

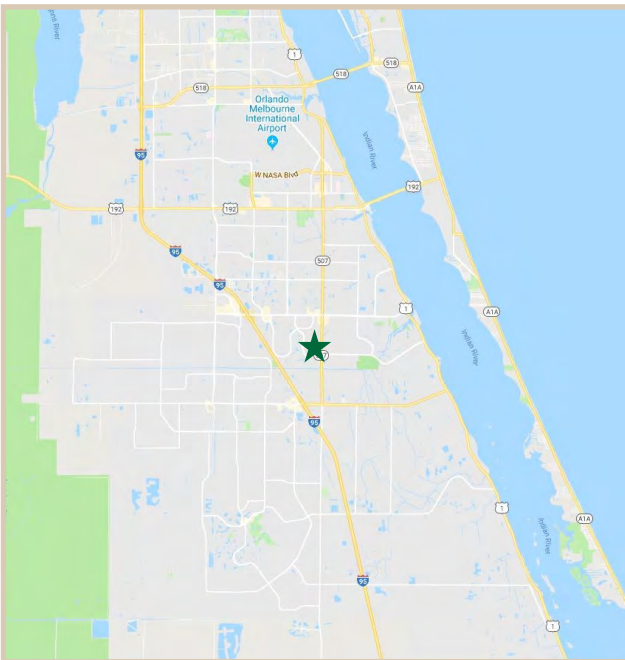
FOR LEASE

5200 Professional Center

5200 Babcock St. NE, Palm Bay, FL. 32905

PROPERTY FACTS

Building Area:	65,708 Sq. Ft.
Parcel Size:	4.92 Acres
No. of Units:	20 Units
Unit Range:	400 - 8,522 Sq. Ft.
Year Built:	1986
Construction:	Steel Frame with Thermal Glass and Granite Curtain Walls
Roof:	Flat Modified Bitumen Roof
Utilities:	City Water/Sewer
Air Conditioning:	100% Central Air
Zoning:	CC Community Commercial



PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing excellent value for the area.
Layout & Access	Multi-tenant professional office / medical building complex with elevator and multiple entrances.
Location	Centrally located in Central Palm Bay, two miles from Palm Bay Hospital and two miles away from I-95.
Aesthetics	Newly renovated for professional look, with a lush landscape on the outside premises.



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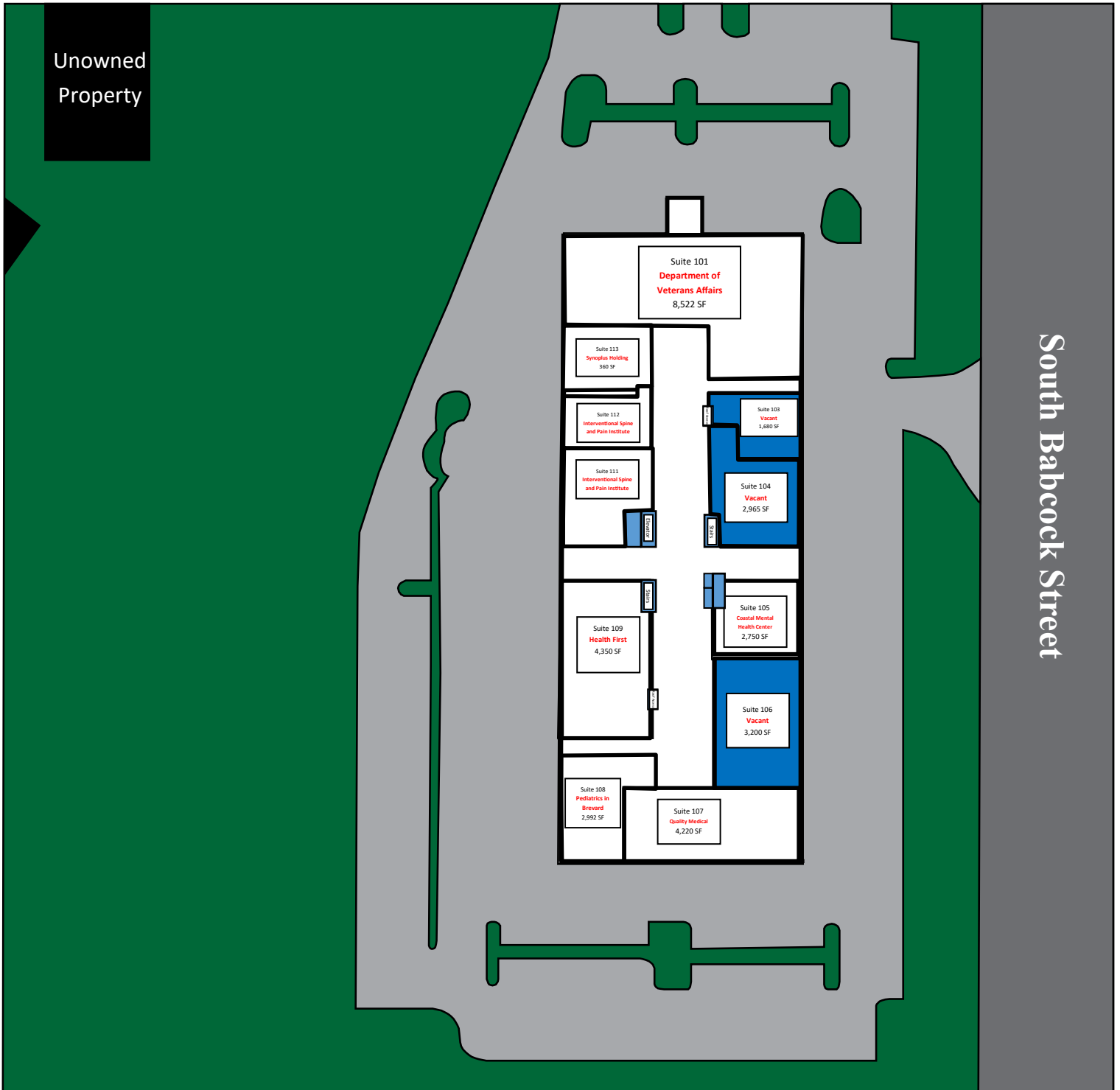
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

First Floor

5200 Professional Center

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UNITS FOR LEASE

First Floor

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Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
103	1,680 SF	\$14.00	SF/ YR \$1,960.00	Yes	No	Yes	No	Medical Space
104	2,965 SF	\$14.00	SF/ YR \$3,459.17	Yes	No	Yes	No	Medical Space
106 A&B	3,200 SF	\$14.00	SF/ YR \$3,733.33	Yes	No	Yes	No	Medical Space



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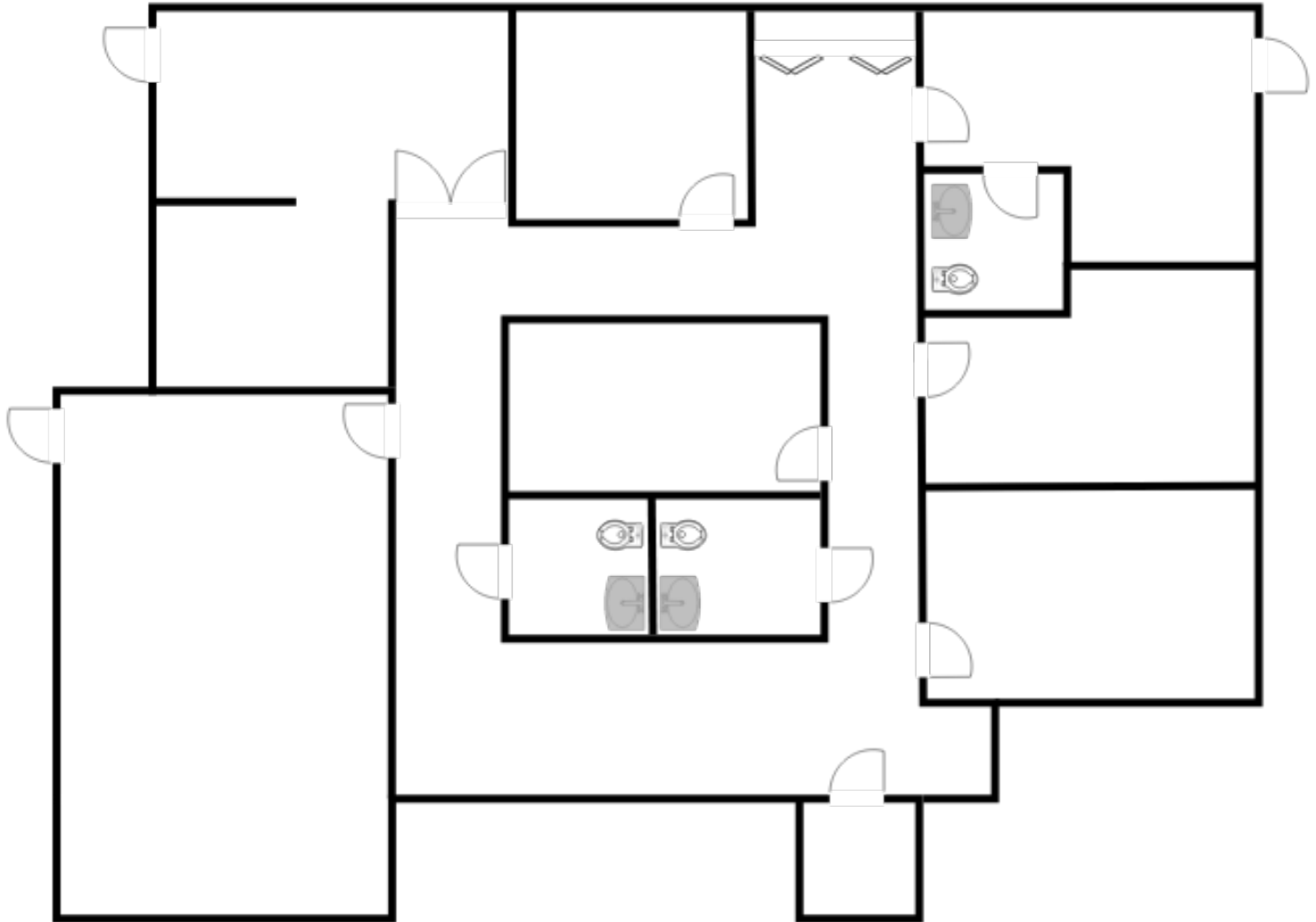
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FLOOR PLAN

Unit #103

5200 Professional Center

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1,680 SF



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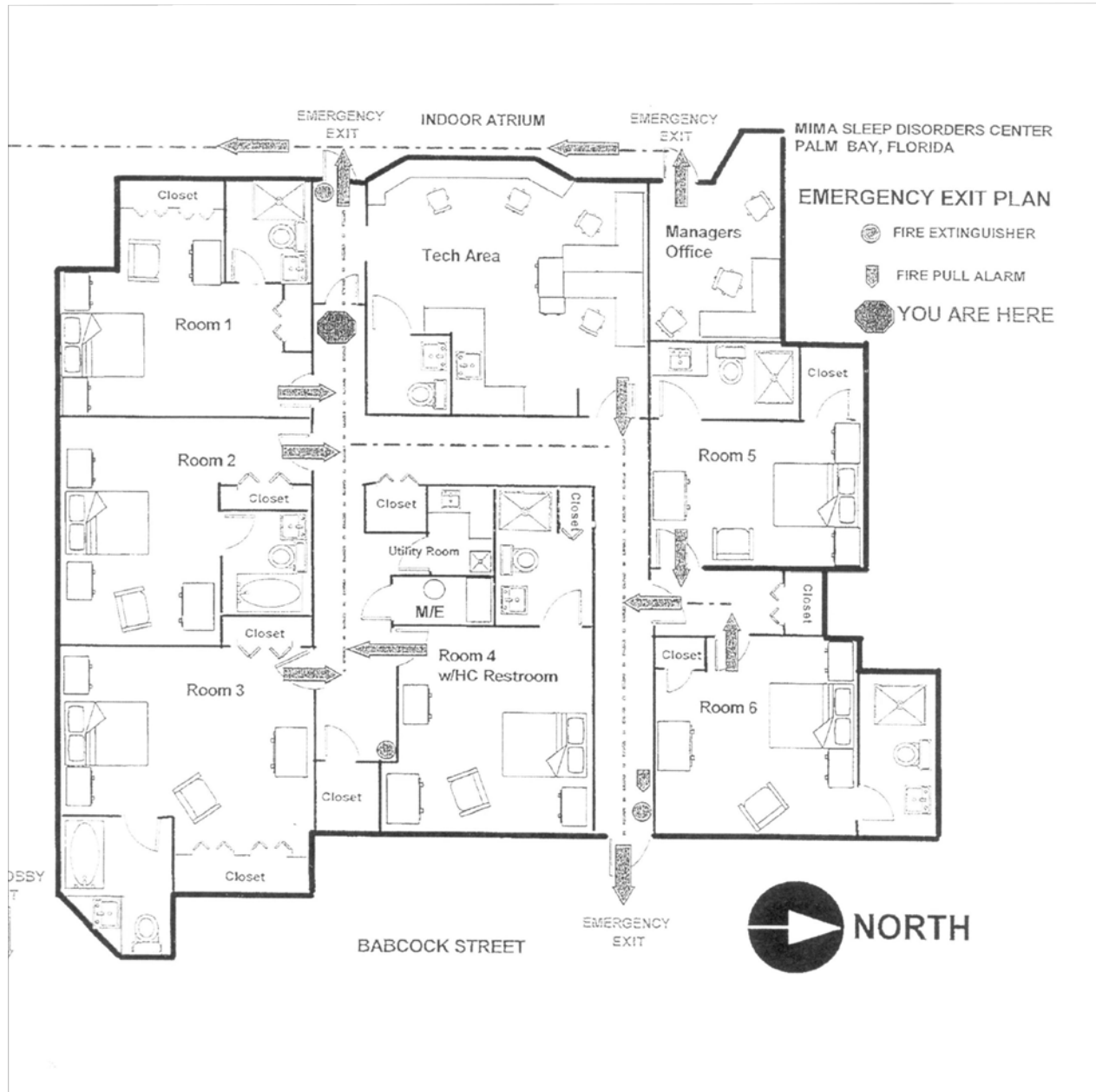
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FLOOR PLAN

Unit #104

5200 Professional Center

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3,200 SF



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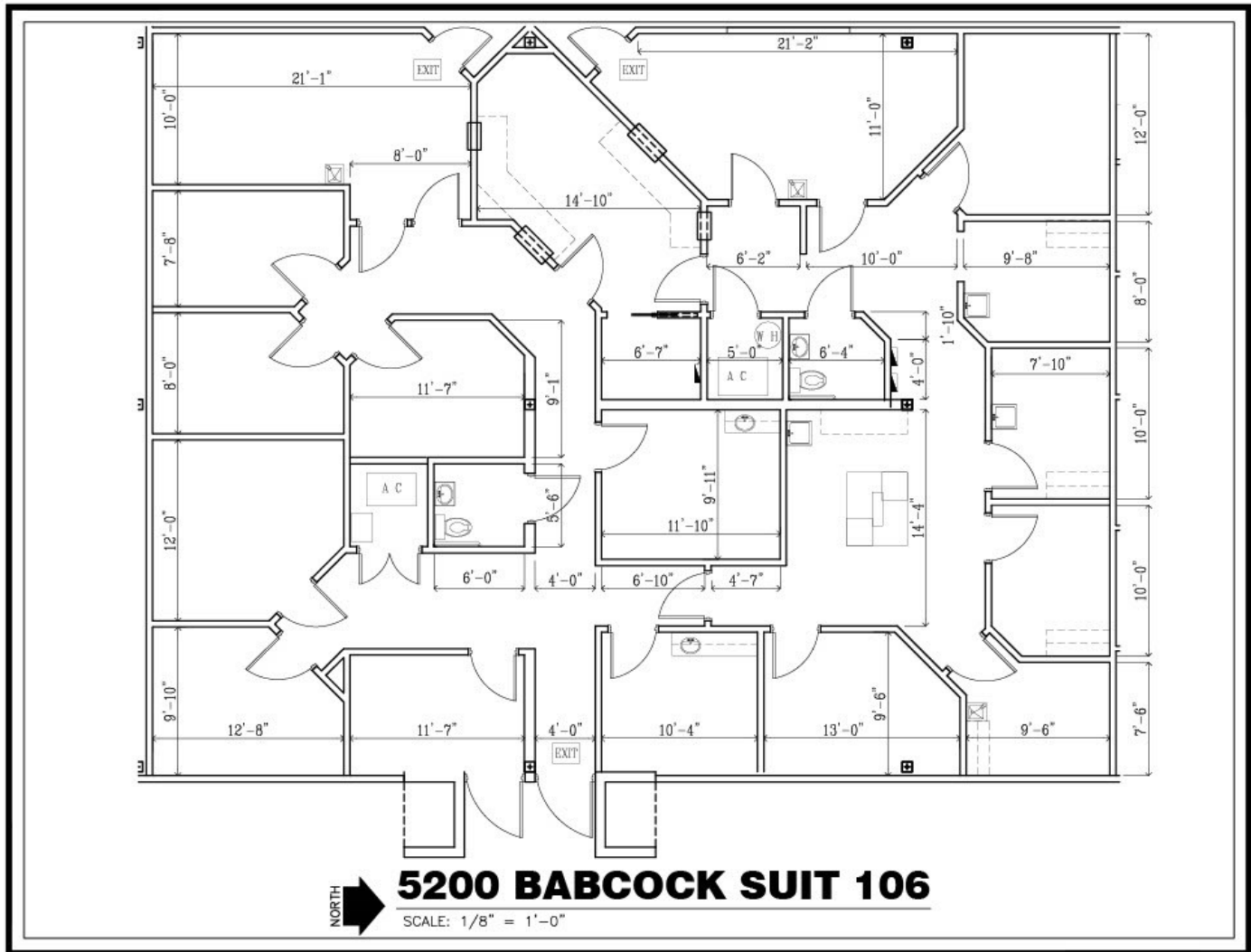
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FLOOR PLAN

Unit #106 A&B

5200 Professional Center

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3,200 SF



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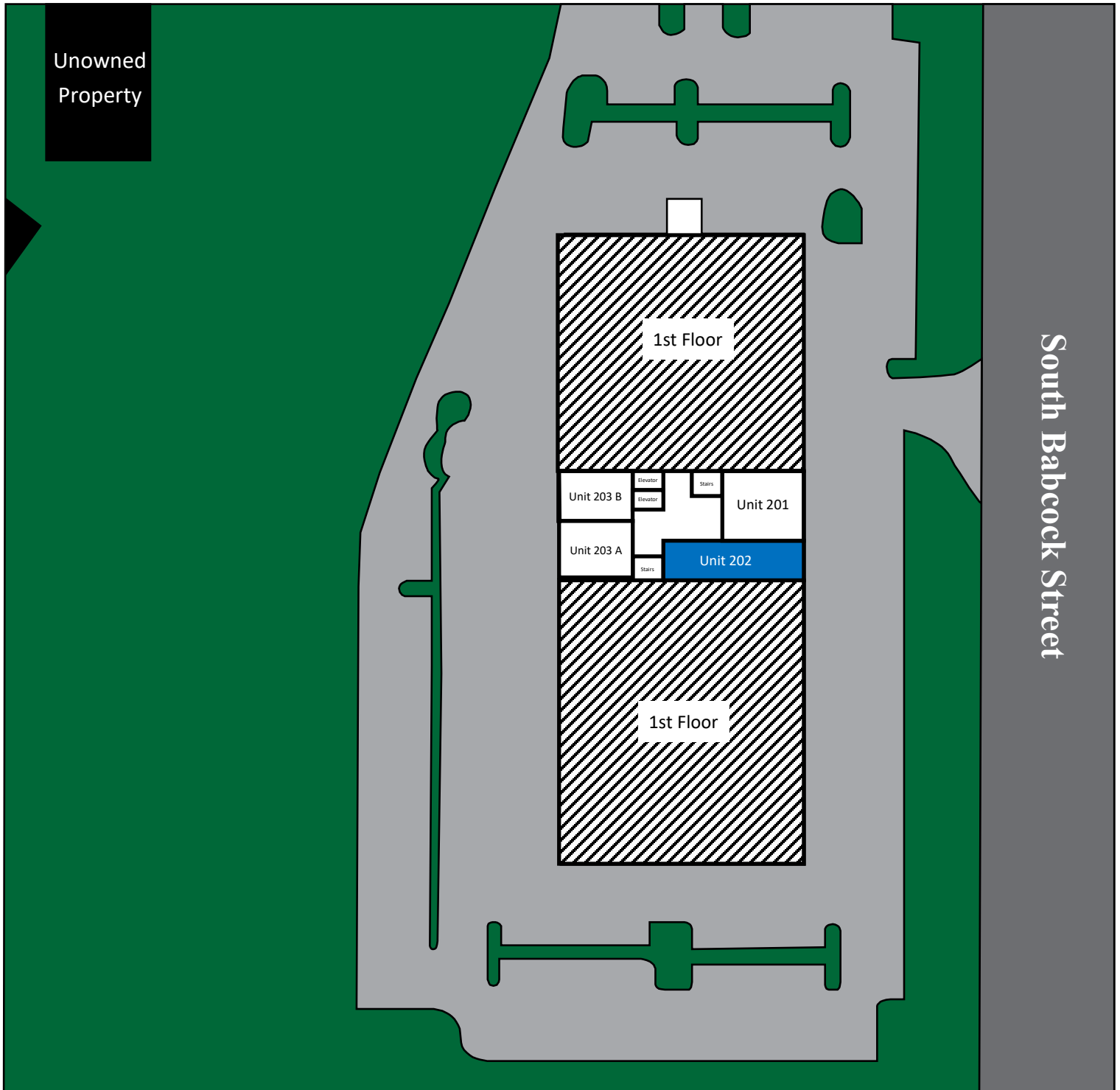
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SITE PLAN

Second Floor

5200 Professional Center

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UNITS FOR LEASE

Second Floor

5200 Professional Center

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Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
202	1,720 SF	\$14.00 SF/ YR	\$2,006.67	Yes	No	Yes	No	Medical Space



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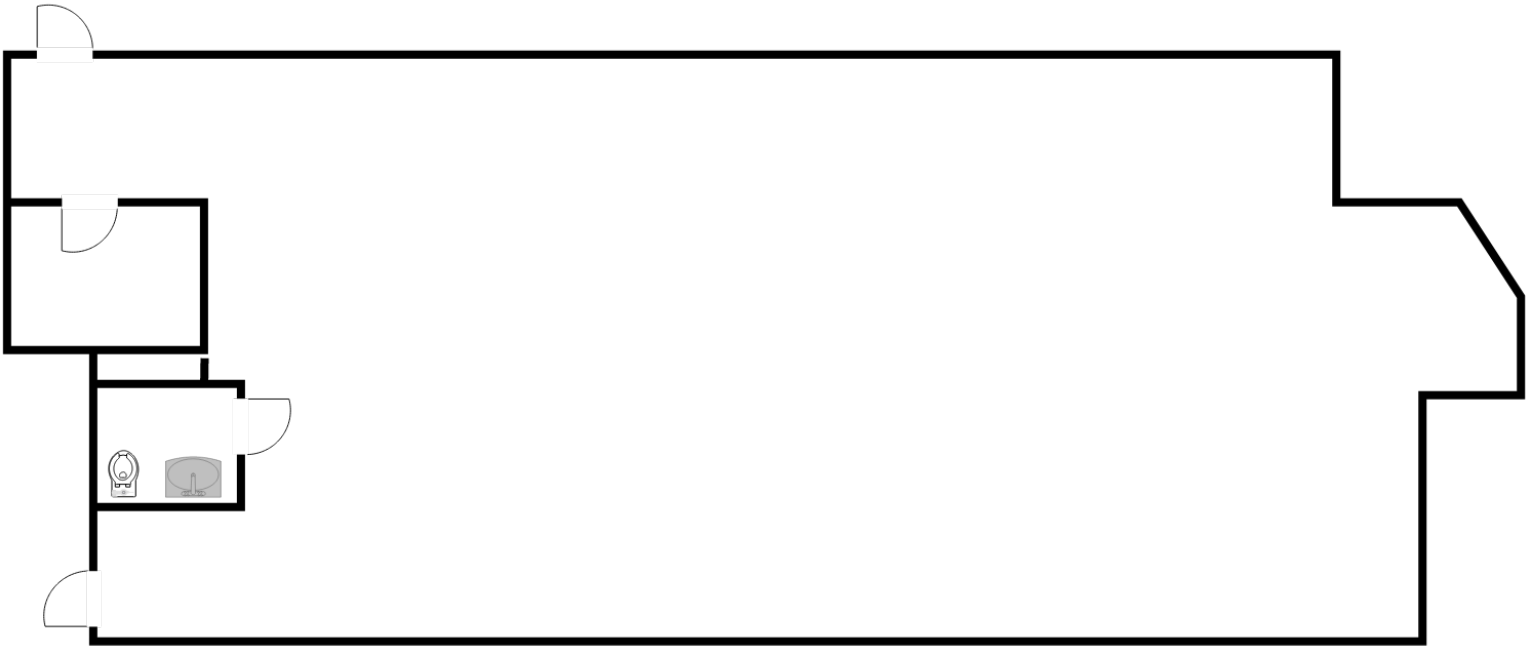
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FLOOR PLAN

Unit #202

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1,720 SF



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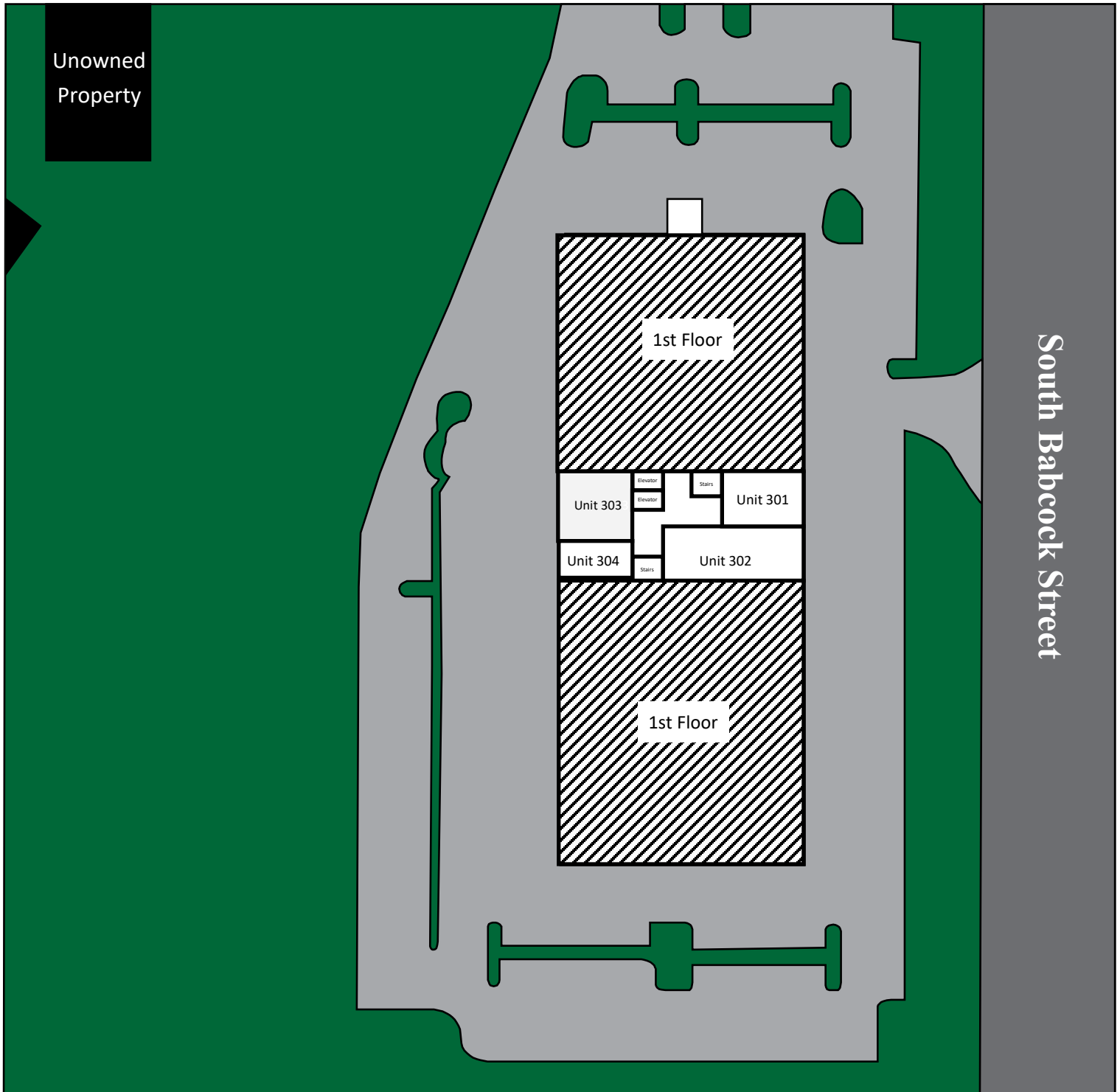
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SITE PLAN

Third Floor

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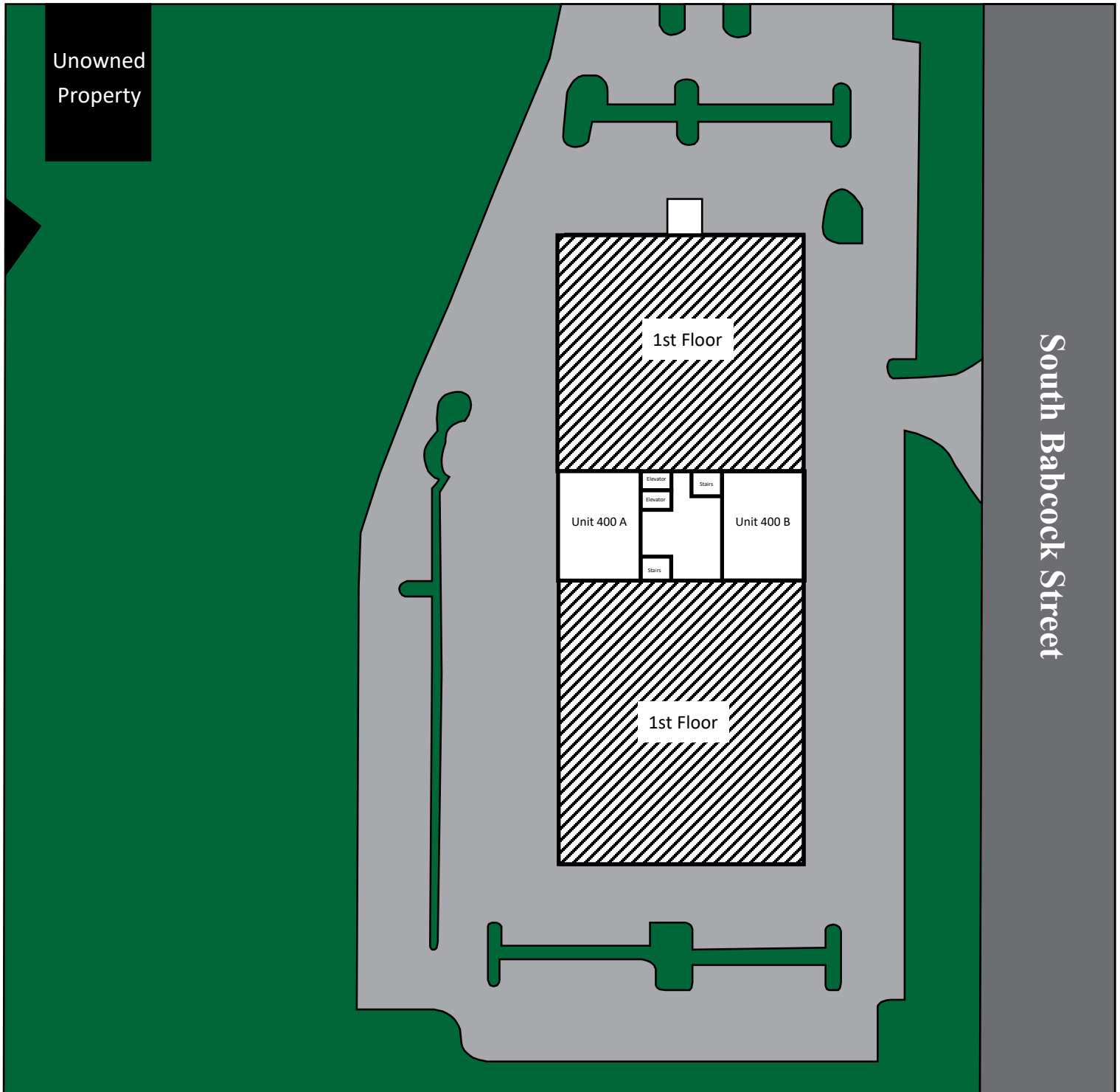
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SITE PLAN

Fourth Floor

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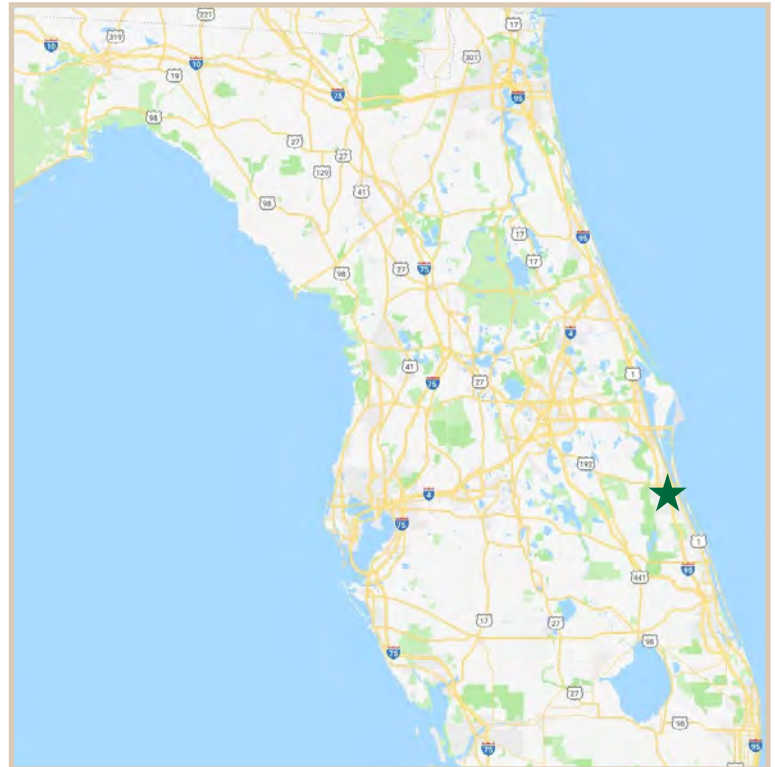
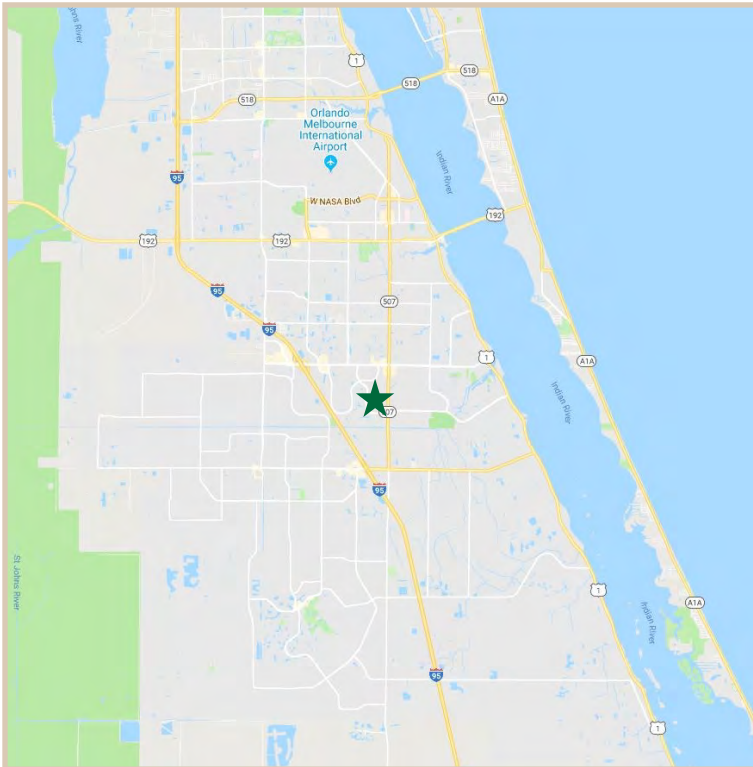
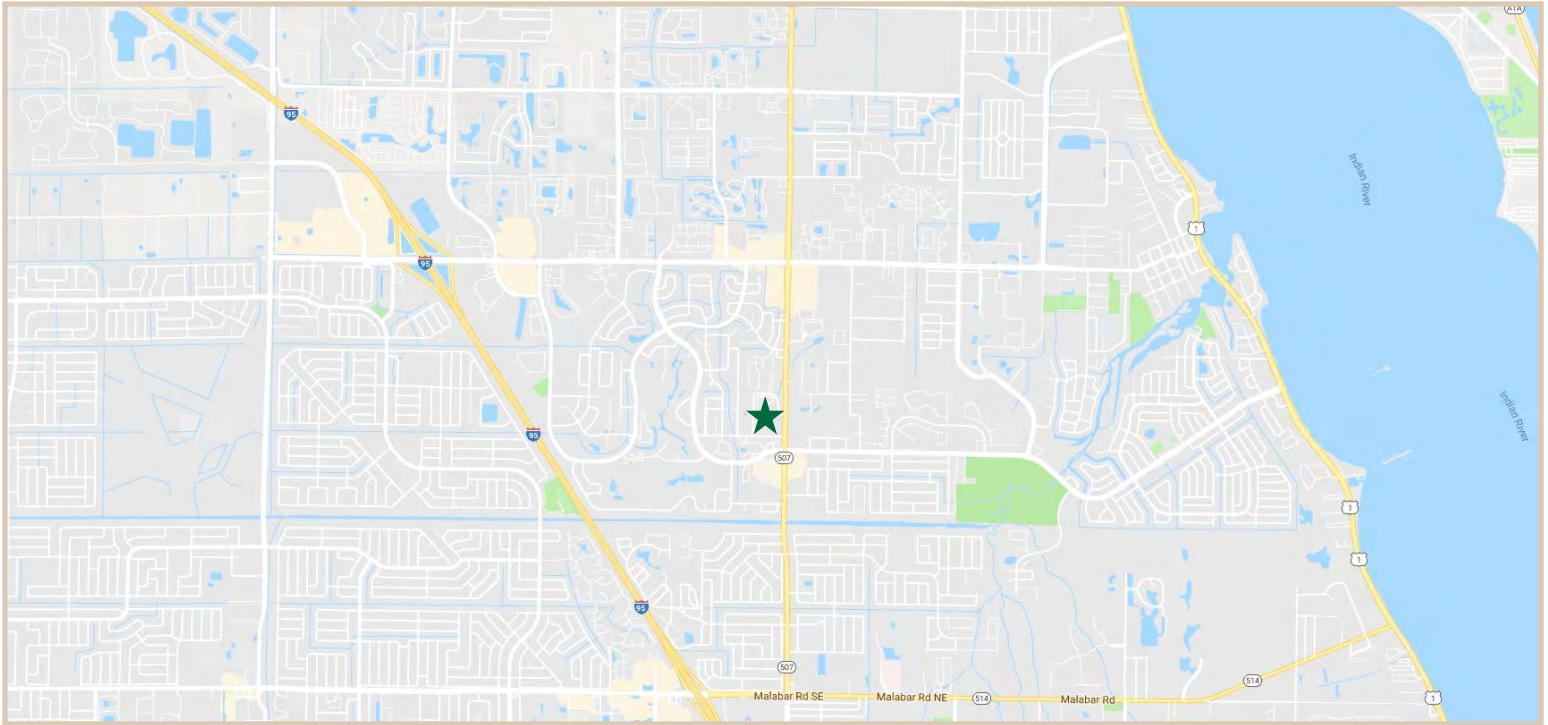
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LOCATION MAPS

5200 Professional Center

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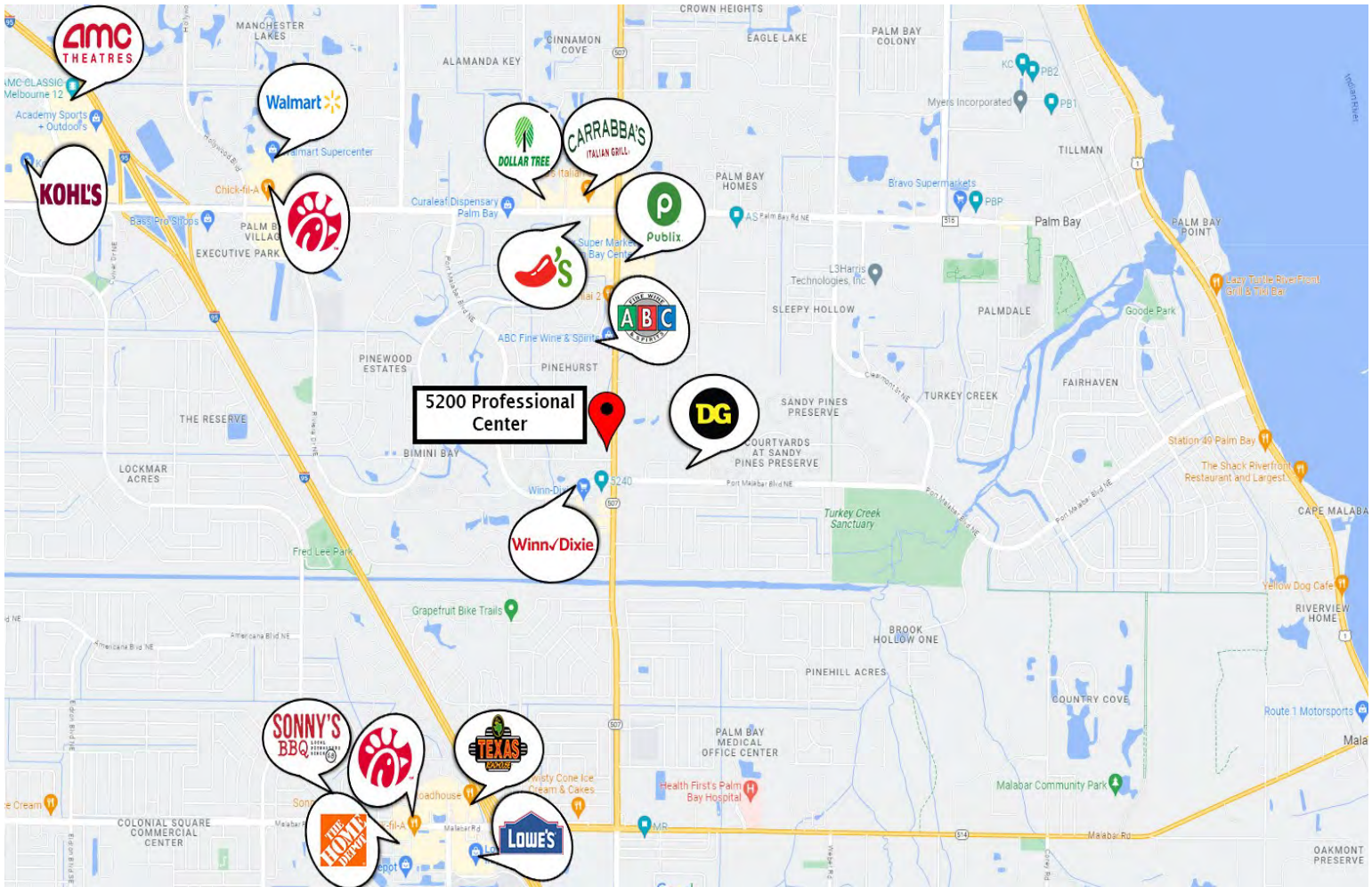
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NATIONAL TENANT MAP

5200 Professional Center

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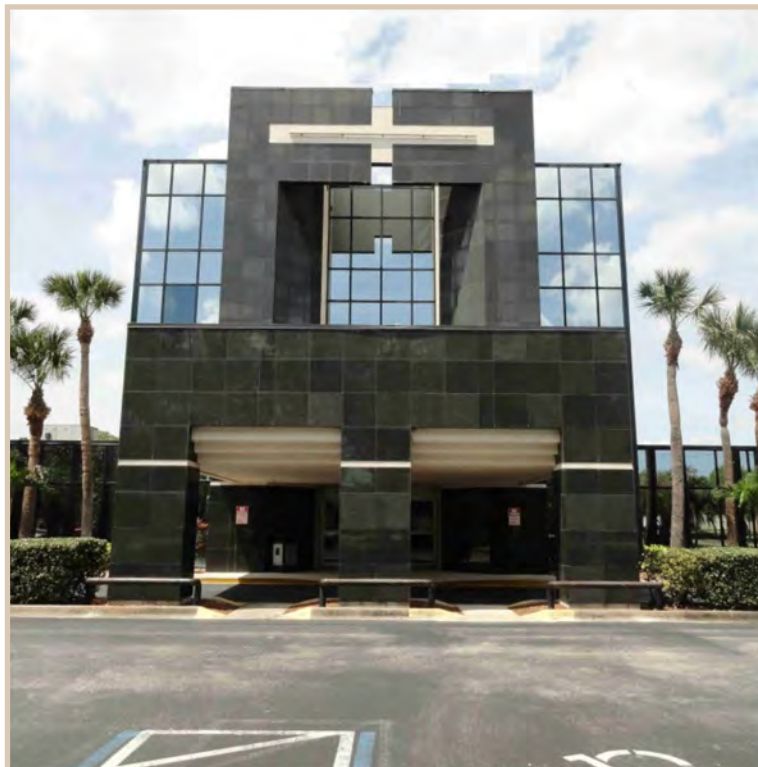
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ADDITIONAL PHOTOS

5200 Professional Center

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