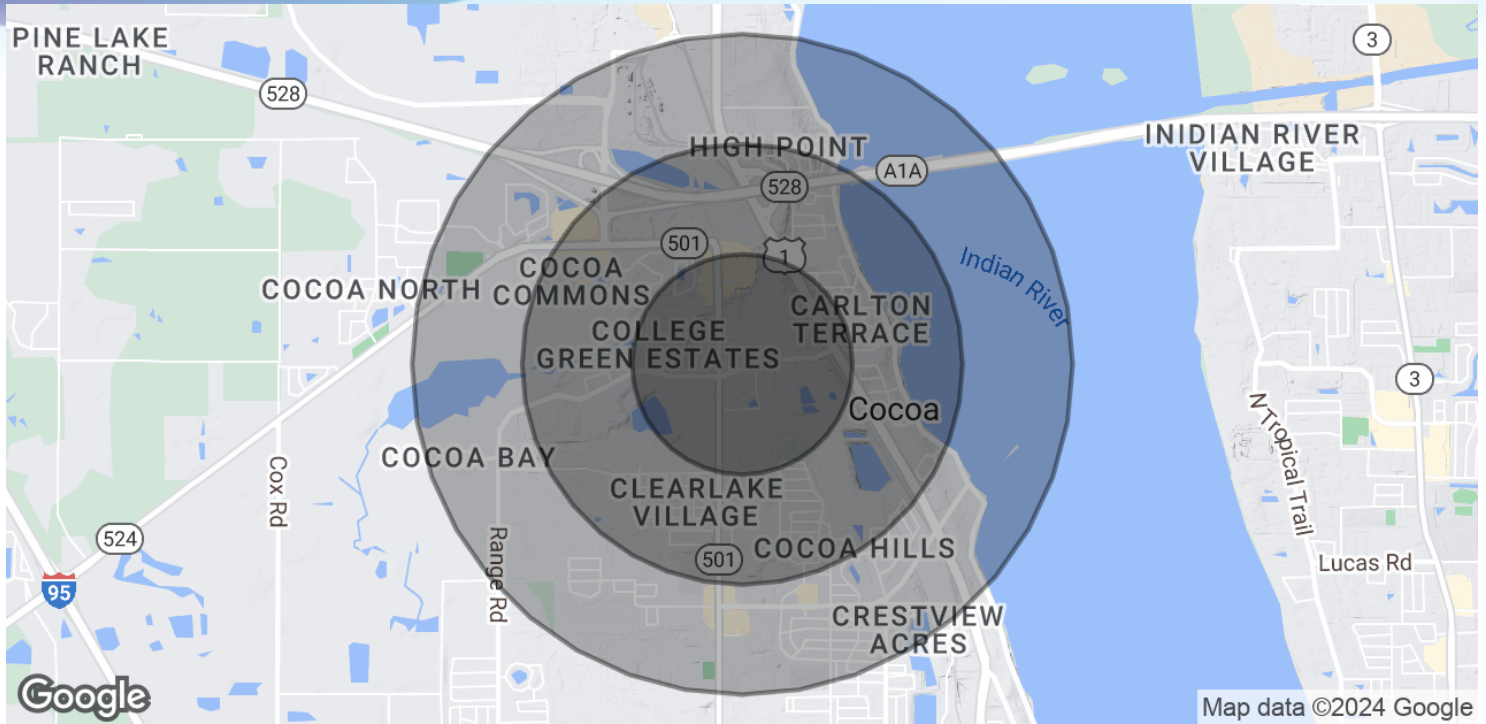
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,171	4,771	10,930
Average Age	44.0	42.7	40.7
Average Age (Male)	37.7	39.0	37.8
Average Age (Female)	45.6	45.2	43.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,404	5,266
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$39,484	\$40,061	\$42,994
Average House Value	\$117,510	\$122,395	\$125,481

2020 American Community Survey (ACS)

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