



LIGHTLE  
BECKNER  
ROBISON

« INCORPORATED »

COMMERCIAL REAL ESTATE SERVICES

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OFFICE / MEDICAL AND SELECT RETAIL SPACES FOR LEASE

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## Future Turnkey Buildout 2212 Bryan Street

2275 S Babcock Street Melbourne, FL 32901

UP TO +/-2700SF

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

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**ROB BECKNER, SIOR**

Principal

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70 W. Hibiscus Blvd., Melbourne, FL 32901

# PROMINENT MELBOURNE LOCATION OFFICE AND RETAIL

Babcock and Melbourne Commons • 2275 S Babcock Street Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** Up to +/- 2700 SF

**Renovated Prime Melbourne Location**

**Lease Rate:** Negotiable Rate for Build Out

**2212 Bryan Street- +/-2,700 sf Raw Space Ready for Turnkey Buildout**  
Requires Permitting Process and Buildout Time, Approximately 6 months for Delivery  
Call Broker to discuss space use, plans and process.

**Lot Size:** 2.84 Acres

**Year Built:** 1978

## LOCATION OVERVIEW

**Building Size:** 41,455 sf

Prime Signalized Corner Close to Downtown Melbourne  
Prominent Location on Babcock Street and Melbourne Avenue  
Less than 2/10 Mile from US 192

**Renovated:** 2022

**Zoning:** C1

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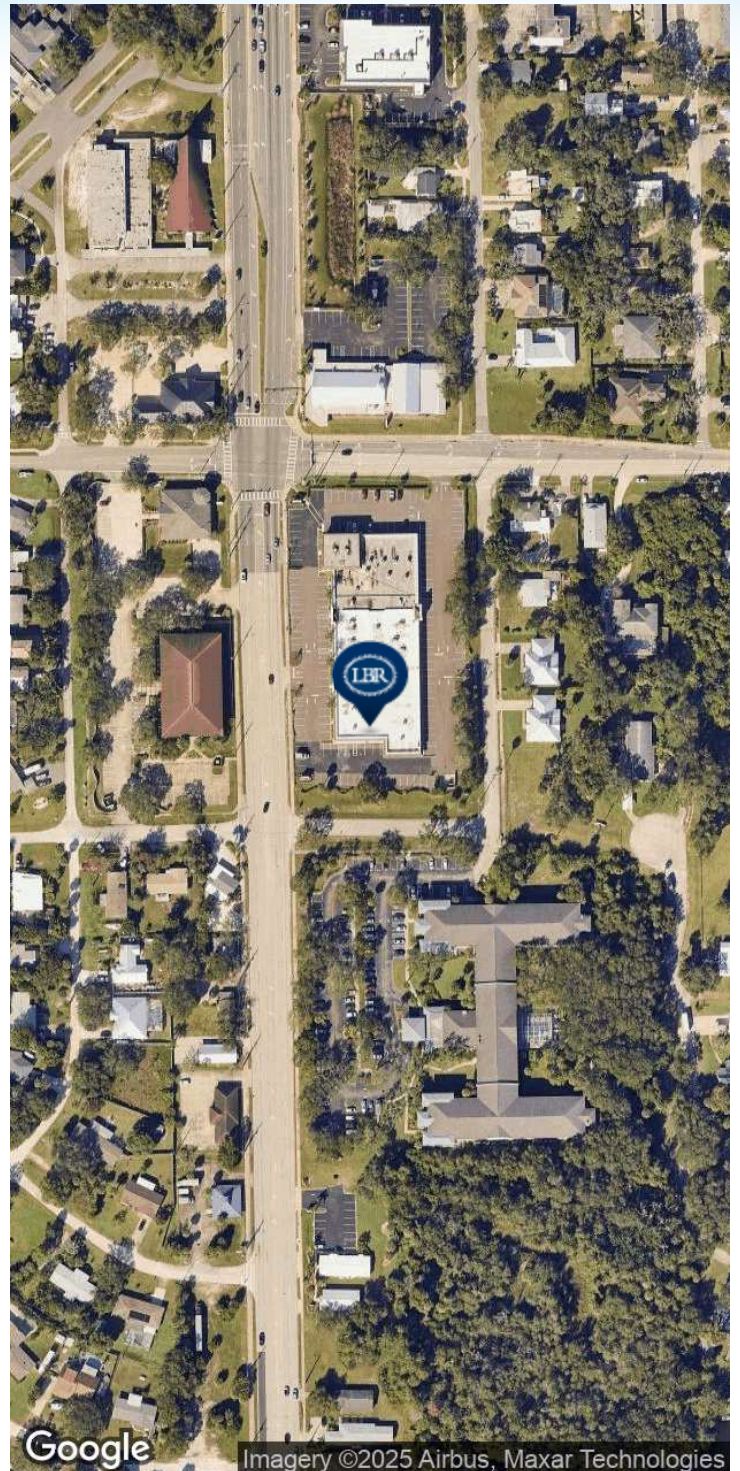
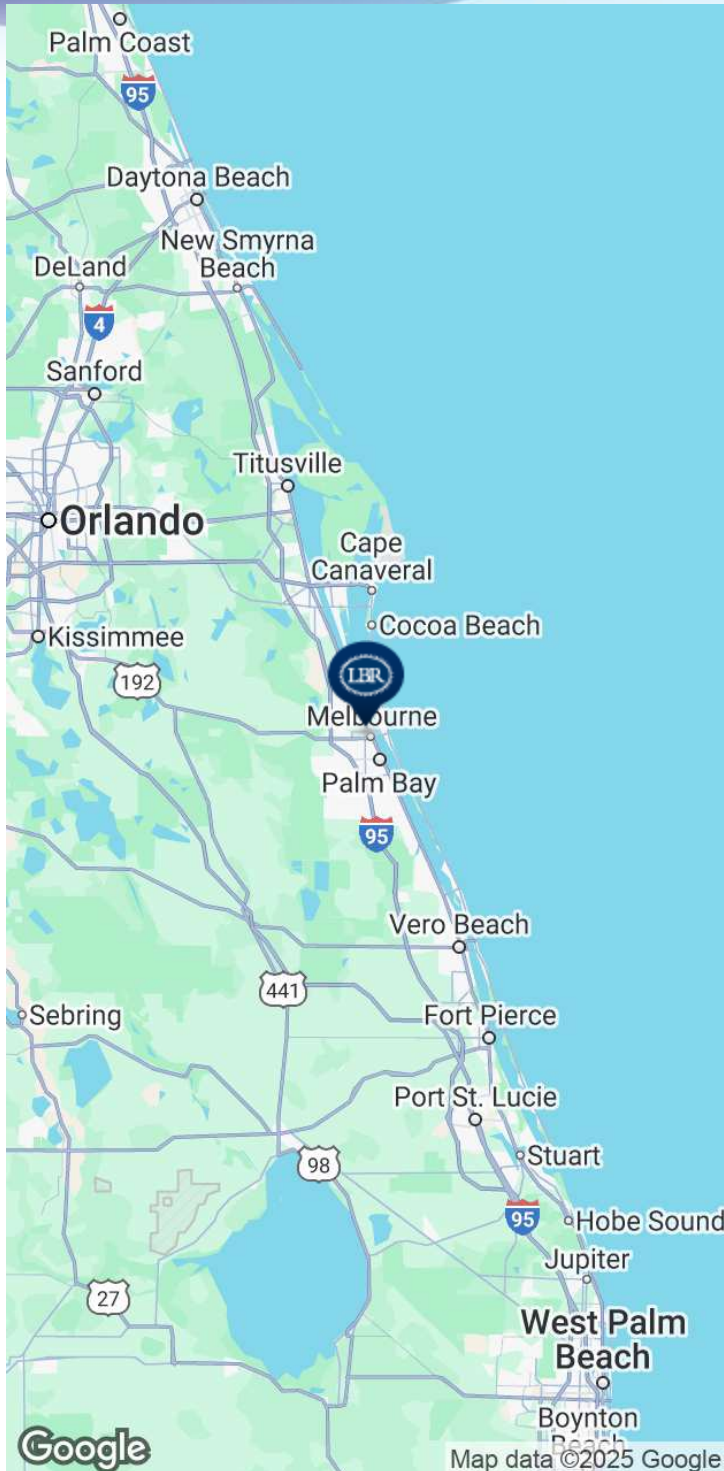
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# LOCATION MAP

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