

## Florida Marketplace

1374 S. Babcock Street, Melbourne, FL 32901

**For Sub-Lease / Centrally Located / Some FF&E Negotiable / Ample Parking**



### OFFERING SUMMARY

**Available SF:** 10,405 SF

**Lease Rate:** \$12.00 SF/yr (NNN)

**Zoning:** City of Melbourne  
Commercial Parkway  
(CP)

### PROPERTY OVERVIEW

Reception, Private Offices, Training Rooms, IT Room, Large Break Room  
Approximately 125 Work Stations. Some FF&E Negotiable  
Tile/Carpet & Drop Ceiling Throughout  
100% Fire Sprinklered. City Water/Sewer, Fiber, FPL Electric  
Sub-Lease Term Expires 3/31/28. One 5-Year Renewal Option  
CP Zoning: Office, Electronic Assembly, Retail, Schools & More!  
Est. CAM \$2.69 PSF  
DO NOT DISTURB TENANT

### LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between US 192 & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, Downtown Melbourne, Melbourne Square Mall and all of the schools, dining, daycare and beaches that the area has to offer. Easily accessible via nearby US1, Hibiscus Boulevard & Nasa Boulevard. Make this the future home for your business today!



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



# Florida Marketplace

1374 S. Babcock Street, Melbourne, FL 32901

## Floor Plan



Individual Members  
Michael S. Ullian  
Adam Rathbun

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.



## Florida Marketplace

1374 S. Babcock Street, Melbourne, FL 32901

### Interior Photos



Individual Members  
Michael S. Ullian  
Adam Rathbun

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

Licensed Real Estate Broker

Cell: 321.258.7556

mike@ullianrealty.com

**Zachary Ullian**

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

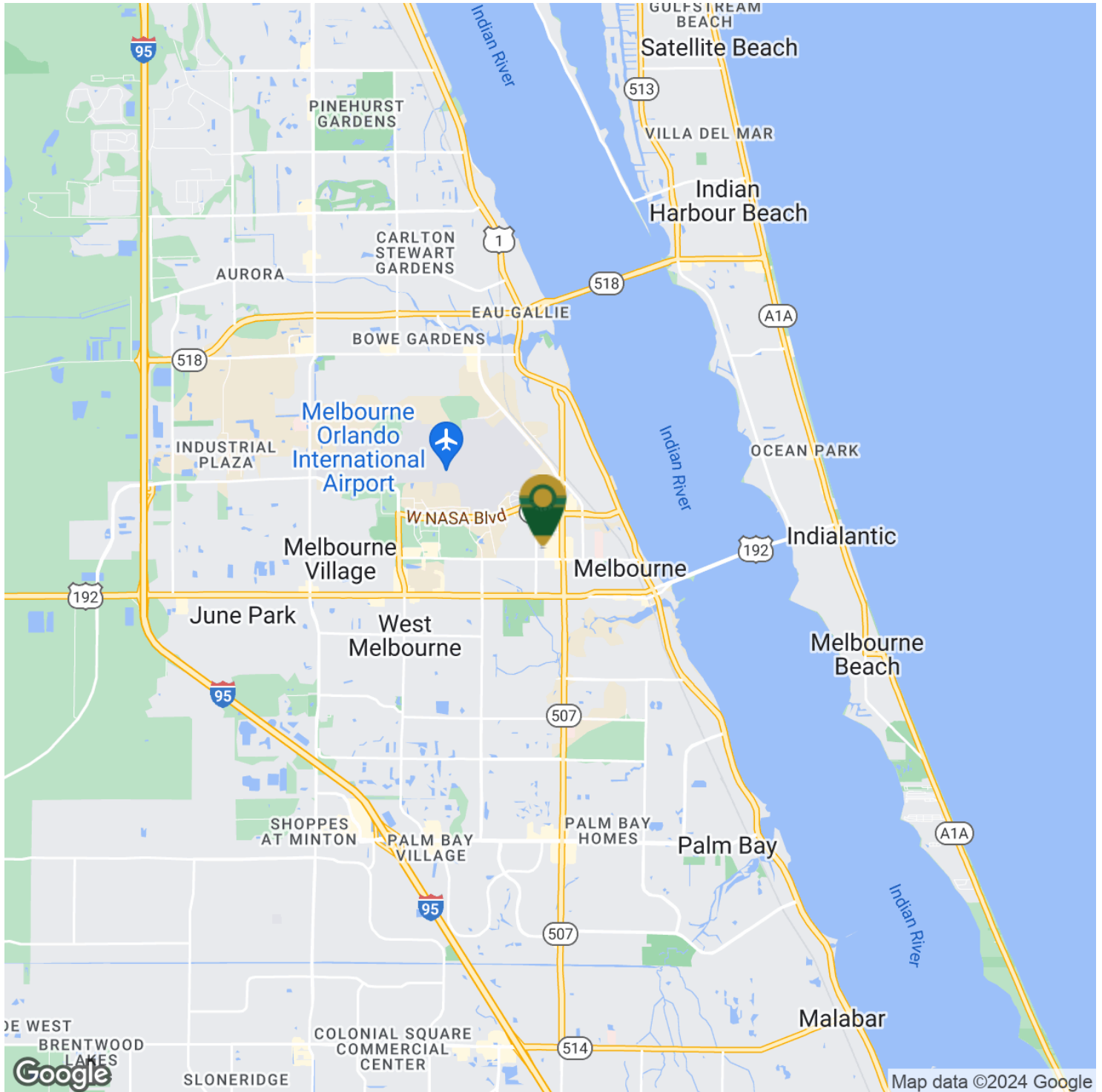
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# Florida Marketplace

1374 S. Babcock Street, Melbourne, FL 32901

## Location Map



Individual Members  
Michael S. Ullian  
Adam Rathbun

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

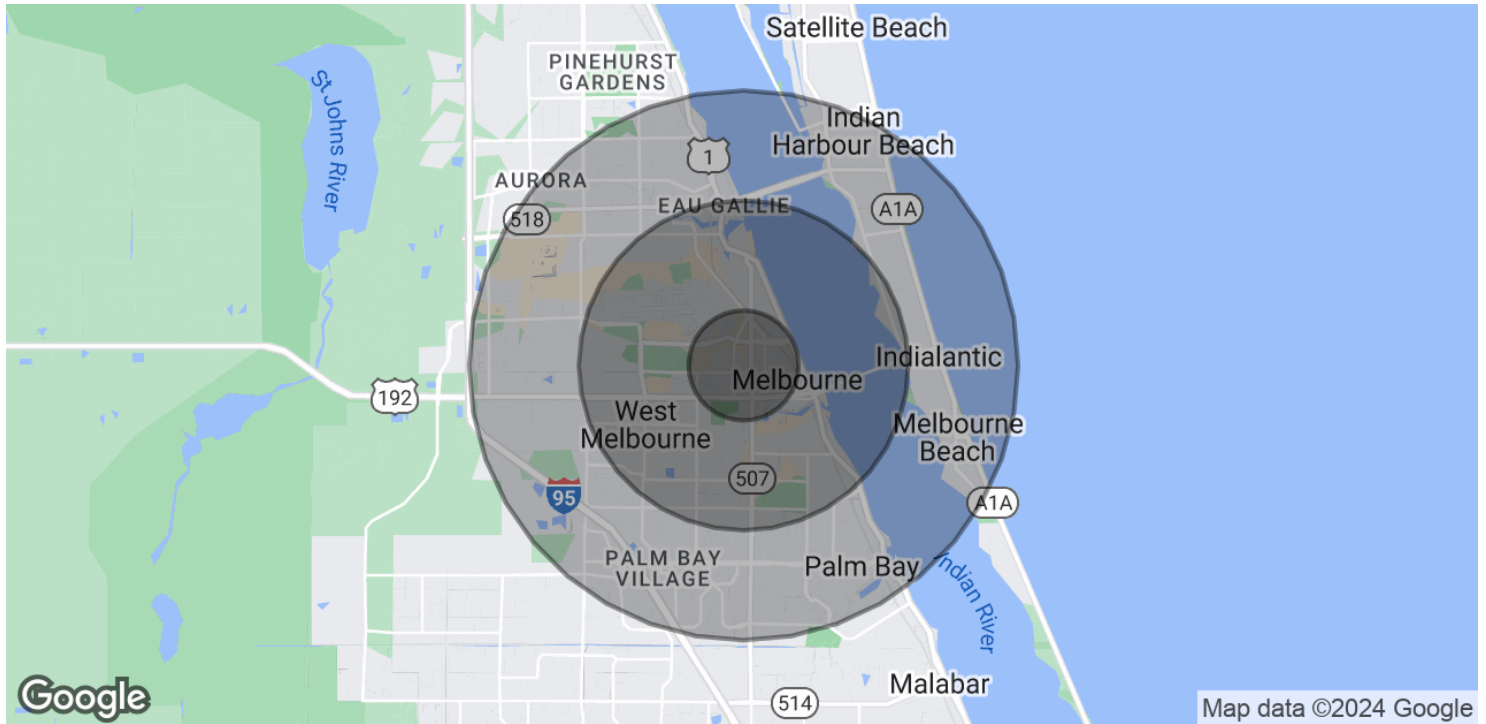
The Ullian Realty Corporation   1800 Penn Street   Melbourne, FL 32901   321.729.9900   ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# Florida Marketplace

1374 S. Babcock Street, Melbourne, FL 32901

## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,712	46,718	135,617
Average Age	41.1	41.7	43.7
Average Age (Male)	39.0	39.6	41.7
Average Age (Female)	46.1	45.2	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,181	21,597	63,682
# of Persons per HH	1.7	2.2	2.1
Average HH Income	\$39,266	\$59,911	\$64,163
Average House Value	\$147,448	\$201,492	\$210,747

\* Demographic data derived from 2020 ACS - US Census



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun