

# 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<br>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.                 |



### CHARLES A. VON STEIN, INC.

Commercial Property Management,  
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626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

### CONTACT INFO:

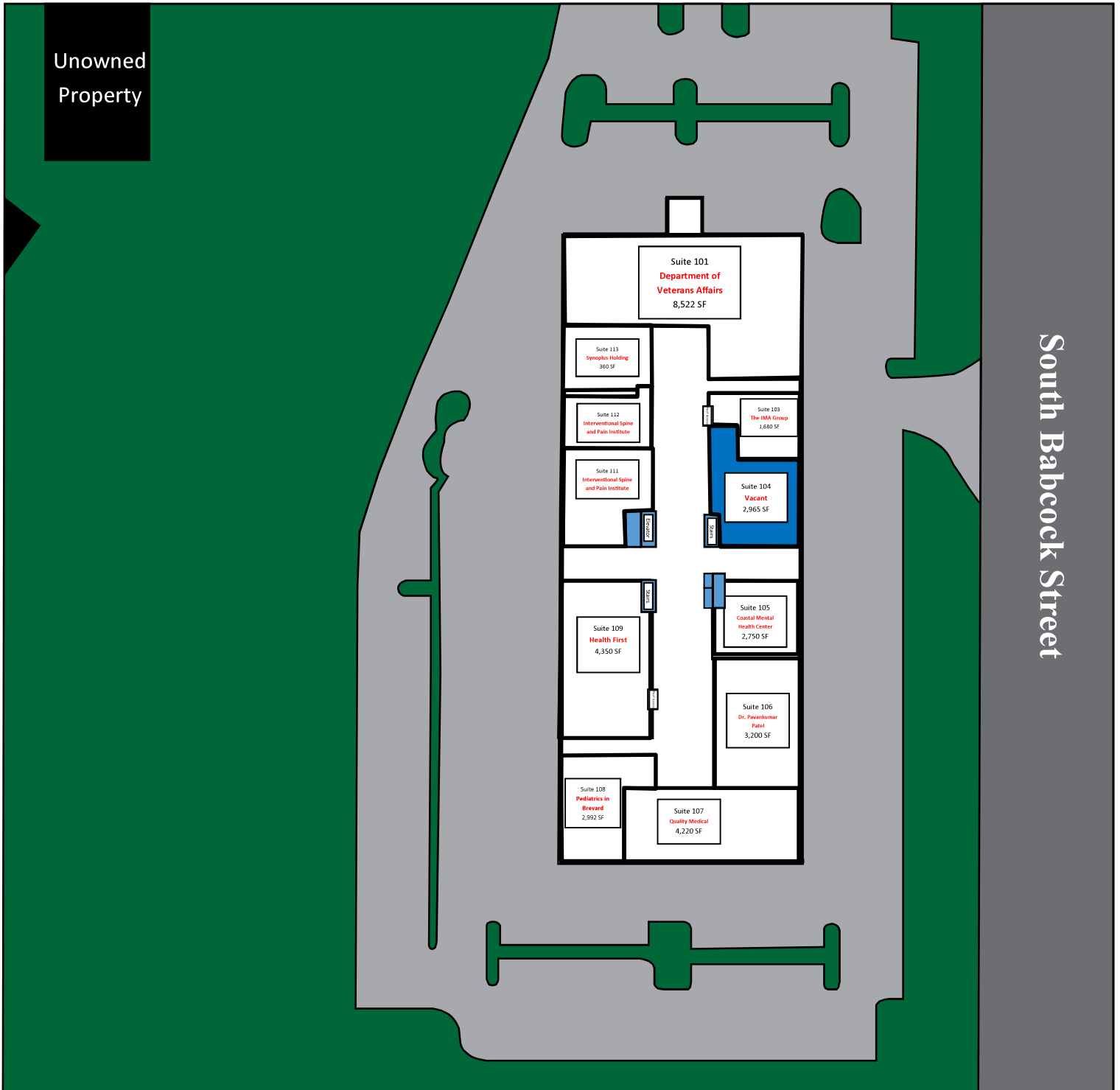
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Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

# SITE PLAN

First Floor

5200 Professional Center

5200 Babcock St. NE, Palm Bay, FL 32905



Unowned Property

South Babcock Street



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# UNITS FOR LEASE

First Floor

5200 Professional Center

5200 Babcock St. NE, Palm Bay, FL 32905

| Unit | Size     | Rate                 | Monthly Rate | Utilities Included |          |       |       | Usage         |
|------|----------|----------------------|--------------|--------------------|----------|-------|-------|---------------|
|      |          |                      |              | Water              | Electric | Trash | Cable |               |
| 104  | 2,965 SF | \$14.00<br>SF/<br>YR | \$3,459.17   | Yes                | No       | Yes   | No    | Medical Space |



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# FLOOR PLAN

Unit #104

5200 Professional Center

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**3,200 SF**



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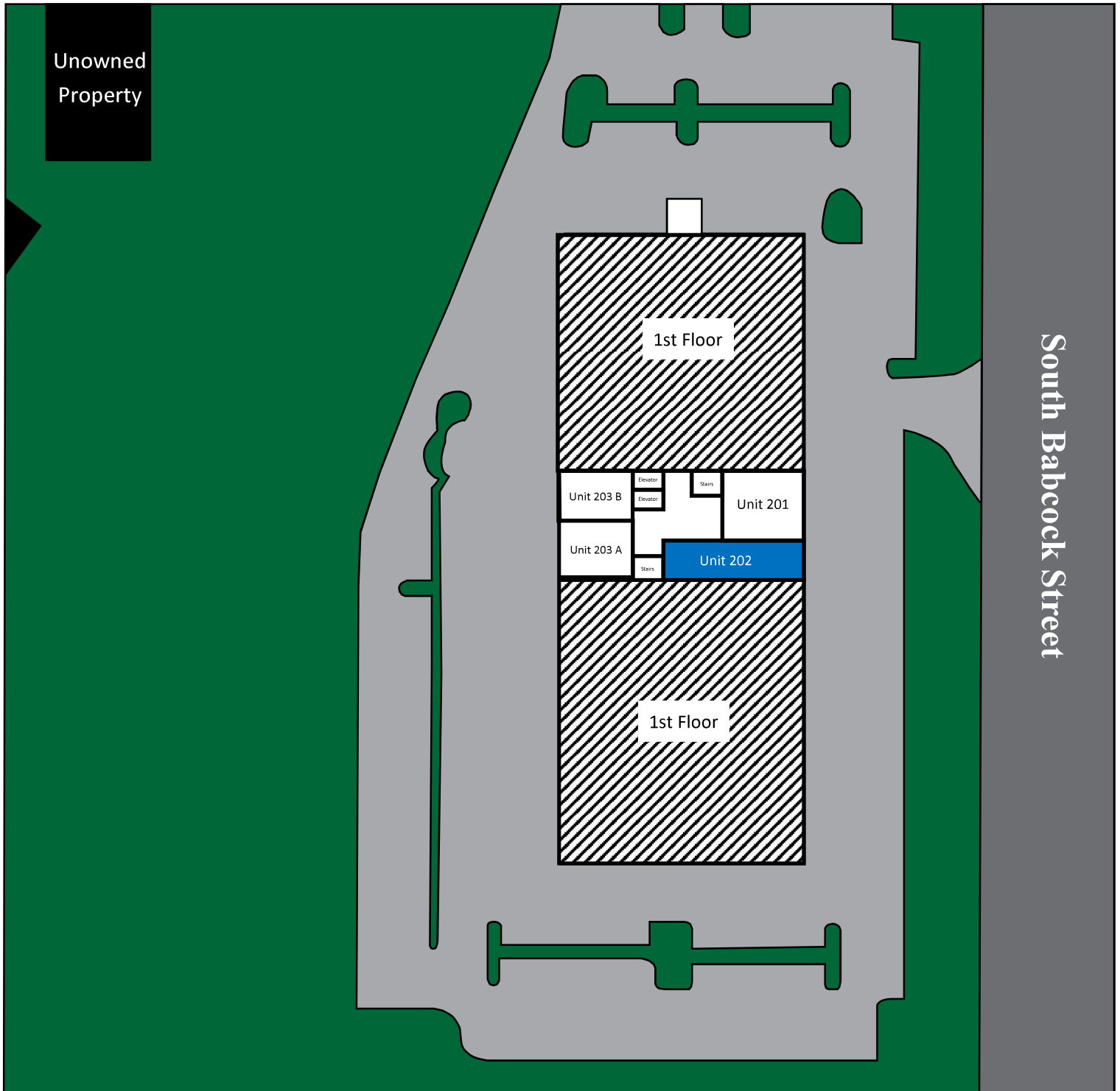
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# SITE PLAN

Second Floor

5200 Professional Center

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# UNITS FOR LEASE

Second Floor

5200 Professional Center

5200 Babcock St. NE, Palm Bay, FL 32905

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



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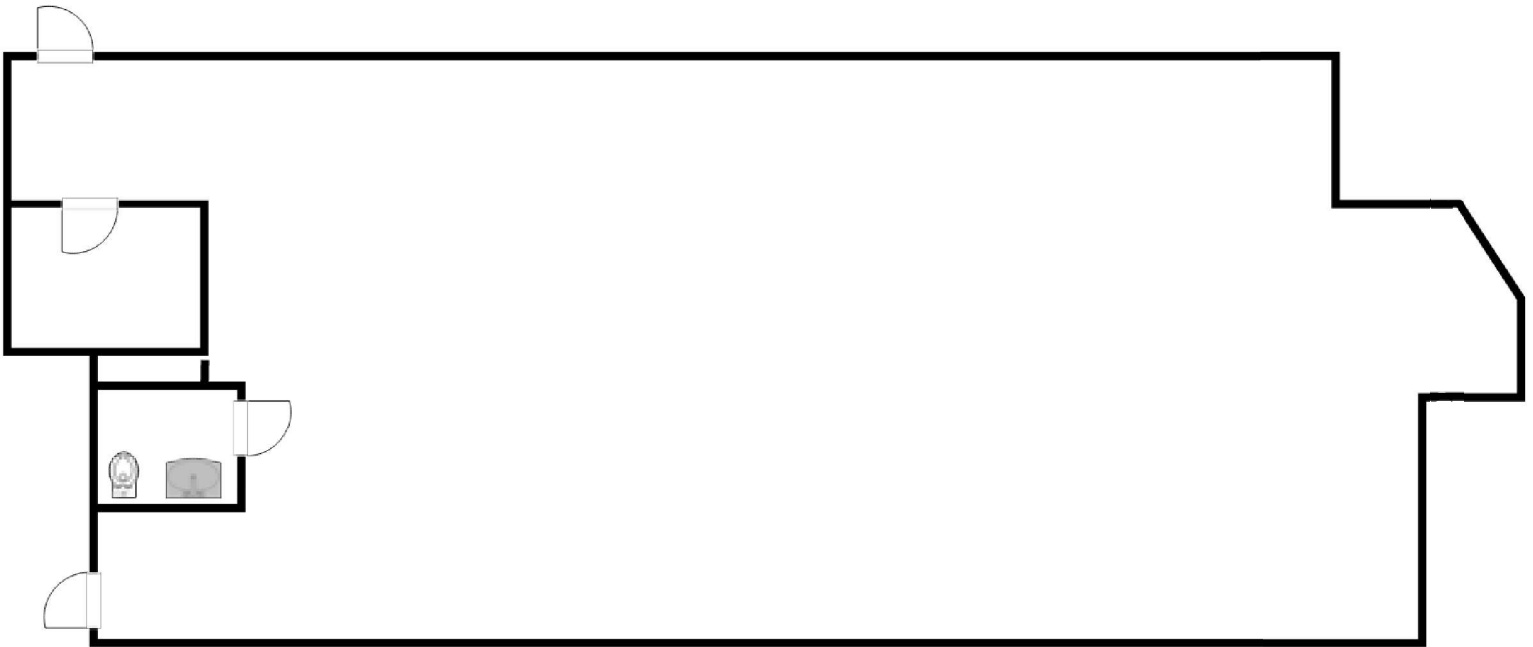
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# FLOOR PLAN

Unit #202

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1,720 SF



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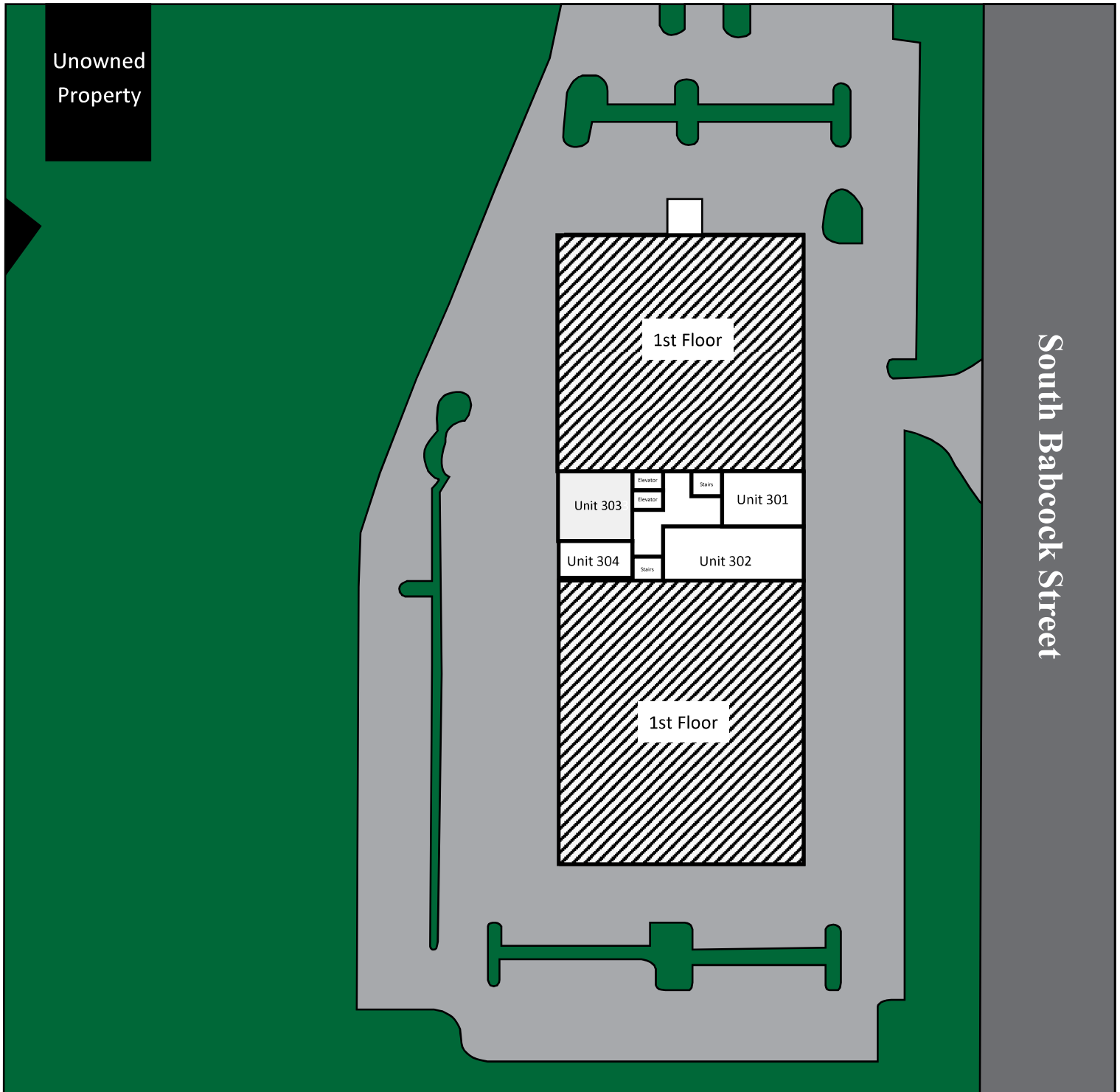
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# SITE PLAN

Third Floor

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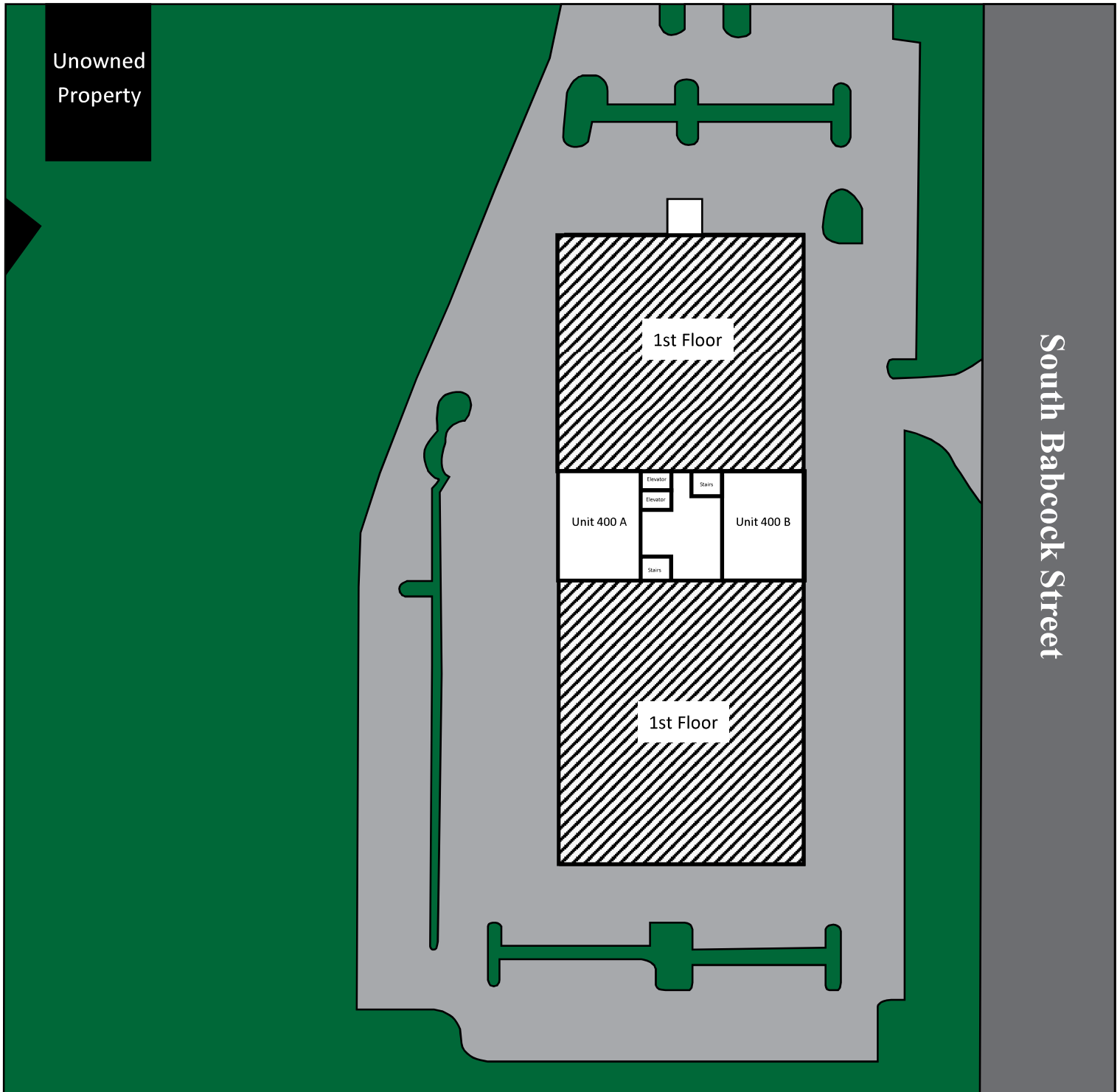
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# SITE PLAN

Fourth Floor

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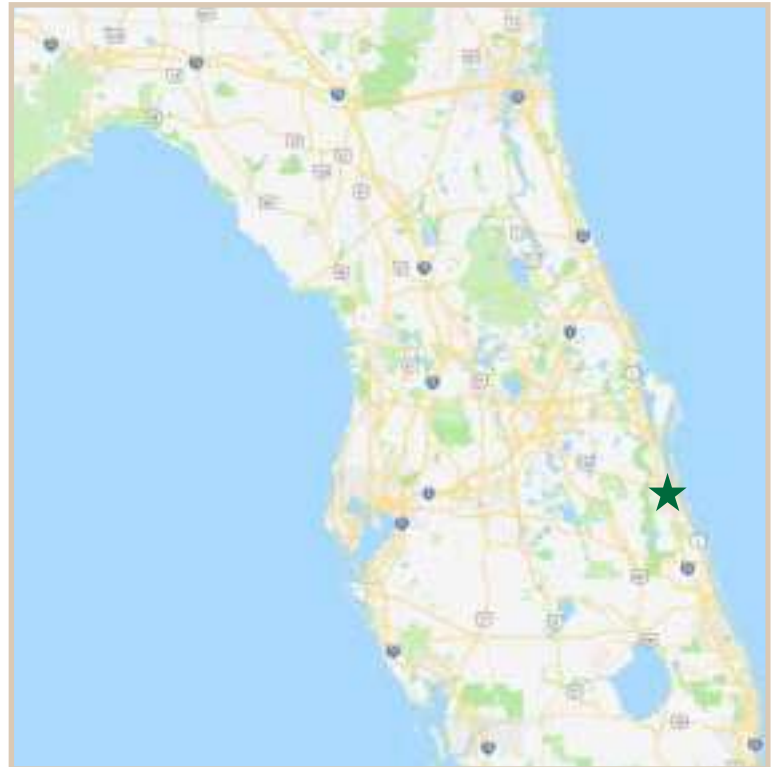
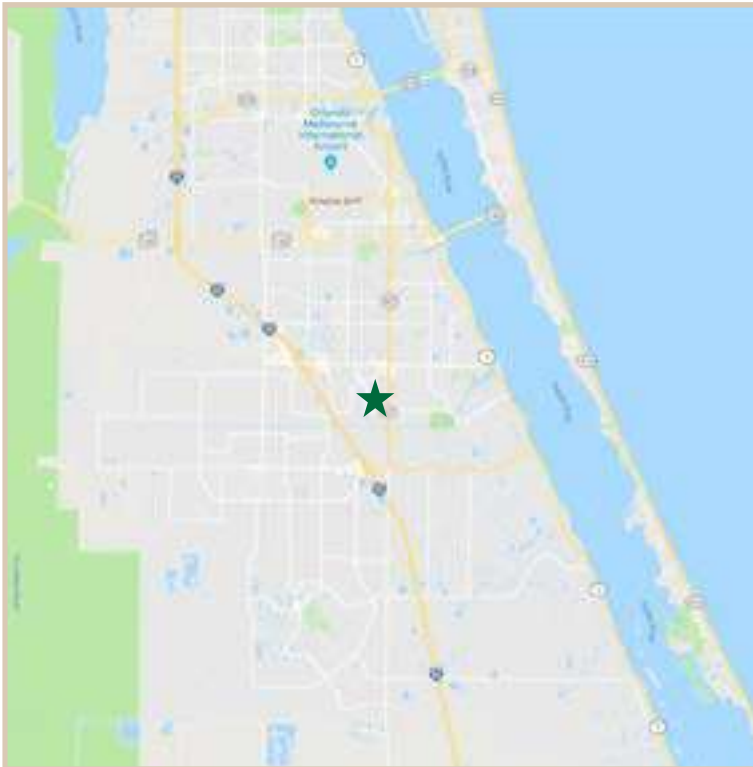
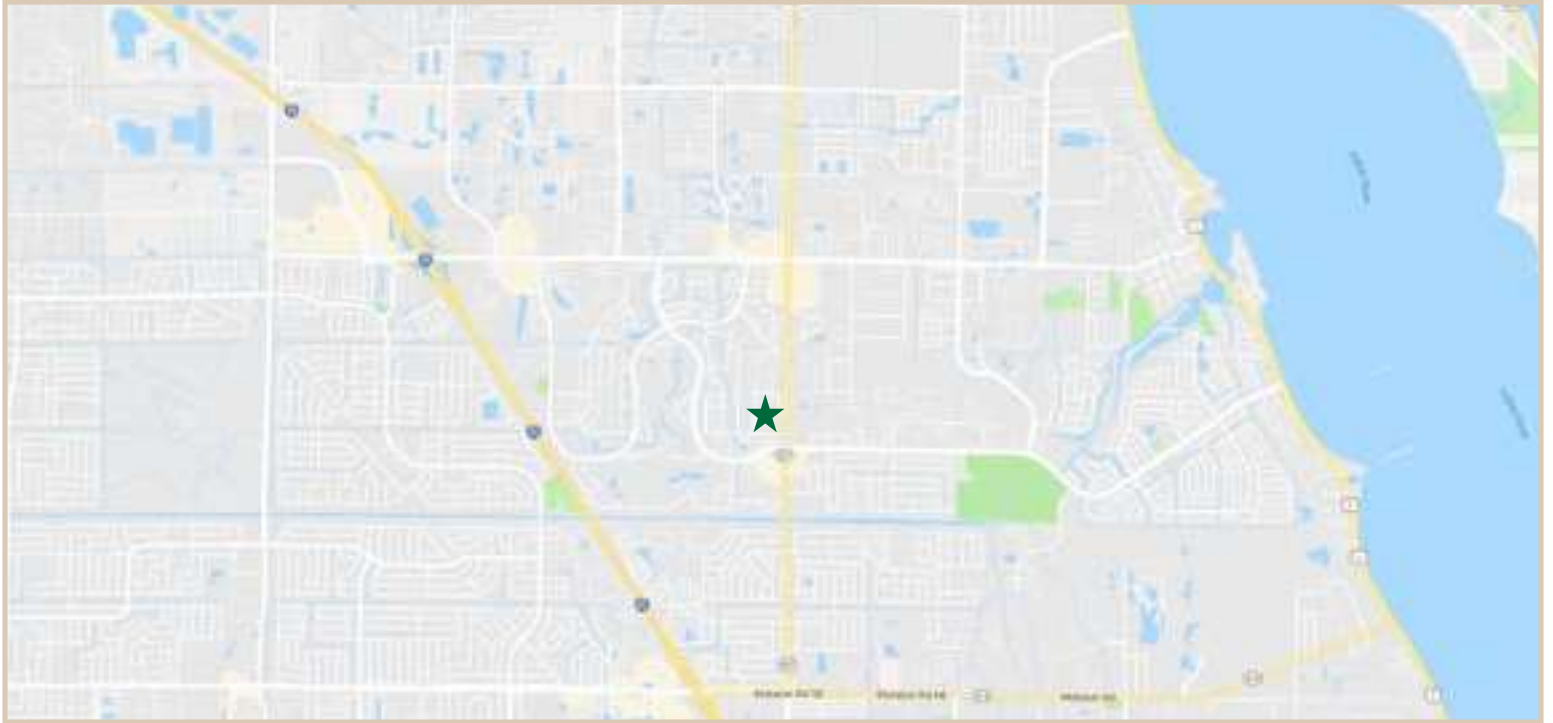
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# LOCATION MAPS

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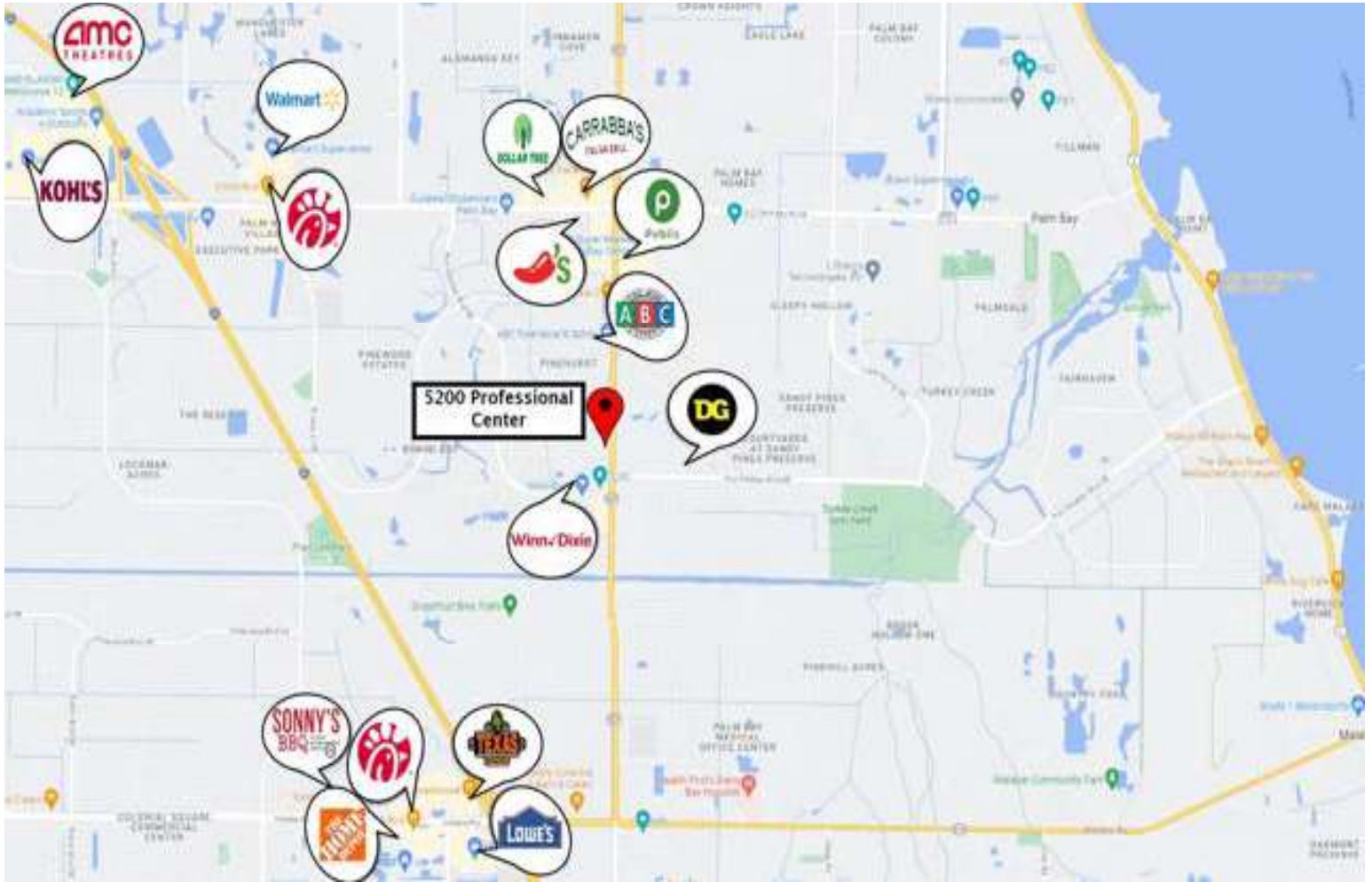
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# NATIONAL TENANT MAP

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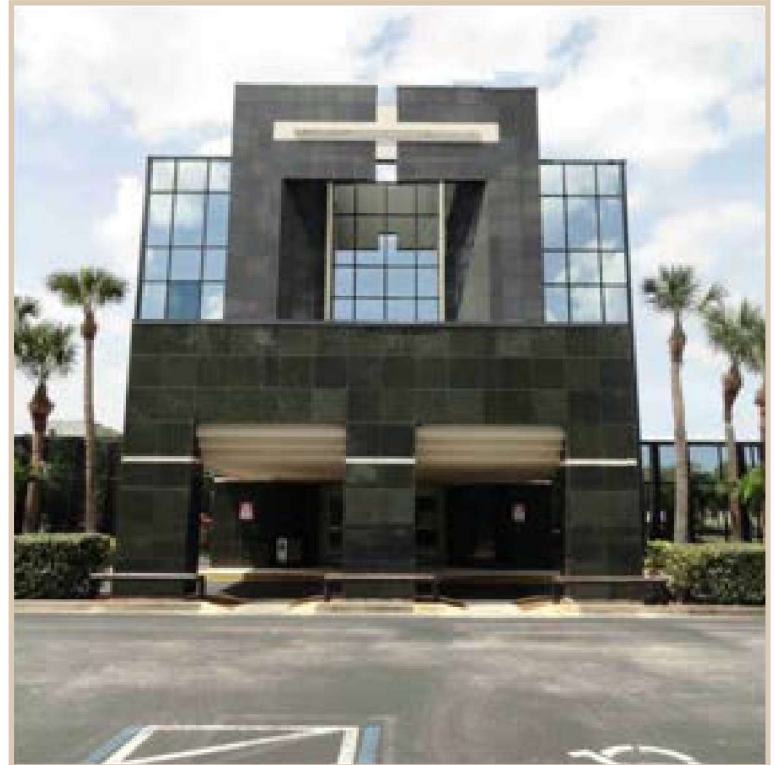
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# ADDITIONAL PHOTOS

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1963

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