

FREESTANDING RETAIL

• 4320 - 4420 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Available SF: +/-3,200+/- 1300
SF

Lease Rate: \$14.00 SF/yr (NNN)

Year Built: 2008

Building Size: 8,040 SF

Zoning: C2

PROPERTY OVERVIEW

Marquee Signage on Well Traveled Babcock Street plus Building Signage

Suite 102, +/- 1300 SF Current Build is Office Space, Three Offices, Reception/ Waiting Area and Break Room. Server Rack

Suite 103- 104 +/- 3200 SF Spacious Flexible Open Design with Area for Refreshments Vinyl Plank Flooring, Two Restrooms, High Ceilings with Chic Industrial Look of Exposed Black Ductwork

LOCATION OVERVIEW

Great Melbourne Location on Babcock Street just North of Palm Bay Road Ample Parking

Property is Surrounded by Residential Neighborhoods and Commercial Development

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

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

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AVAILABLE SPACES

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Lease Rate: \$14.00 SF/YR (NNN) **Total Space** 1,300 - 6,100 SF
Lease Type: NNN **Lease Term:** Three Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Large Open Retail		\$14.00 SF/YR	NNN	3,200 - 6,100 SF	Negotiable	
Current Built Out Office or Return to Retail		\$14.00 SF/YR	NNN	1,300 - 6,100 SF	Negotiable	

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SUITE 103/I04 SPACIOUS OPEN FLOOR PLAN

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SUITE 102

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LOCATION MAP

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