



AVAILABLE CLASS A OFFICE +/-5,000

Class A Office Near Port Canaveral

8600 Astronaut Blvd Cape Canaveral, FL 32920

UP TO +/-5,000 SF OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

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EXECUTIVE SUMMARY

• 8600 Astronaut Blvd Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF: Available +/-5,000

Lease Rate: \$24.00 SF/yr (Full Service)

Building Size: 75,724 SF

PROPERTY OVERVIEW

Available for SubLease +/- 5,000 sf of First Floor Class A Office Space
Secure Parking Spaces in Gated Parking Area
ADA Compliant Parking Directly In Front of Building
Lobby Entrance With Reception Area
Large Shared Kitchen Break Area, Vendor Supplied
Products and Meals Available for Daily Purchase
Four Electric Vehicle Chargers on Site
Private Offices, Open Work Areas for Cubicles, Private Conference Room
Outdoor Covered Patio Area

LOCATION OVERVIEW

Situated directly on the East Side of SR A1A +/-1.4 Miles from the Entrance to Port Canaveral
Raddison Resort, Raddison Conference Center is on the West Side of A1A
Easy Access to SR 528, Direct Connector to Orlando, and Interstate 95
+/-17 Miles to Kennedy Space Center HQ
+/- 46 Miles to Orlando International Airport

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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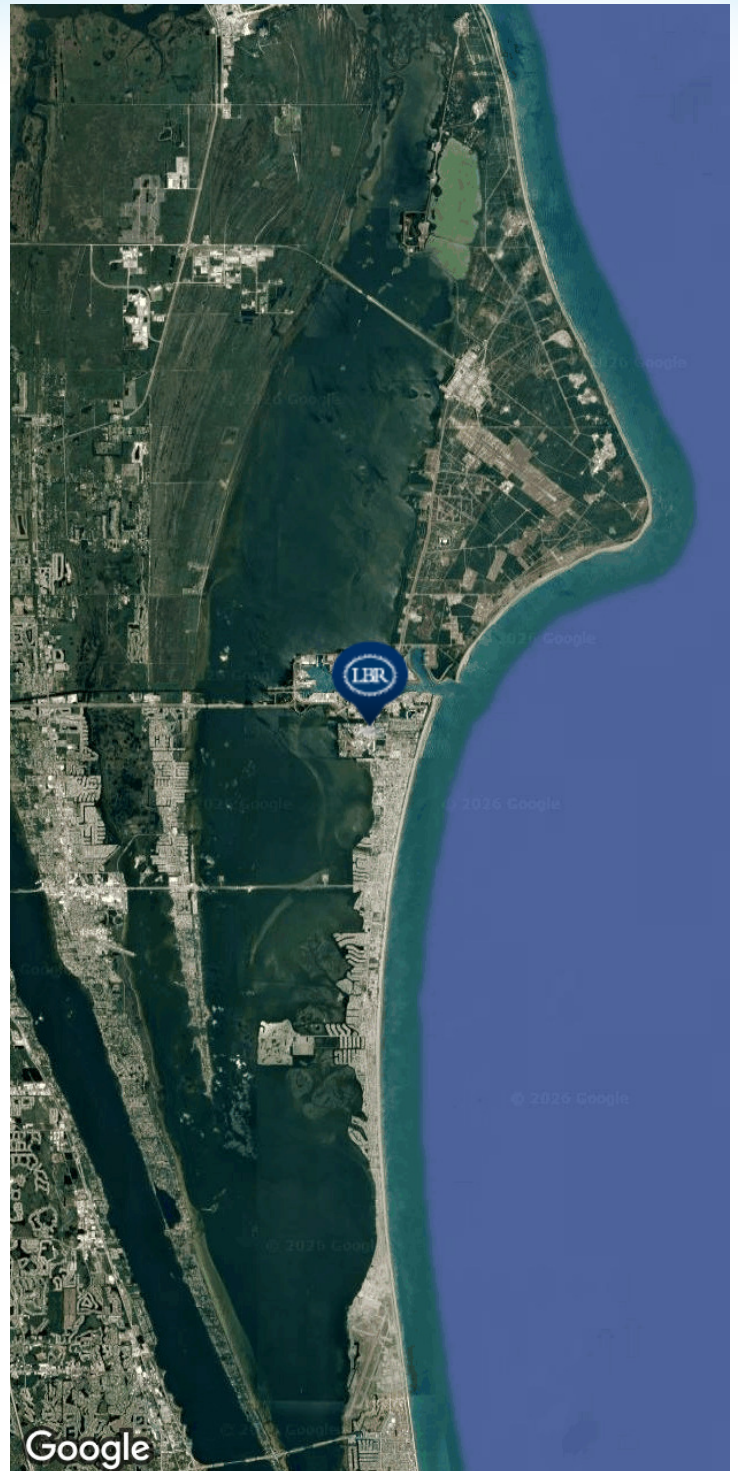
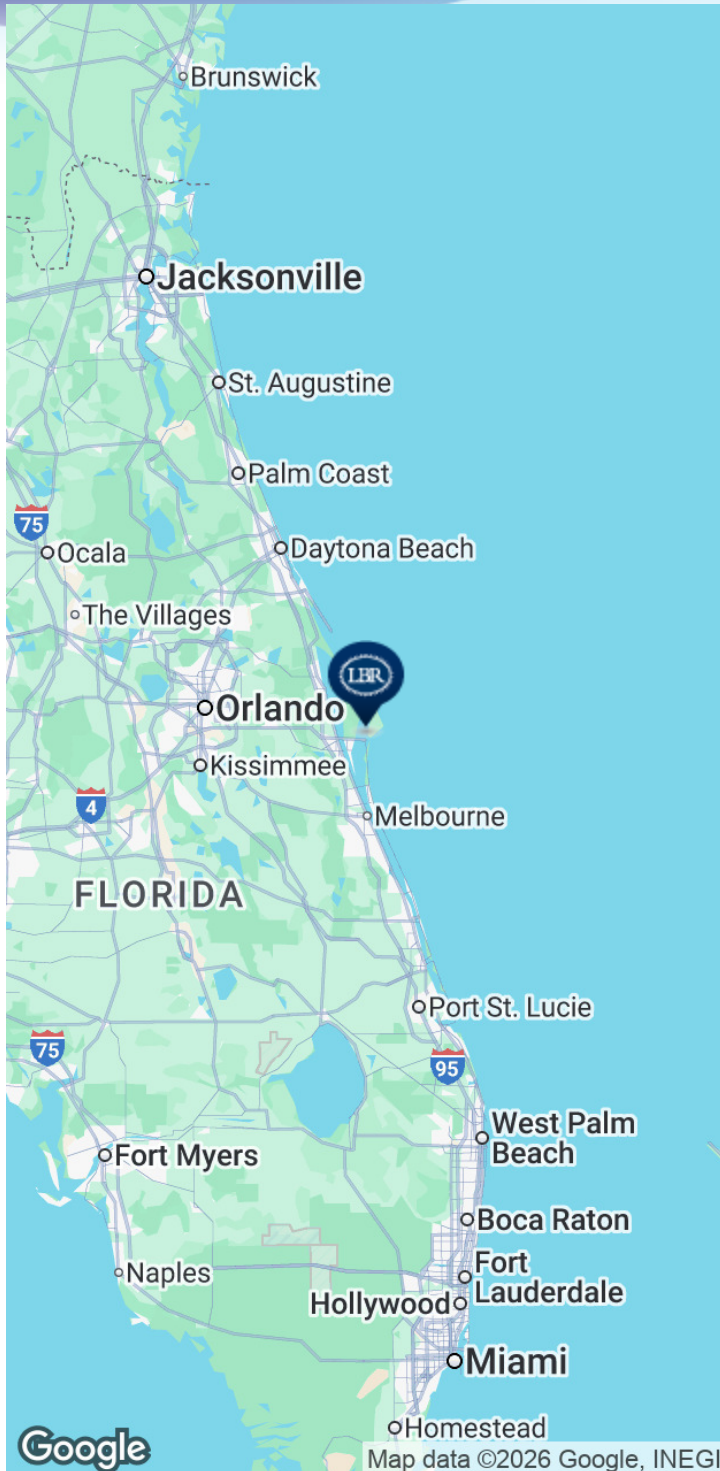
Hand-drawn floor plan of the first floor of a building. The plan is oriented with North at the top and West at the left. A red outline highlights a specific area in the upper left, and a green outline highlights a larger area in the lower left. A red zigzag line is drawn across the middle of the plan. The plan includes various rooms such as classrooms, offices, a cafeteria, a gym, and a library. The following table lists the rooms and their approximate locations:

Room Name	Approximate Location
CLASSROOM	Top left, within the red outline
CONFERENCE ROOM	Top left, within the red outline
CAFETERIA	Top center
LIBRARY	Top right
OFFICE	Middle left, within the green outline
STUDENT UNION	Middle left, within the green outline
MECHANICAL ROOM	Middle center
GYM	Middle right
CLUB ROOM	Bottom left, within the green outline
RESTROOM	Bottom center
OFFICE	Bottom right, within the red outline
CLASSROOM	Bottom right, within the red outline
STUDENT UNION	Bottom right, within the red outline

2.75,000 SF

LOCATION MAP

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