## FREESTANDING RETAIL

4320 - 4420 S Babcock St Melbourne, FL 32901



#### **OFFERING SUMMARY**

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

SF

Marquee Signage on Well Traveled Babcock Street pluis Building Signage

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

\$14.00 SF/yr (NNN) 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

Year Built: 2008

#### **LOCATION OVERVIEW**

**PROPERTY OVERVIEW** 

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

Ample Parking

Property is Surrounded by Residential Neighborhoods and Commercial Development

**Building Size:** 

Lease Rate:

8,040 SF

Zoning: C2

## **AVAILABLE SPACES**

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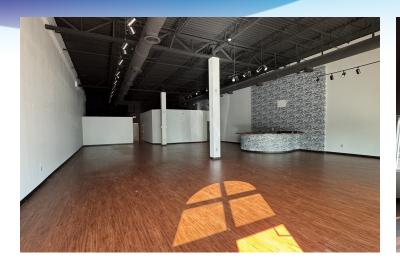
**Lease Rate:** \$14.00 SF/YR (NNN) **Total Space** 1,300 - 6,100 SF

Lease Type: NNN Lease Term: Three Years

SPACE SPACE USE		LEASE 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	

# SUITE 103/104 SPACIOUS OPEN FLOOR PLAN

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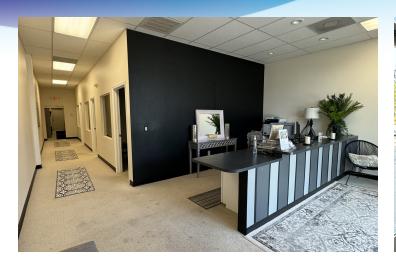
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# SUITE 102

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### **LOCATION MAP**

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