

FOR LEASE

Sarno Professional Center

1360-1380 Sarno Road, Melbourne, Florida 32935

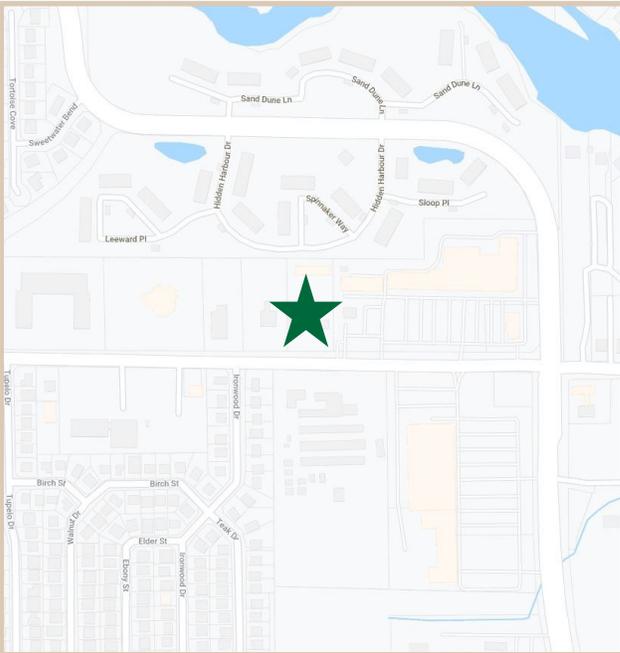
PROPERTY FACTS

Building Area:	19,470 Sq. Ft.
Complex Configuration:	14 Units in Three Buildings
Unit Size:	1,100-2,200 Sq. Ft.
Construction:	Concrete Walls & Concrete Roof
Utilities:	City Water/Septic
Zoning:	CIA Permitted Uses Include: Retail Office, Medical, Financial Institutions, and Personal Service
Parcel Size:	2 Acres
Year Built	1978



PROPERTY HIGHLIGHTS

Price	Great value for a newly renovated space.
Parking & Access	Easy access off of Sarno Road with direct access to parking in front of each building.
Location	Within two miles of Melbourne International Airport and one mile from U.S. One. Centrally located on the north side of the central business district.
Aesthetics	Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

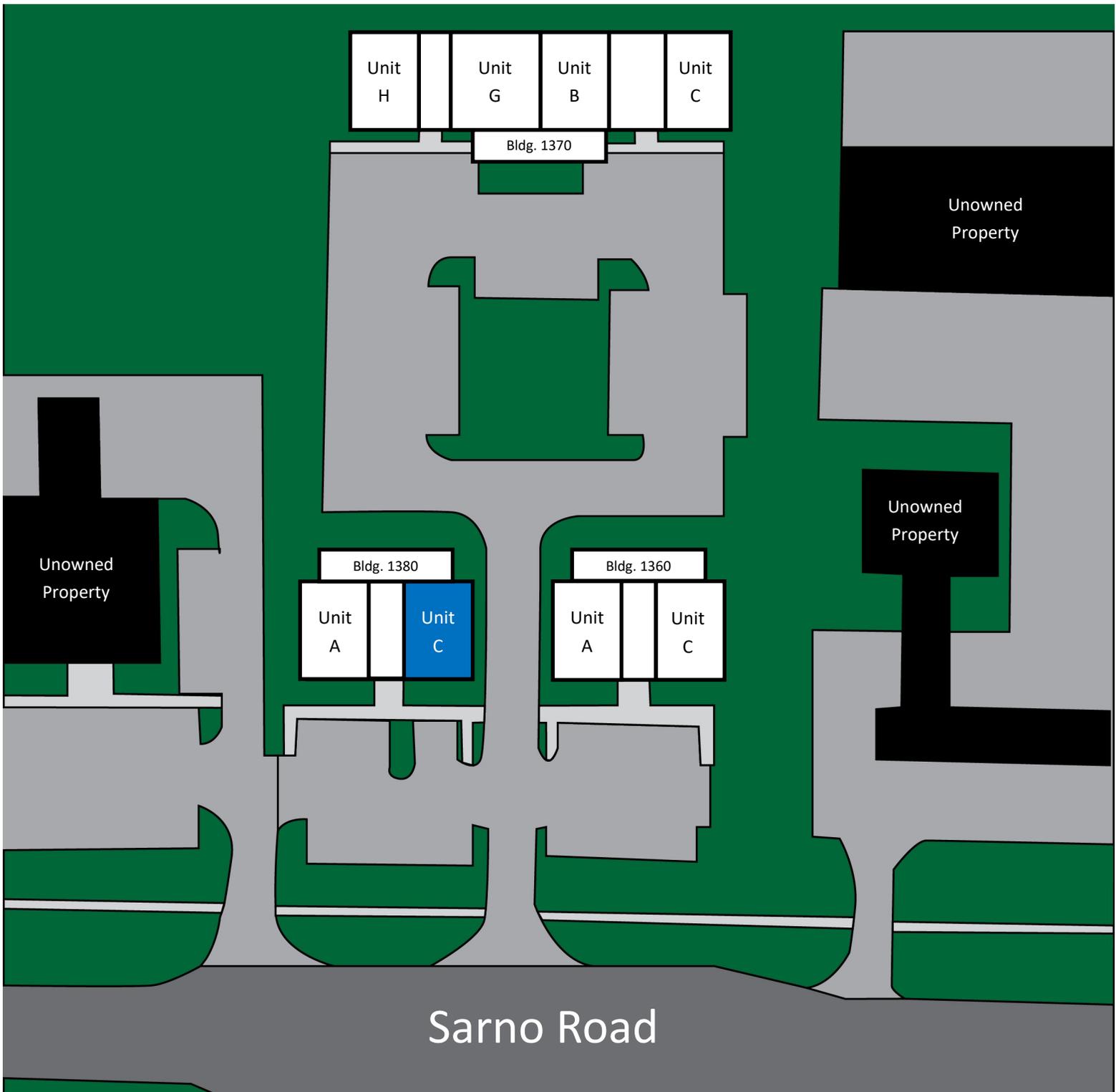
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Site Plan:
First Floor

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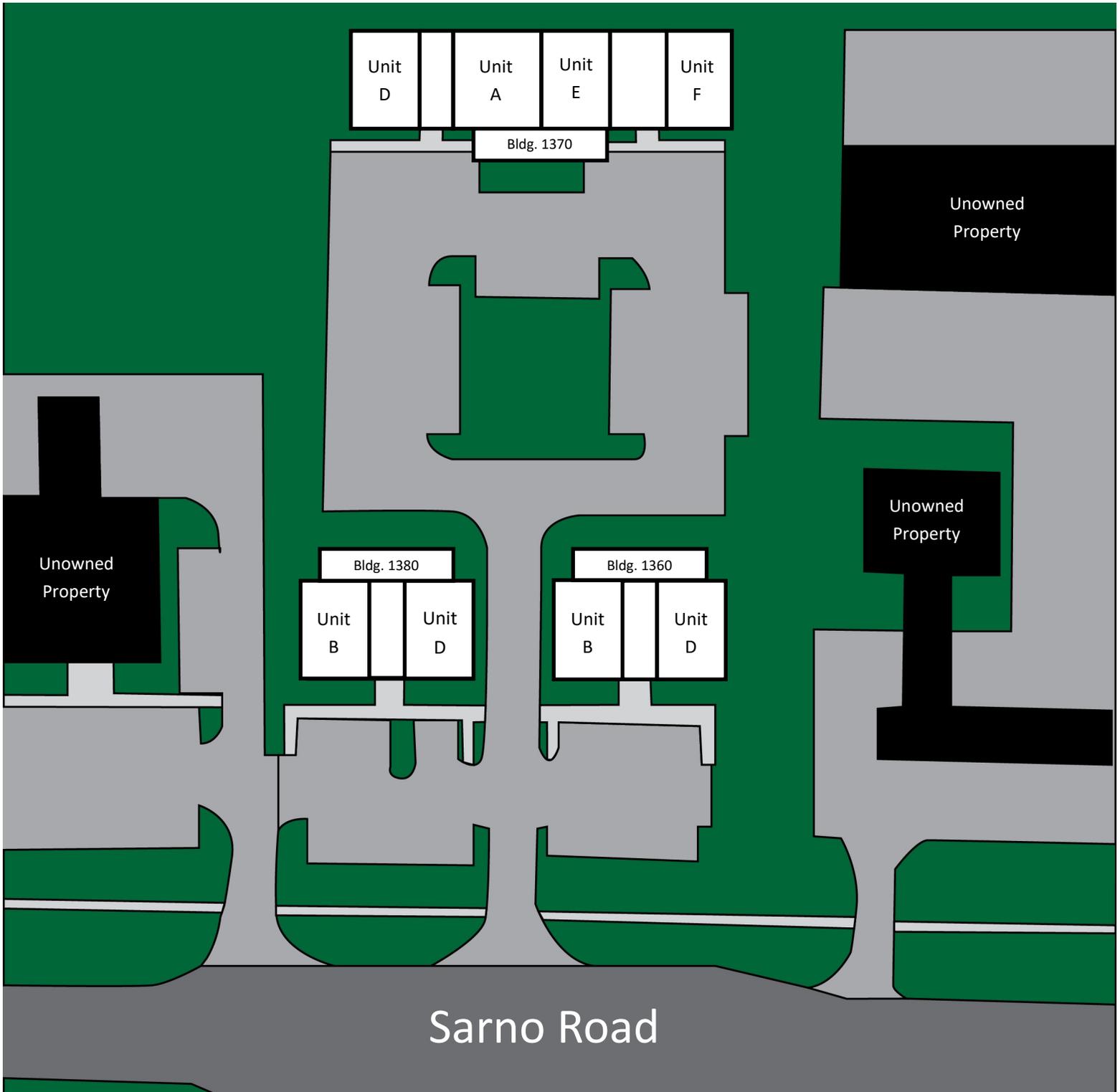
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UNITS FOR LEASE

First Floor

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
1380 C	1,100 SF	\$14.00 / YR	\$1,283.33	Yes	No	Yes	No	Recently Renovated Office



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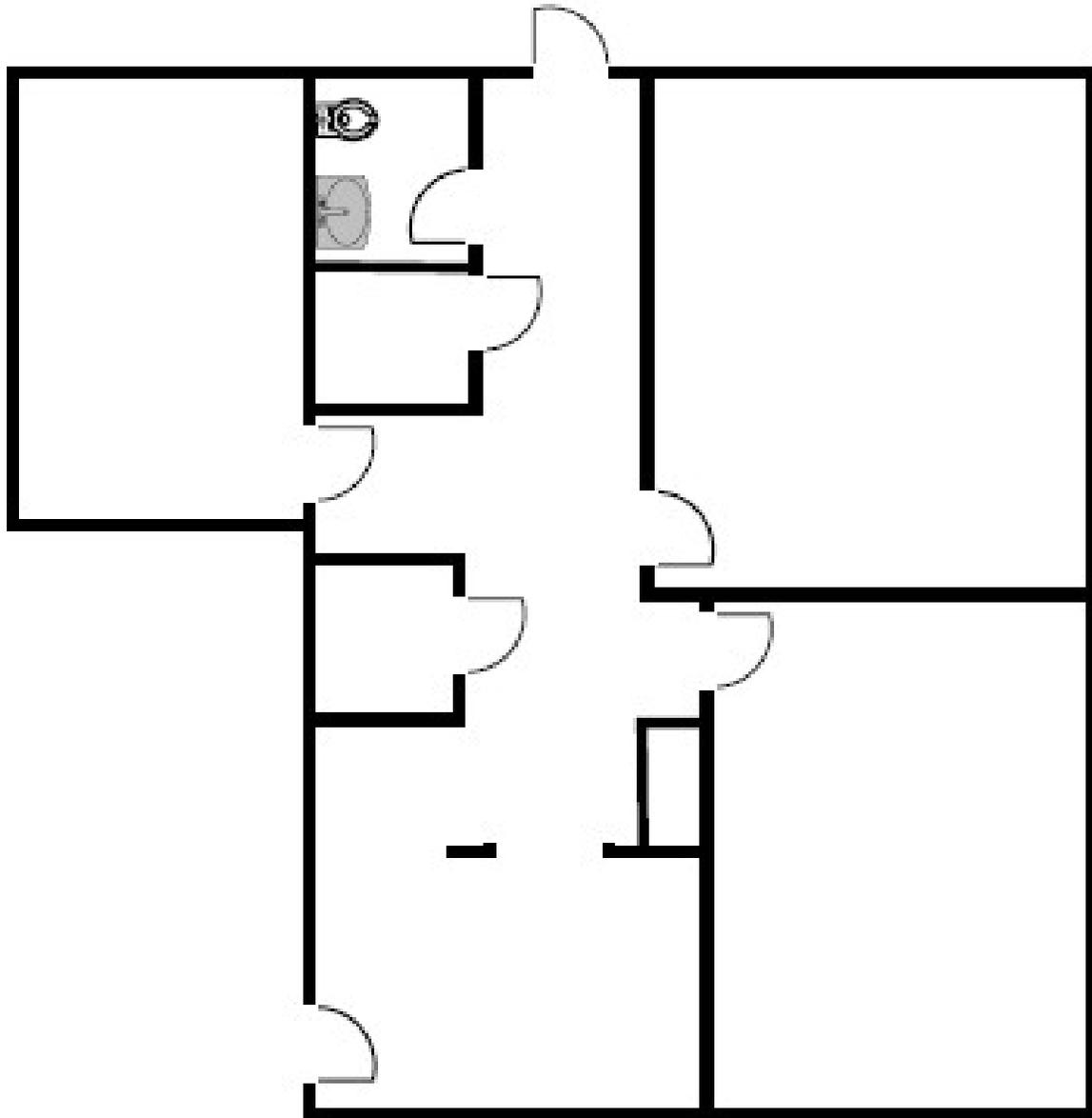
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FLOOR PLAN

Unit 1380 C

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1,100 SF



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AERIAL

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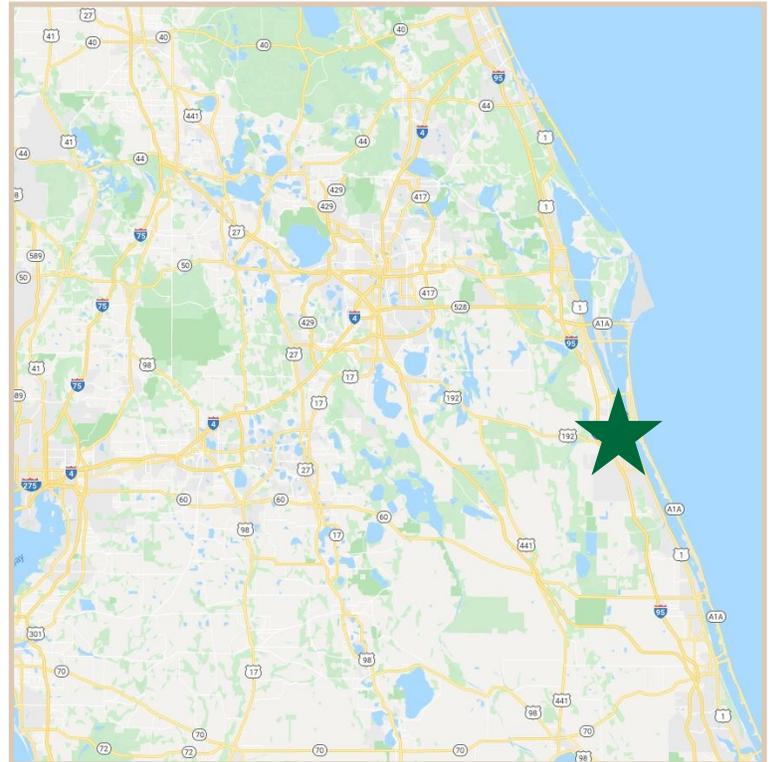
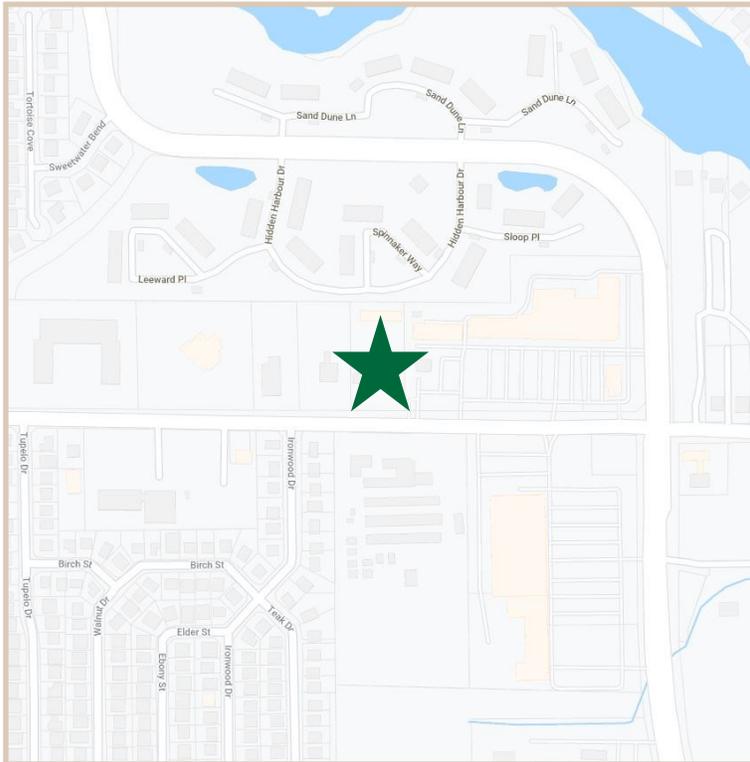
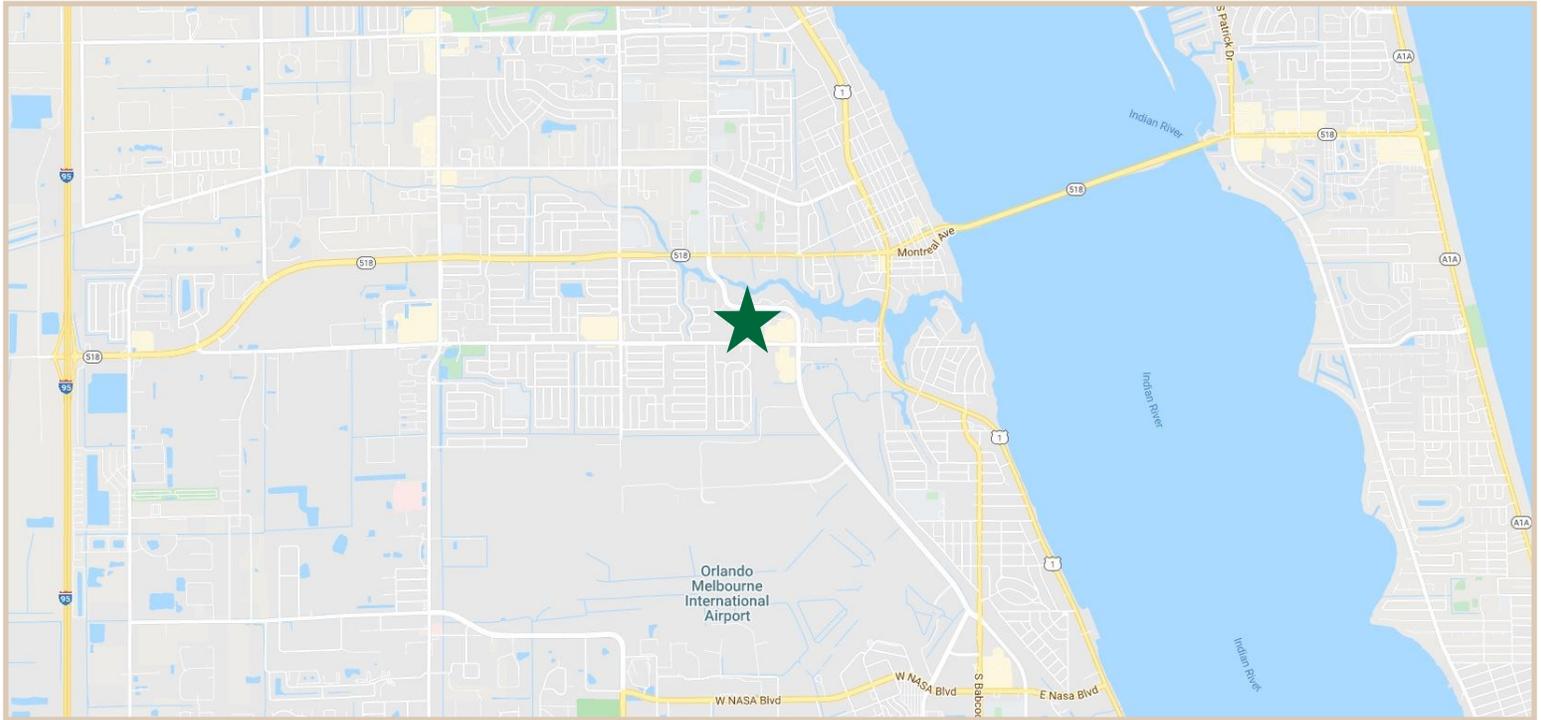
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LOCATION MAPS

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ADDITIONAL PHOTOS

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