

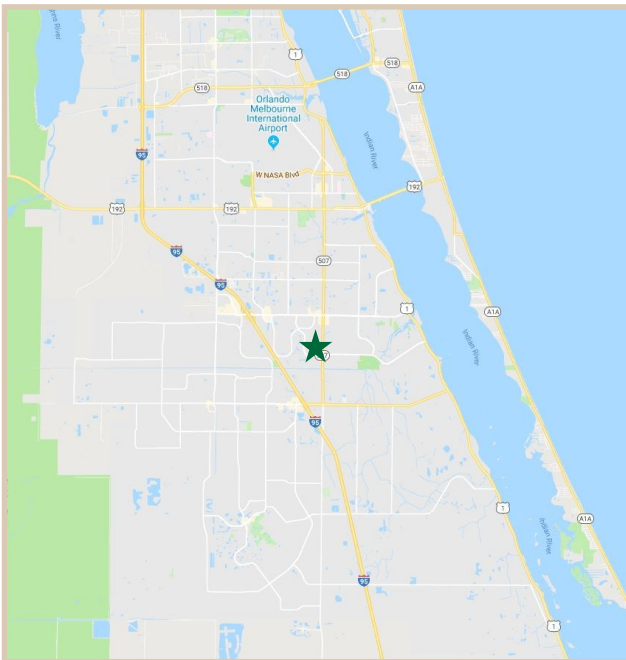
# FOR LEASE

Babcock Professional Center

5240 Babcock St. NE, Palm Bay, FL. 32905

## PROPERTY FACTS

Building Area:	41,700 Sq. Ft.
Parcel Size:	3.55 Acres
No. of Units:	19 Units
Unit Range:	358-5,426 SF
Year Built:	1986
Construction:	Masonry Concrete Thermal Glass Stucco
Traffic Count:	32,050 Cars Per Day
Use:	Office Complex
Building Height:	Three Stories
Zoning:	CC Community Commercial



## PROPERTY HIGHLIGHTS

Price	Great value for a newly renovated space.
Layout & Access	Multi-tenant professional office complex with elevator and multiple entrances.
Location	Located in high growth submarket in south Brevard County. Dense concentration of national retail, office, medical, hospital and restaurants in addition to significant defense, aviation, and high technology employers in this area.
Aesthetics	Recently renovated for a professional look with a lush landscape on the outside premise.



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### CONTACT INFO:

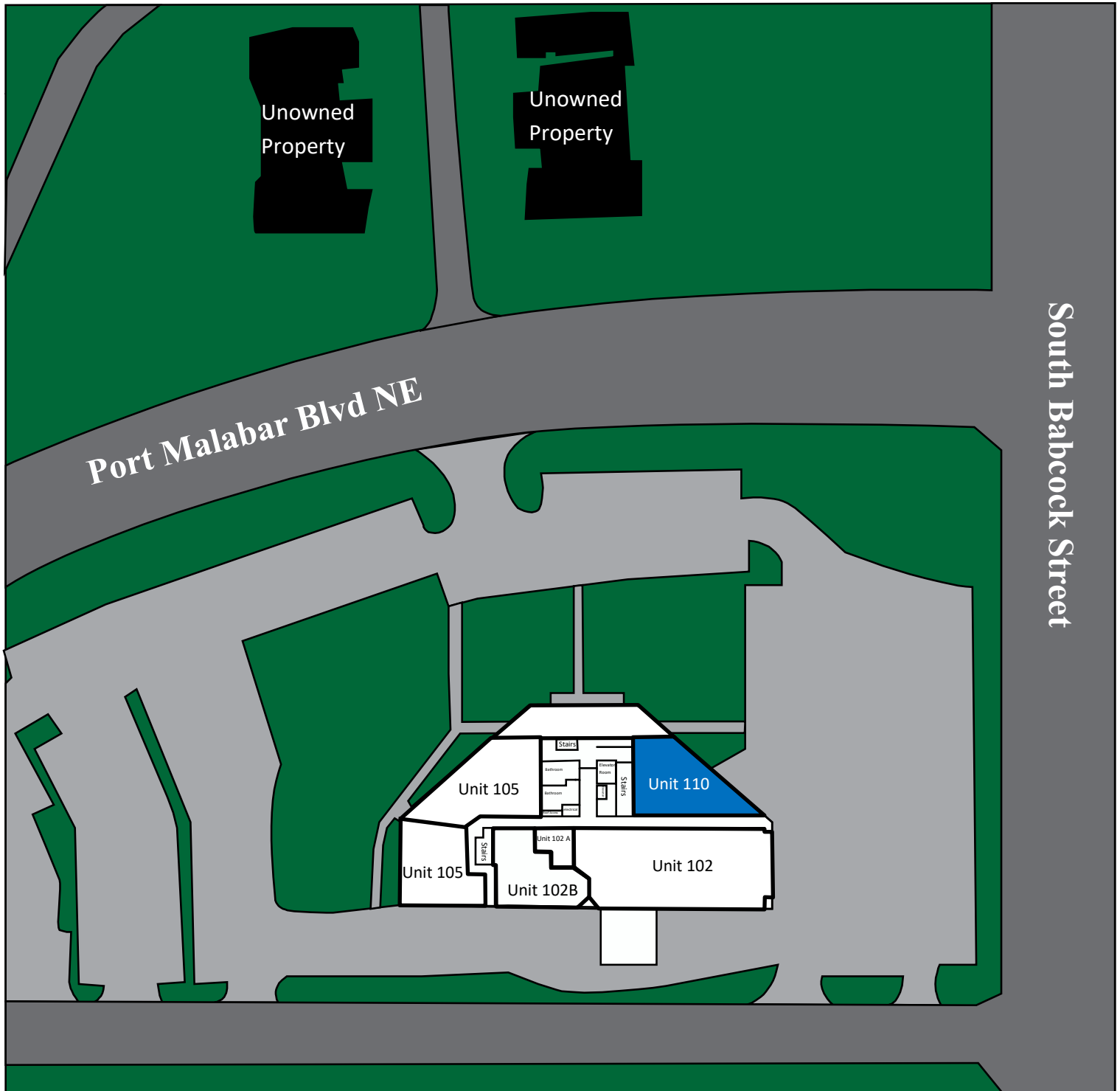
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
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# SITE PLAN

First Floor

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# UNITS AVAILABLE

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				ADDITIONAL INFORMATION
				WATER	ELECTRIC	TRASH	CABLE	
110	1,651 SF	\$15.00 SF/YR	\$2,063.75	Yes	Yes	Yes	No	Unit has Large Glass windows with great views

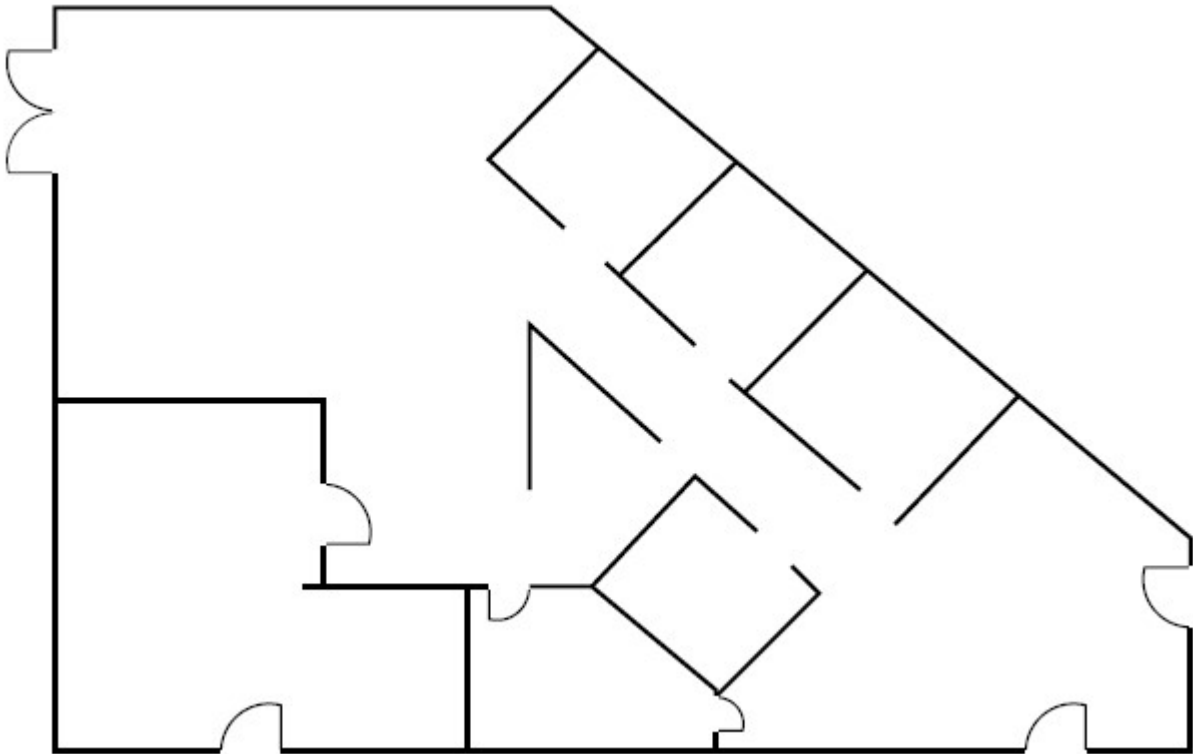


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1,651 SF



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# SITE PLAN

Second Floor

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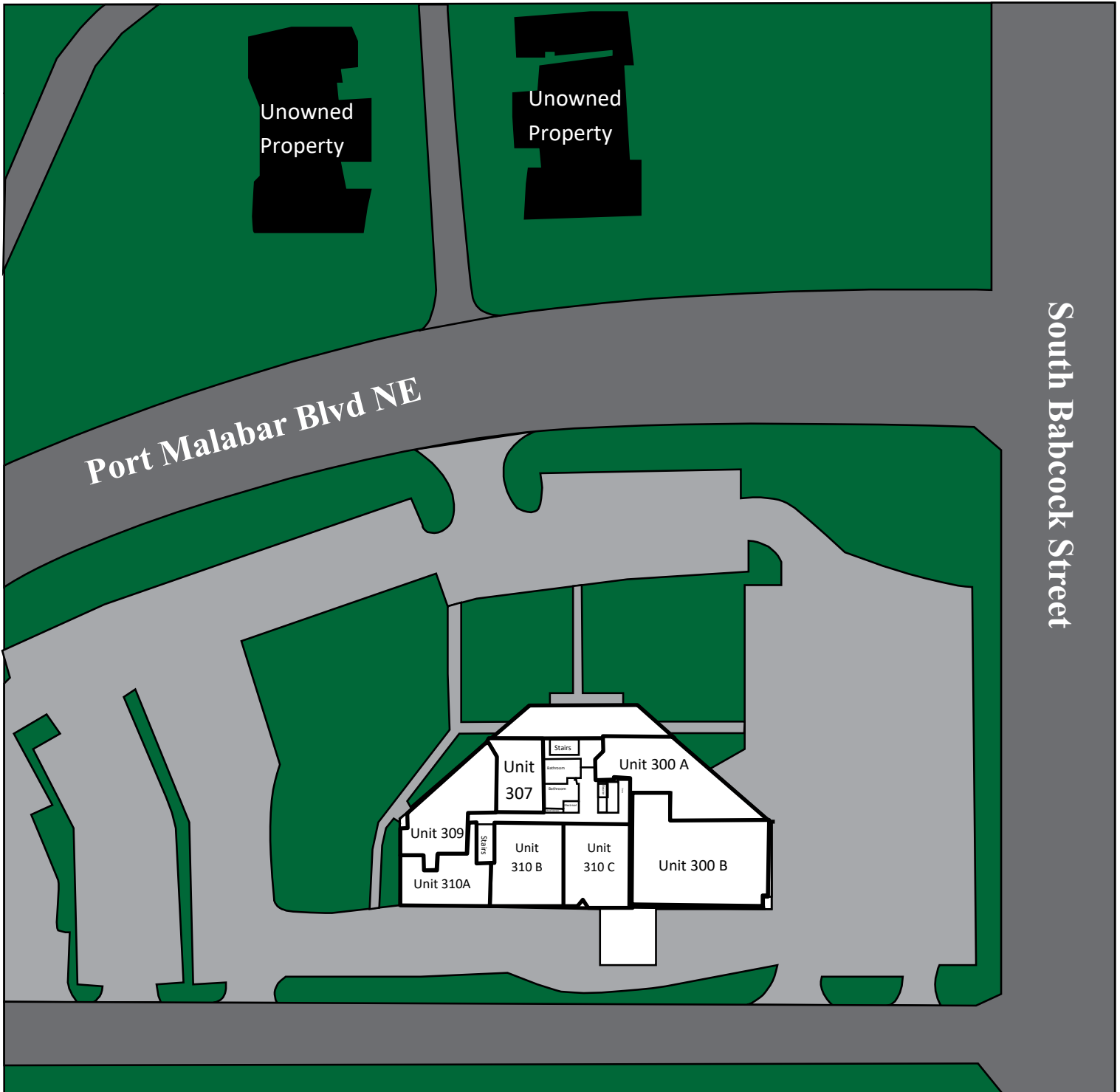
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# SITE PLAN

Third Floor

Babcock Professional Center

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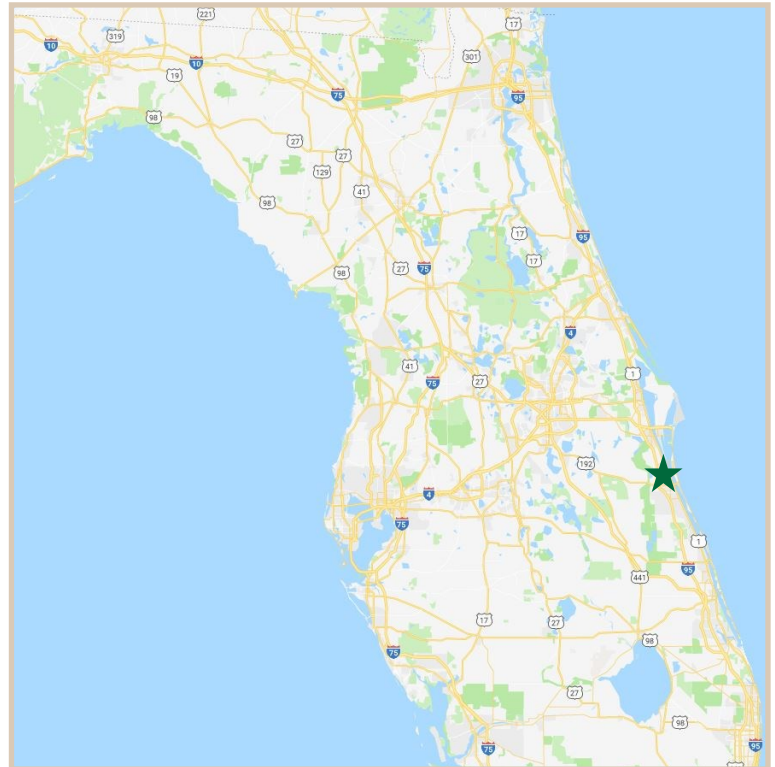
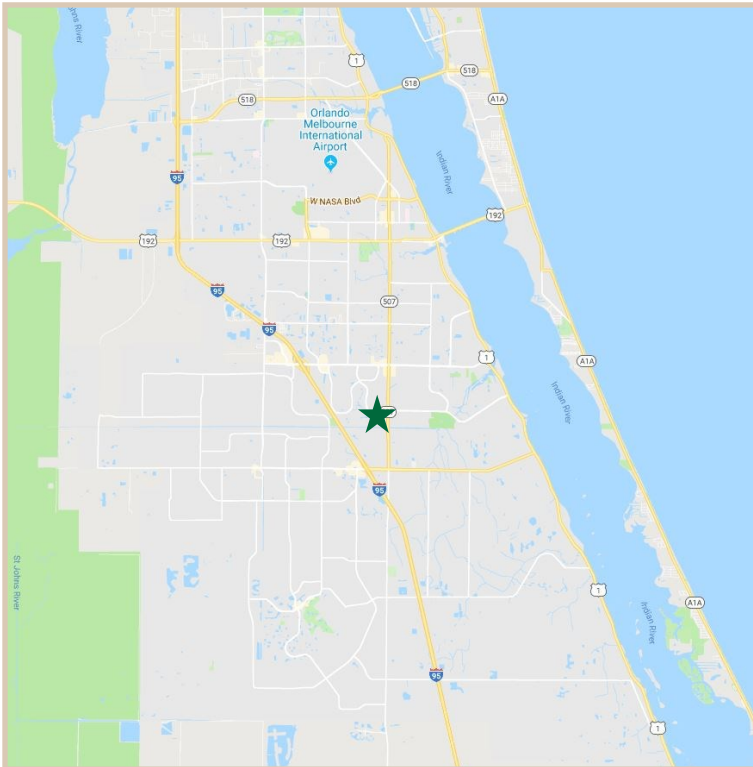
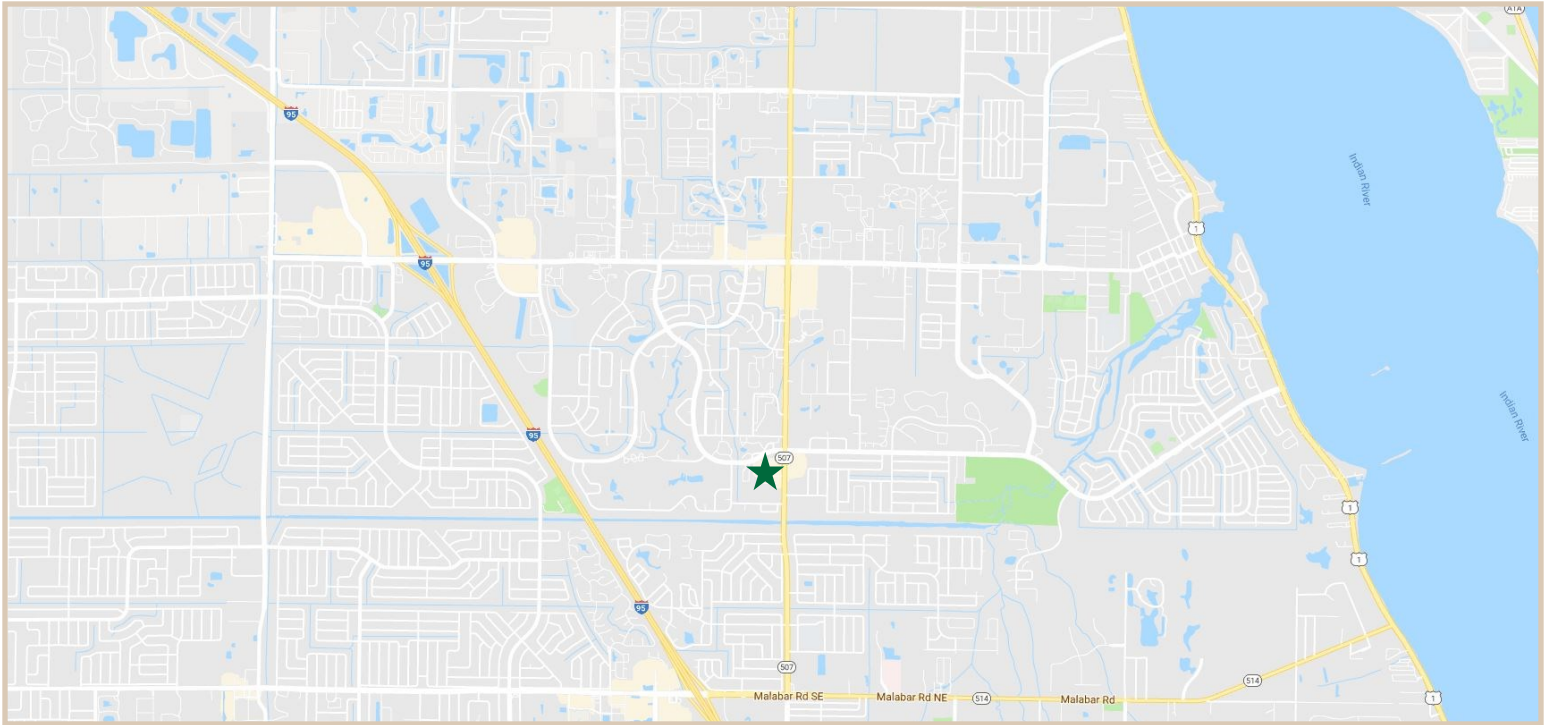
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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