

FOR LEASE

IDEAL BUSINESS CENTER

3500 N. US HIGHWAY-1, COCOA FLORIDA 32926



45,520 SF MIXED-USE CAMPUS SETTING - COCOA

- Brand-new flagship, 32,560 sf building, with large, flexible spaces built w 10ft roll-up doors.
- Fifteen (15) stand-alone buildings, each 864 sf, that surround the flagship.
- Unmatched business location, visibility, and growth potential in the heart of Florida's Space Coast.
- Ideal Campus Setting.

**TERRY WINTON
& KATE GOMES**

2425 Pineapple Ave, #108
Melbourne, Florida 32935

(321) 242-2882
JMREALESTATE.COM

PROPERTY OVERVIEW



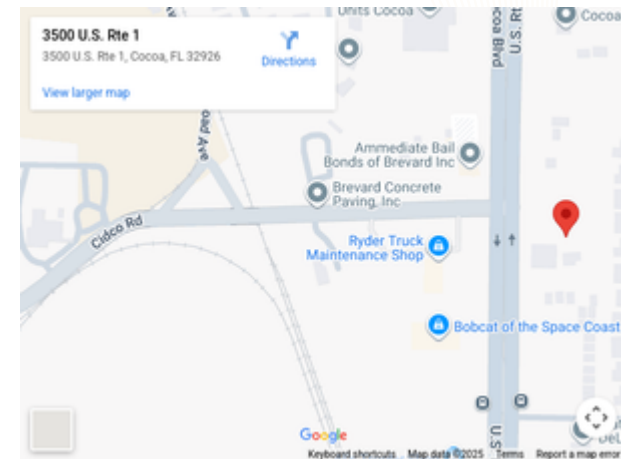
The Ideal Business Center project offers a combined 45,520 square feet of mixed-use commercial space in Cocoa, Florida. With prime frontage along U.S. Highway 1 and provides outstanding visibility and access to all major thoroughfares. Built in 2025, these properties are designed to accommodate a mix of flex, retail, and office users of all sizes.

Main Building— 3500 N Highway 1, Cocoa, FL 32926

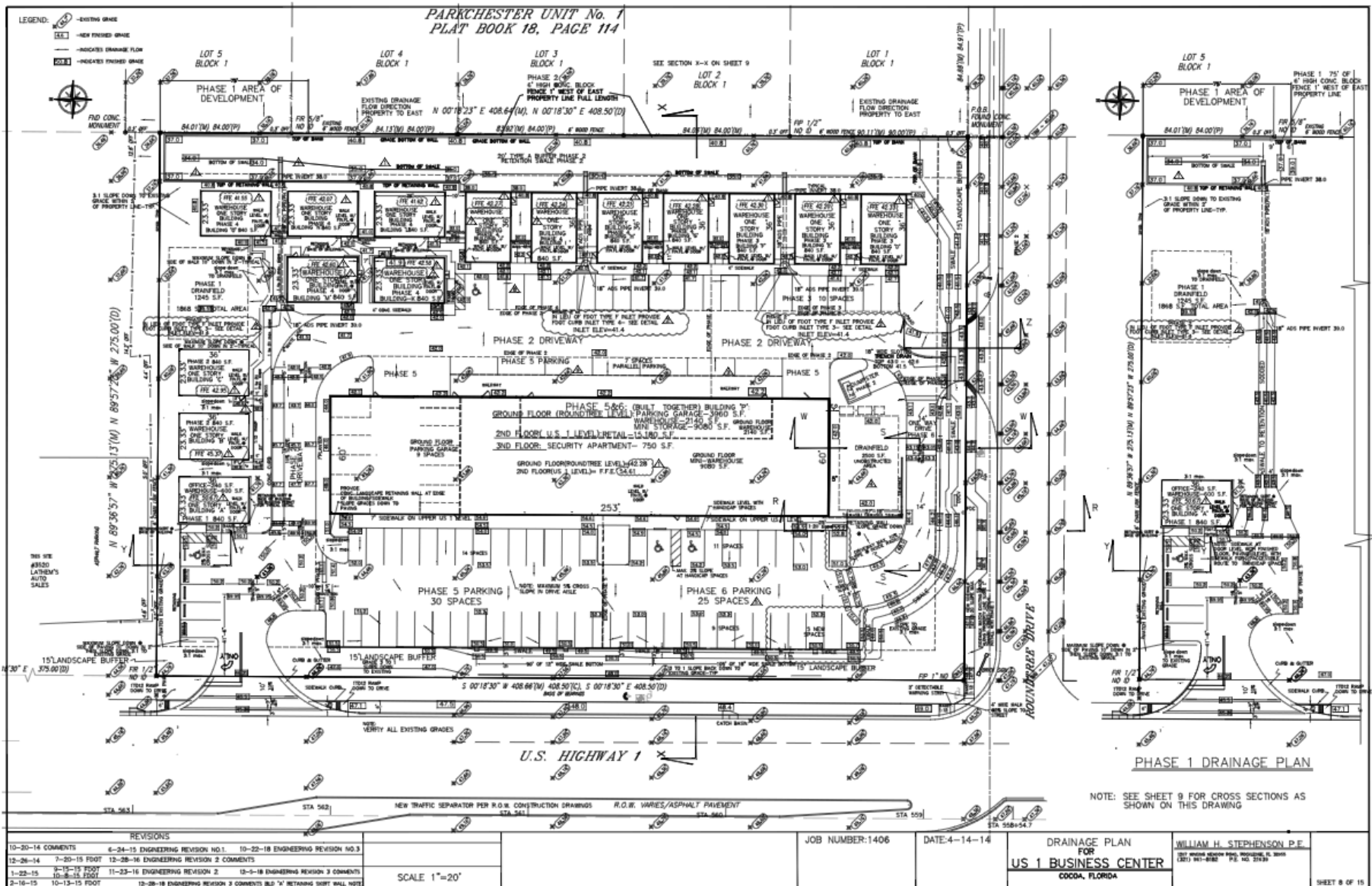
- 32,560 SF, two-story, new construction
- First Floor: 15,180 SF, divisible to 1,380 SF
- 10-ft ceilings | 9-ft roll-up doors
- Second Floor: 17,380 SF, divisible to 1,380 SF
- Modern layouts ideal for retail, office, or flex use

Fifteen Stand-alone Buildings

- Single-story, stand-alone new modular construction
- 864 SF each
- Private Restrooms



SITE PLAN



DEMOGRAPHICS



I-95	4.4 miles
528 Bee Line	1 mile
Cape Canaveral Space Center	8.9 miles
Kennedy Space Center	8.9 miles
Cape Canaveral Space Force Station	10.2 miles
Patrick Space Force Base	21.4 miles
Port Canaveral	9.7 miles



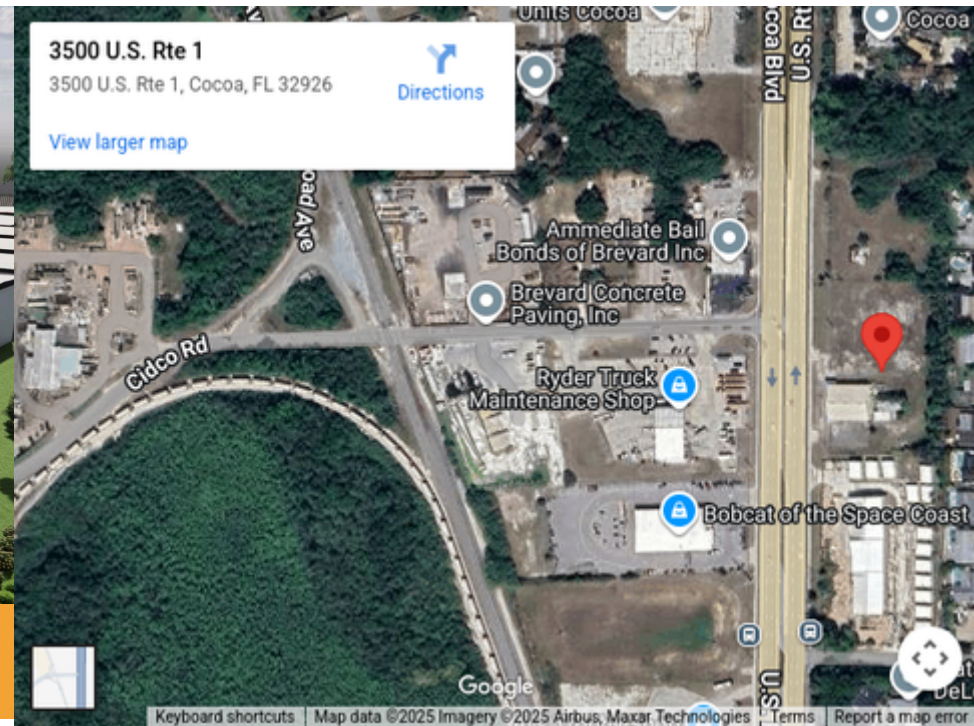
3500 N. Highway 1

Cocoa, FL 32926



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NEW CONSTRUCTION



OUR TEAM



Listing Agents



TERRY WINTON, CCIM
SALES ASSOCIATE



KATE GOMES
SALES ASSOCIATE

Supporting Agents



NICOLE REED
MANAGING BROKER



SUZANNE MATHIEU
MARKETING MANAGER



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