## The ULLIAN REALTY Corporation

# **Oakwood Square**

1900-1970 Dairy Rd, Melbourne, FL 32904

### Office, Medical and Retail Space Available for Lease



OFFERING SUMMARY	1	PROPERTY OVERVIEW
Available SF:	1,144 - 16,404 SF	Oakwood Square is a three building office, medical and light retail complex with a variety of unit sizes available for lease. Ample parking throughout the complex. Space available from 1,144 sf up to a full building at 16,404 sf.
Lease Rate:	\$10.00 SF/yr (NNN)	LOCATION OVERVIEW
Acreage:	4.4 Acres	Site provides easy access to all of Melbourne, Palm Bay, Beaches and surrounding communities via Interstate 95, US 192, and US 1. From open space to multi-office there are numerous configurations to choose from. Former medical office includes custom built MRI room.
Year Built:	1985	PROPERTY HIGHLIGHTS
Facility SF:	46,884 SF	• Great location in the heart of W. Melbourne on Dairy Road
		All roofs replaced in 2016
Renovated:	2017	• Full property painting, landscaping and parking lot renovation starting in 2018.
		Excellent value priced office space!
Zoning:	C-1 Low Density	Several types and sizes of units available immediately
	Commercial	Interiors to include new flooring and painting
		• \$2.57/sf NNN expenses
Adam Rathbun, CCIM Robert Solito   Licensed Real Estate Broker Licensed Real Estate Sales Associate		

Individual Members Michael S. Ullian Adam Rathbun

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1800 Penn Street

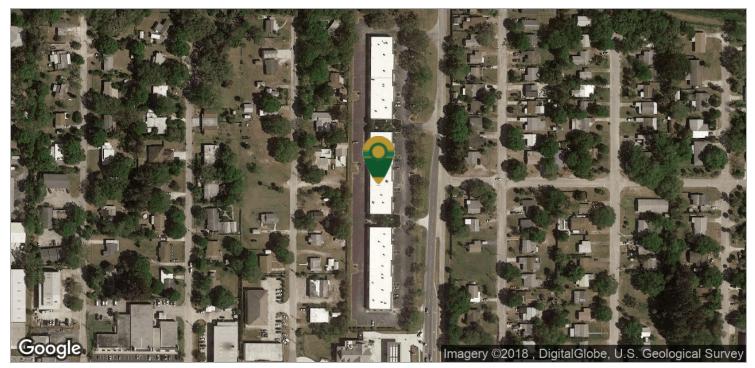
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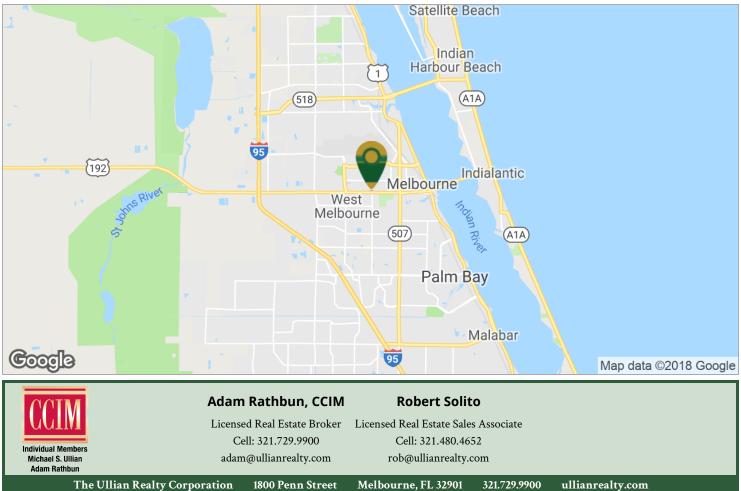
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### Oakwood Square 1900-1970 Dairy Rd, Melbourne, FL 32904

#### Location Maps





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