



EXPLORATION TOWER AT PORT CANAVERAL

670 Dave Nisbet Drive, Cape Canaveral 32920



PRESENTING

**SINGLE TENANT
LEASE OPPORTUNITY**

**BREATHTAKING VIEWS
Architectural Landmark Building
Towering Over Port Canaveral**

GATEWAY TO CENTRAL FLORIDA

REPRESENTED BY:

Brian Lightle, CCIM, SIOR, CRE



Located In The Heart of the Space Coast, Forty-Five Miles East of Orlando. This Dynamic Building Affords Stunning Views of Port Canaveral, Kennedy Space Center and Frequent Rocket Launches at Cape Canaveral. The Exterior Form with it's Sail Side Exposed Structure and Iridescent Skin Evoke A Sense of Flow and Energy in an Area Thriving with Tourism, Commerce, Rocket Launches, Cruises, Nature and Beaches. Establish Your Company Office Headquarters or Create Your Event / Specialty Business at Exploration Tower at Port Canaveral.

Gross Square Feet..... +/-22,936	Modified Gross Lease..... \$35.00/SF
Built 2013	Utilities and Janitorial..... Paid By Tenant
Construction.....Steel Frame	Lease Term 5-10 Years
Floors Seven	Annual Rent Increases..... 5%
Market Brevard County	Delivery..... AS-IS Condition

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- Property Features Include Ground Floor Cafe, Perfect for Workplace Cafeteria, Designed to Encourage Social Interaction and Promote Collaboration. Excellent Commercial Cafe
- Second Floor Open Configuration with Open Space Surrounded by Railing System
- Third Floor Auditorium with Stage and Seating for 83 Provides a Perfect Venue for Training Sessions or Events
- Fourth Floor Event Rooms with Two Men's and Two Women's Restrooms, Commercial Kitchen
- Fifth Floor Largely Open Space with Mechanical, Electrical, IT Rooms
- Sixth Floor Open Area with Indoor Observation, Men's and Women's Restrooms
- Seventh Floor Showpiece Observation Deck





EXPLORATION TOWER AT PORT CANAVERAL

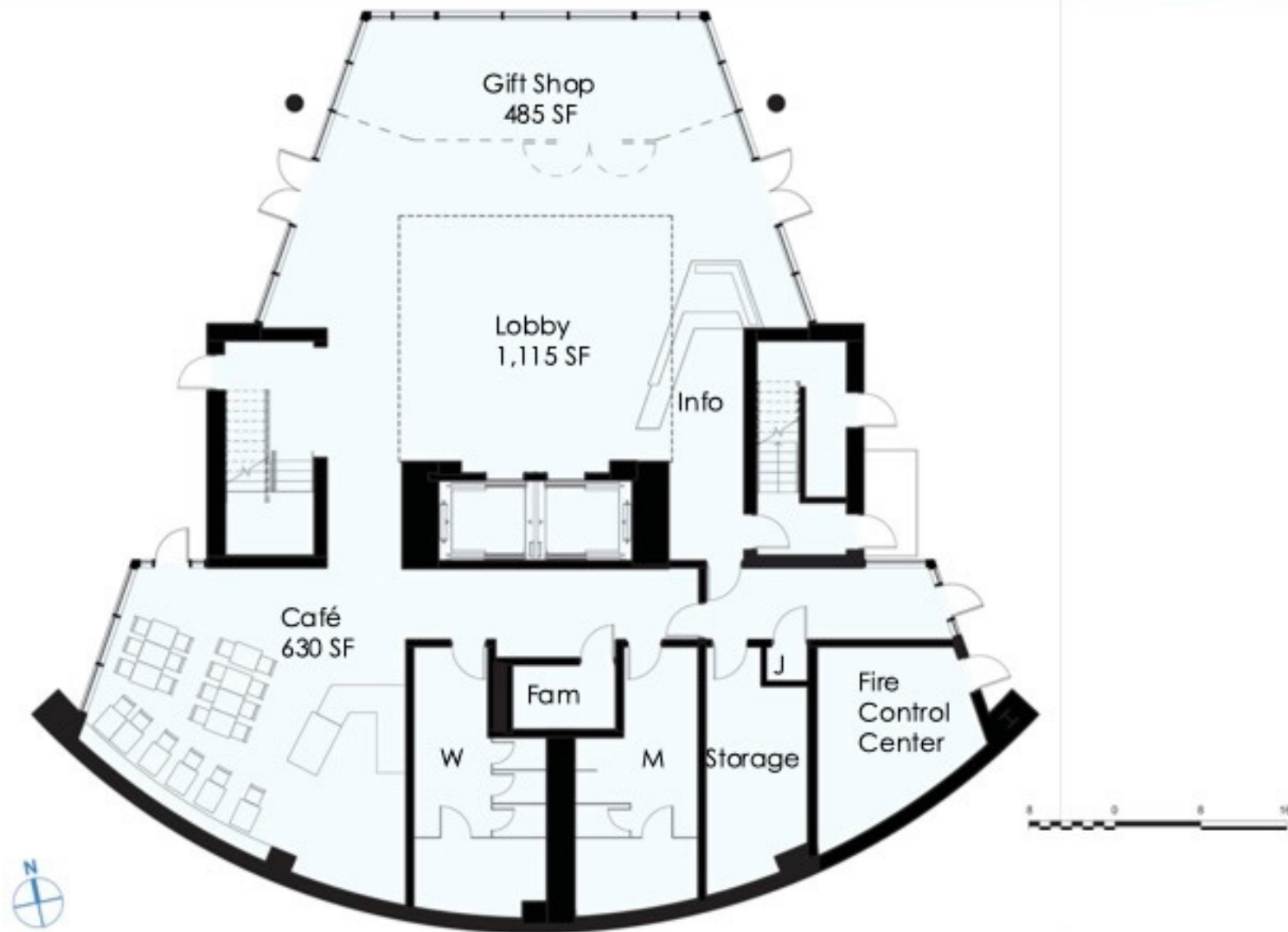
GROSS SQUARE FEET PER AS-BUILT DRAWING

FLOOR	GROSS SQUARE FEET
1	4,616
2	3,466
3	3,759
4	3,376
5	2,979
6	2,620
7	2,120



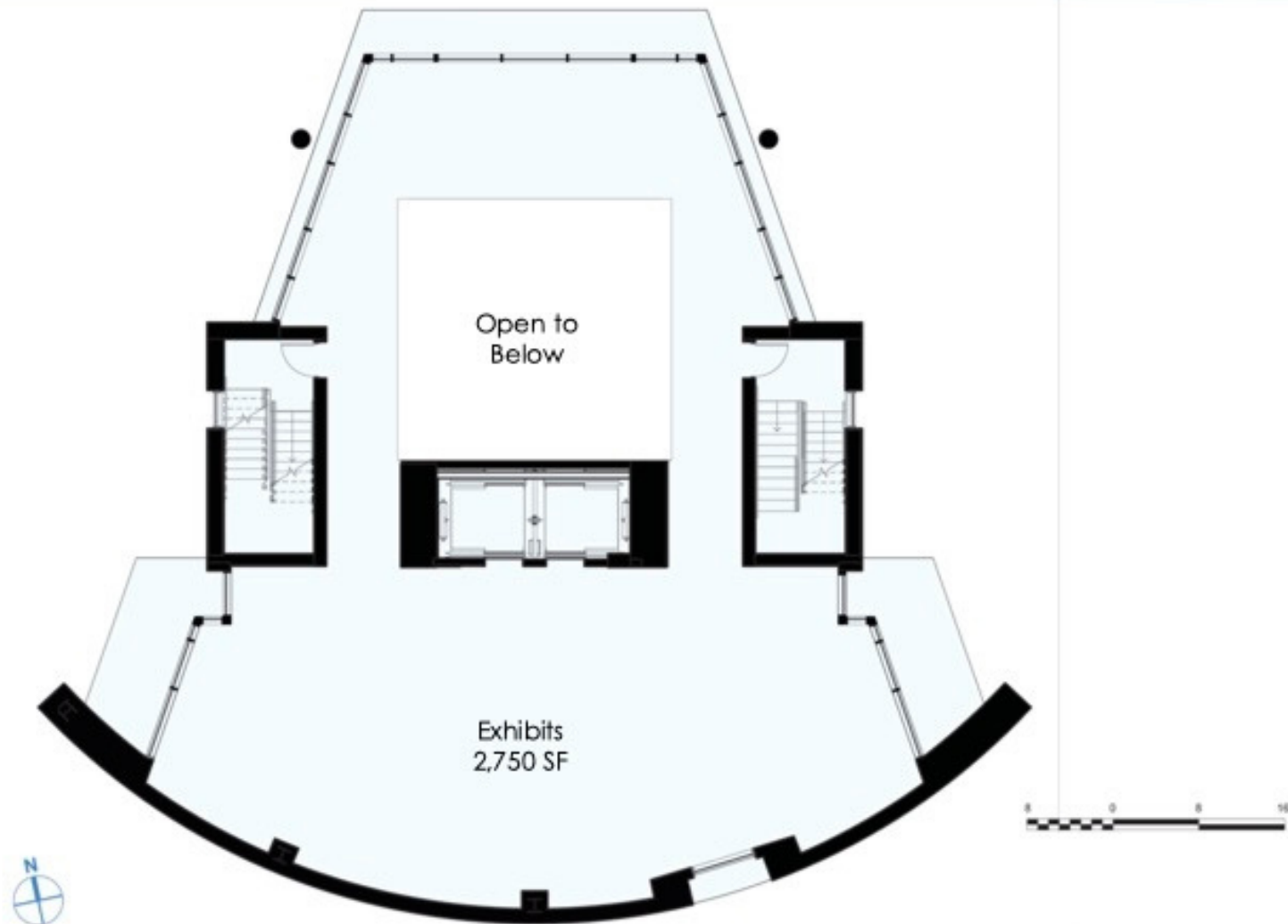


Ground Floor



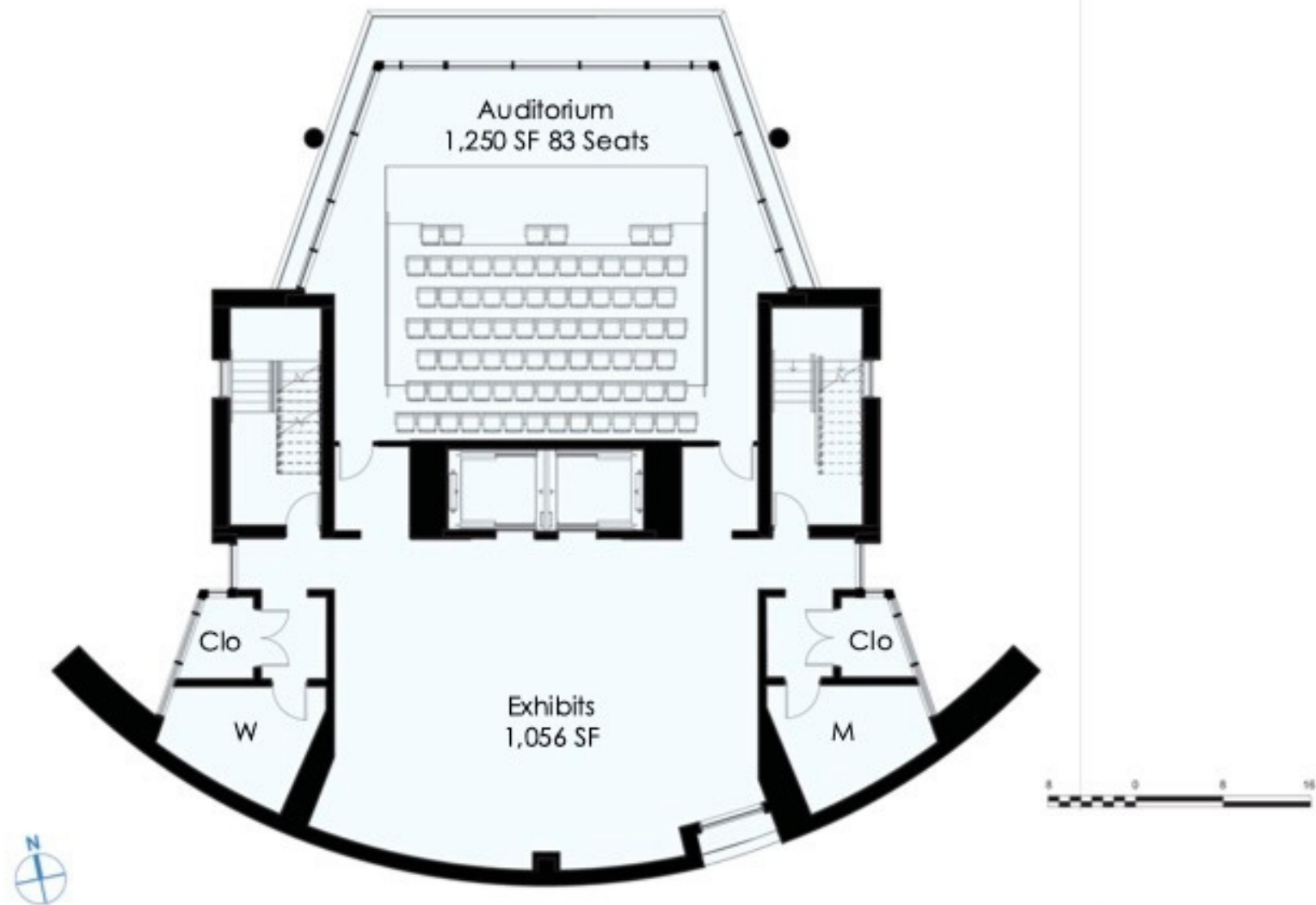


Second Floor



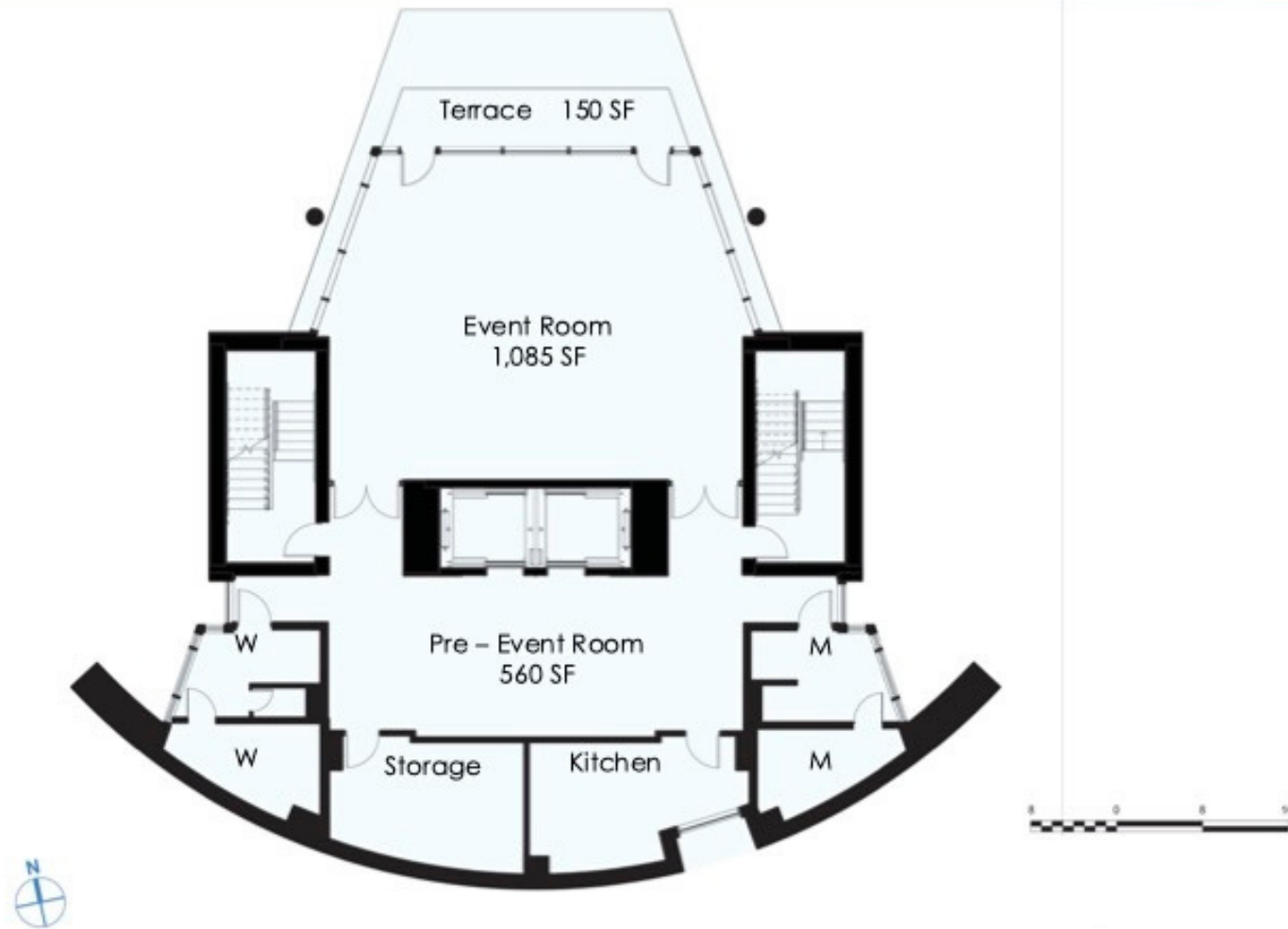


Third Floor



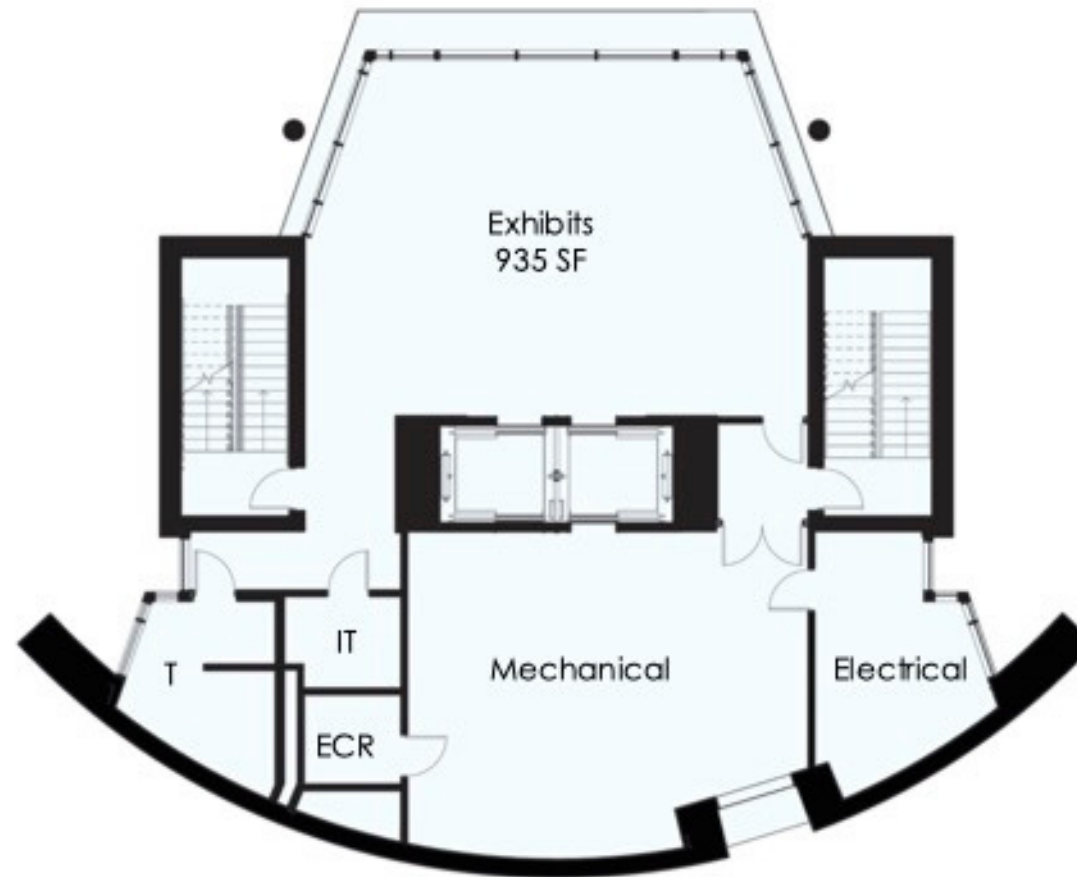


Fourth Floor



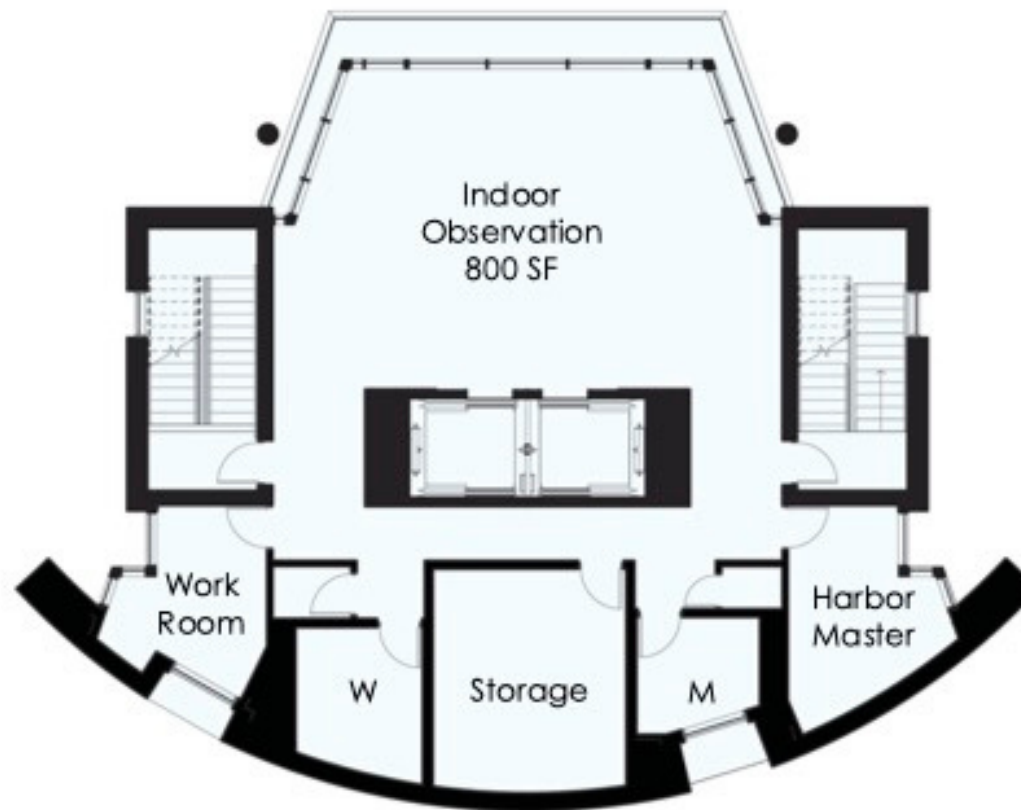


Fifth Floor





Sixth Floor





Seventh Floor

