

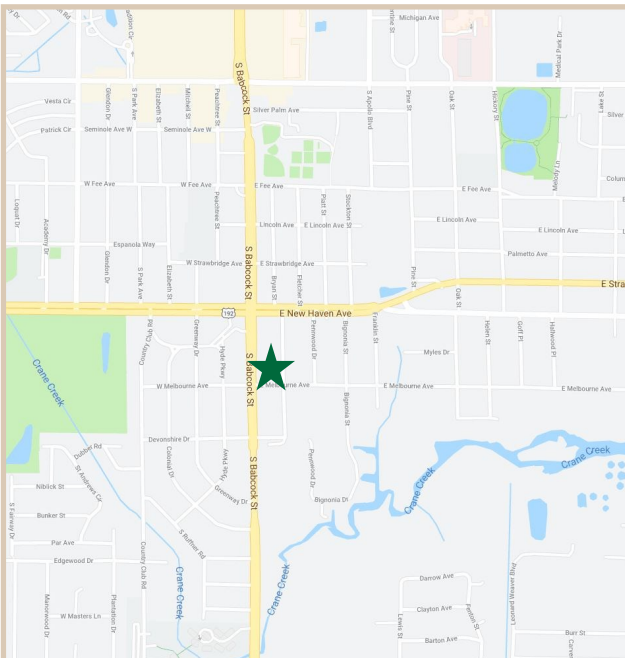
# FOR LEASE

20 Professional Building

20 E. Melbourne Ave. Melbourne, FL, 32901

## PROPERTY FACTS

Building Area:	14,984 Sq. Ft.
Parcel Size:	1.27 Acres
Number of Units:	5 Units
Unit Range:	2,500– 15,000 Sq. Ft.
Year Built:	1962
Construction:	CBS
Zoning:	C-IA Professional, Offices and Services District
Building Height:	Single Story



## PROPERTY HIGHLIGHTS

Price	We offer a competitive value for newly renovated space.
Parking & Access	Two access points off of South Babcock Street and Bryan Street. These access points connect to a large parking lot next to the building.
Location	Off Major Intersection of 192 and Babcock Street. Across from Florida Tech. Excellent location in the center of the commercial business district.
Aesthetics	Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.



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### CONTACT INFO:

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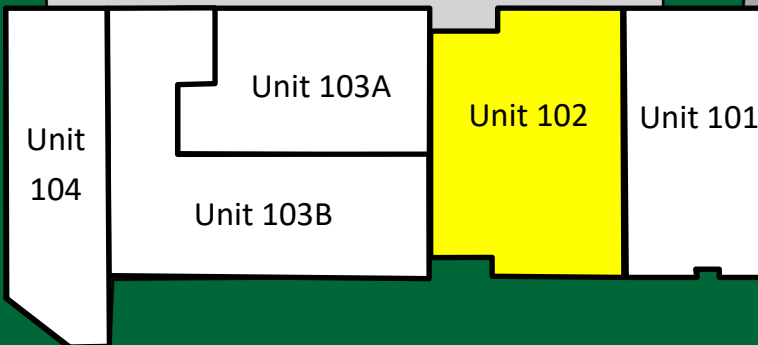
# SITE PLAN

First Floor

20 Professional Building

20 E. Melbourne Ave. Melbourne, FL, 32901

S. Babcock Street



E. Melbourne Avenue



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# SITE PLAN

Second Floor

20 Professional Building

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S. Babcock Street

Unit 103B

E. Melbourne Avenue



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# COMING AVAILABLE

20 Professional Building

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
102	3,585 SF	\$18.00 / YR	\$5,377.50	Yes	No	Yes	No	June 1, 2026



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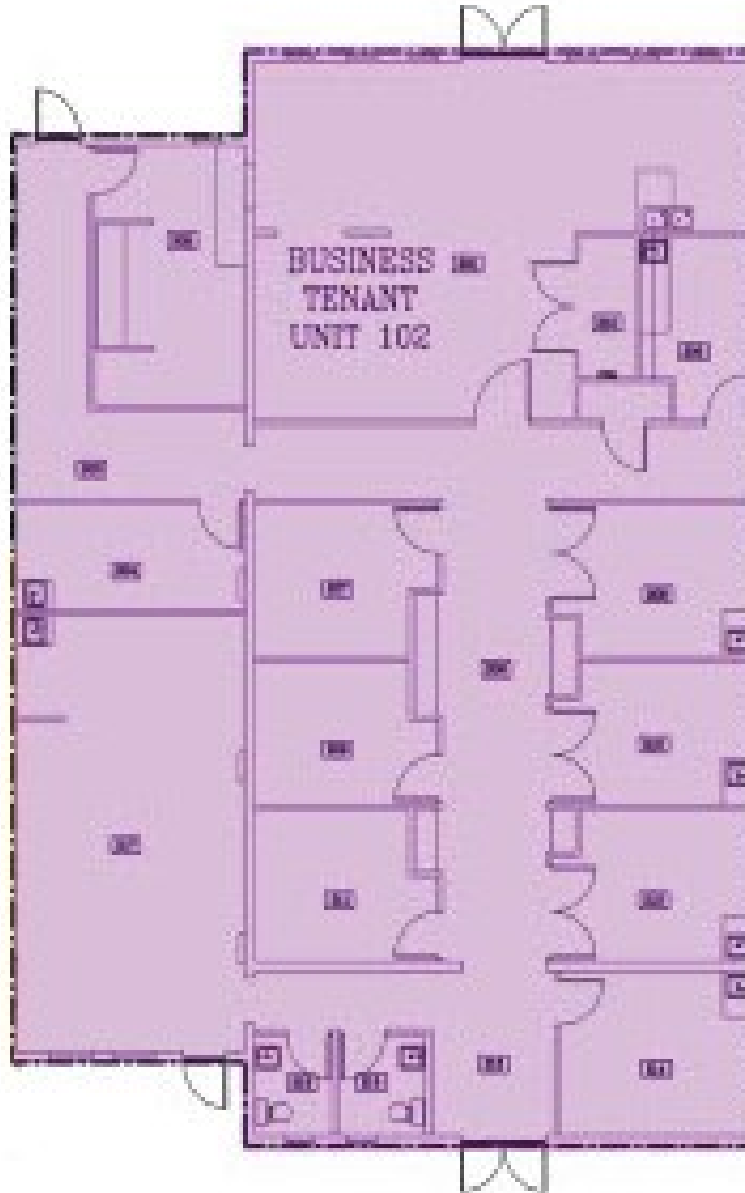
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# FLOOR PLAN

Unit 102

20 Professional Building

20 E. Melbourne Ave. Melbourne, FL, 32901



3,585 SF



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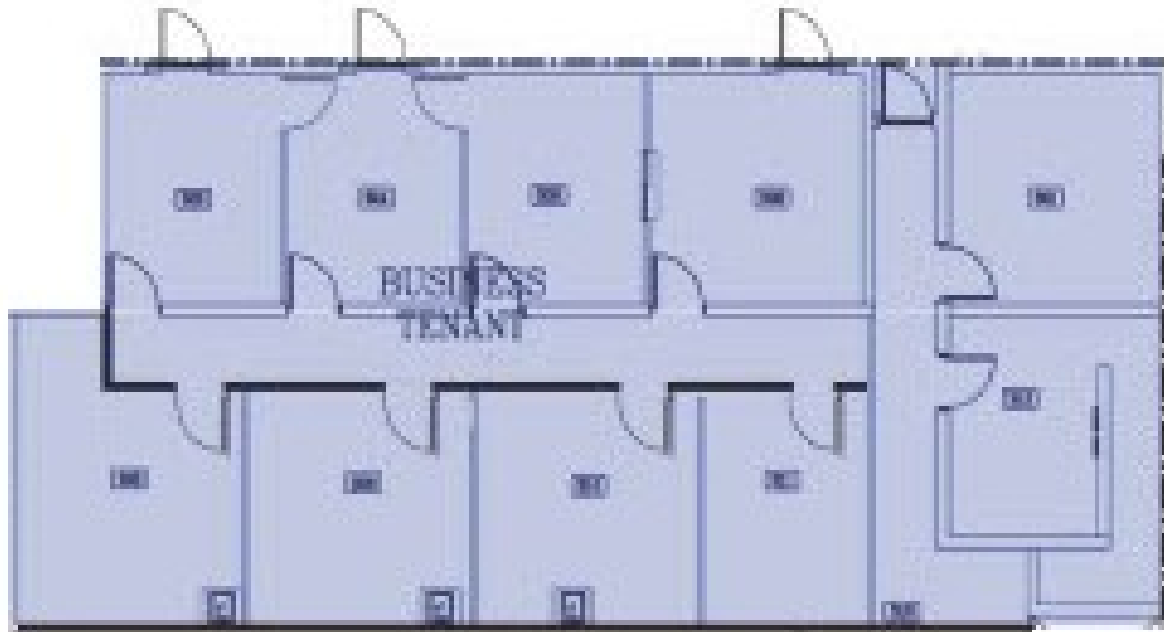
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# FLOOR PLAN

Unit 103A

20 Professional Building

20 E. Melbourne Ave. Melbourne, FL, 32901



2,210 SF



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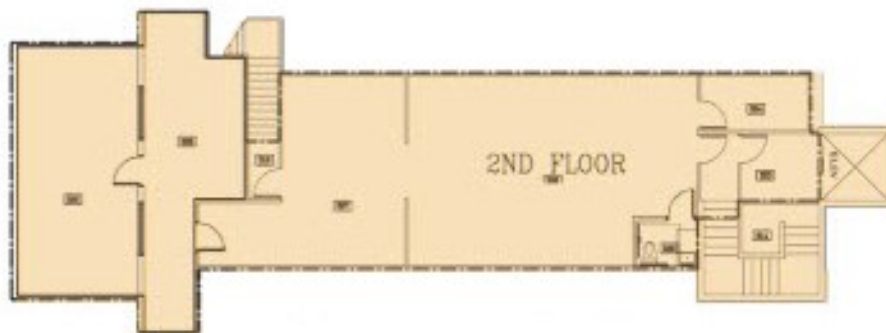
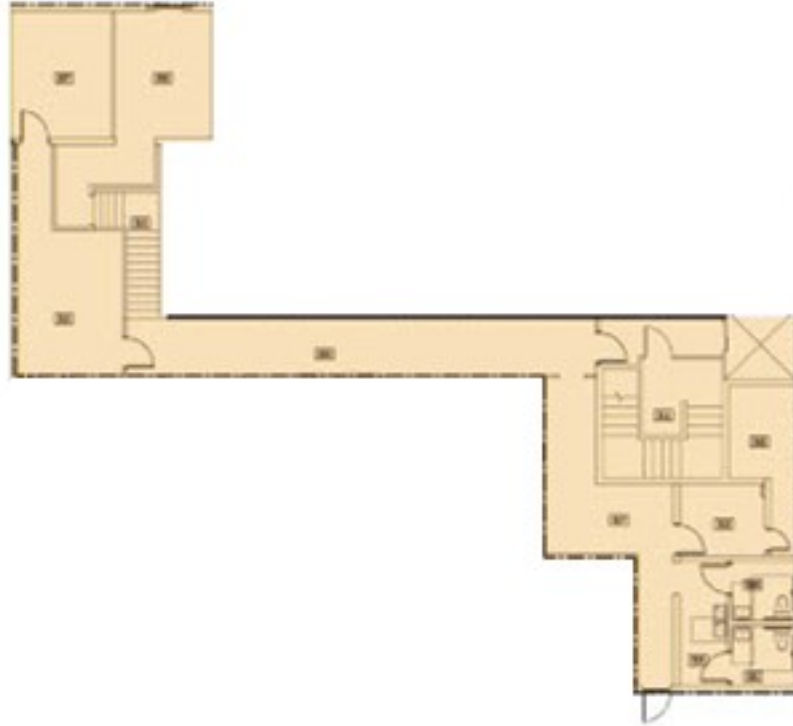
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# FLOOR PLAN

Unit 103B

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4,108 SF



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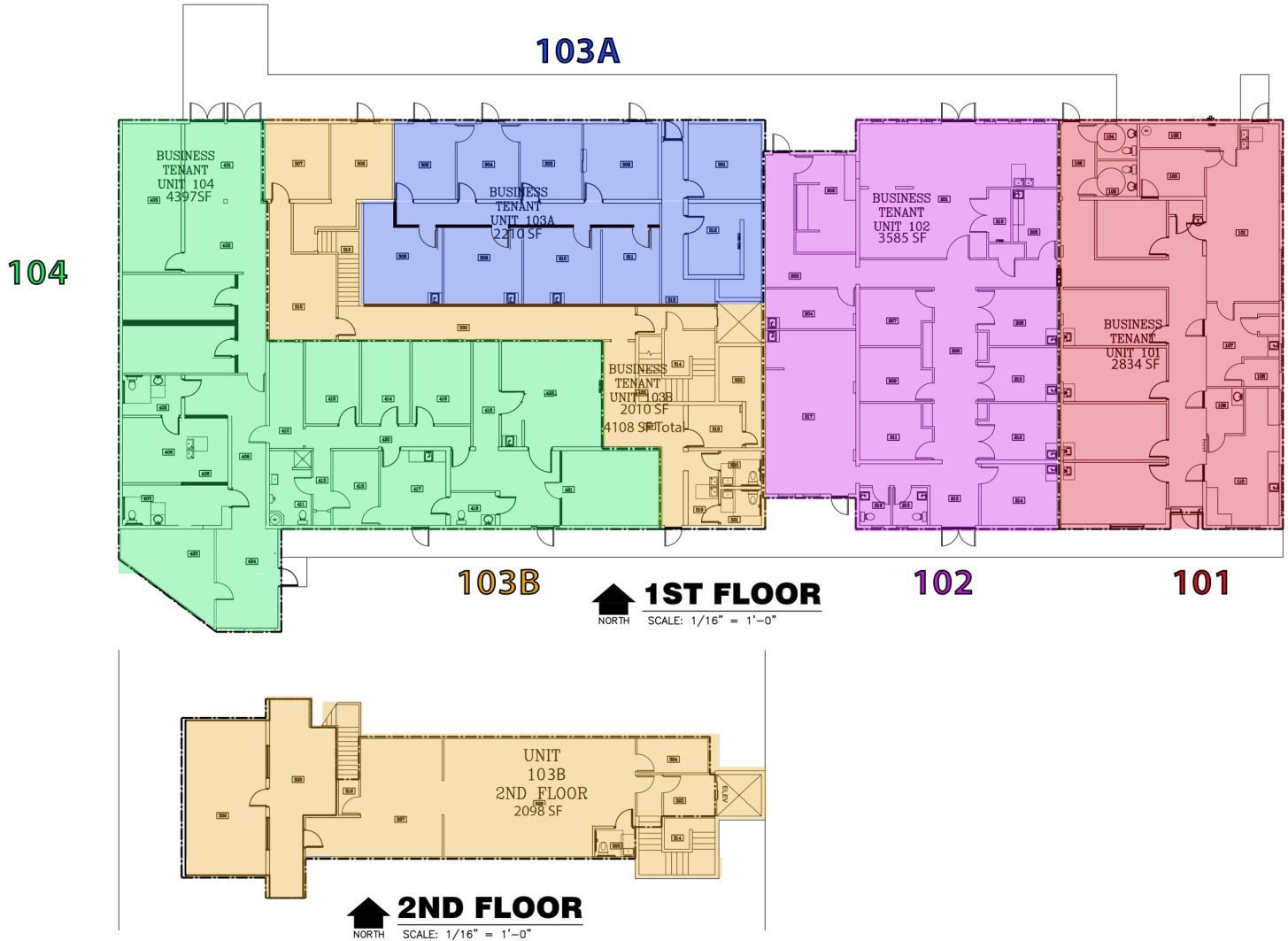
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# FLOOR PLAN

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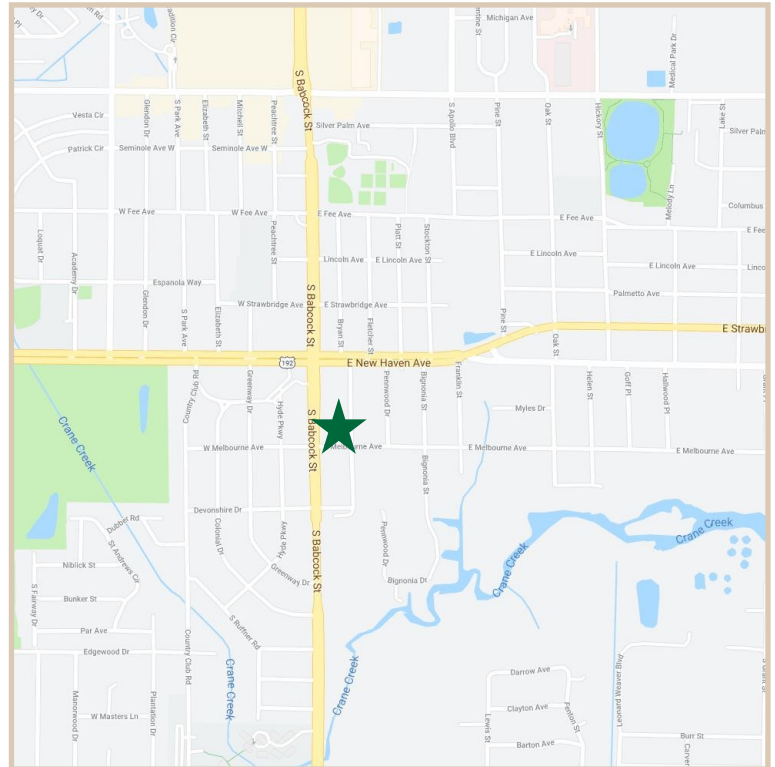
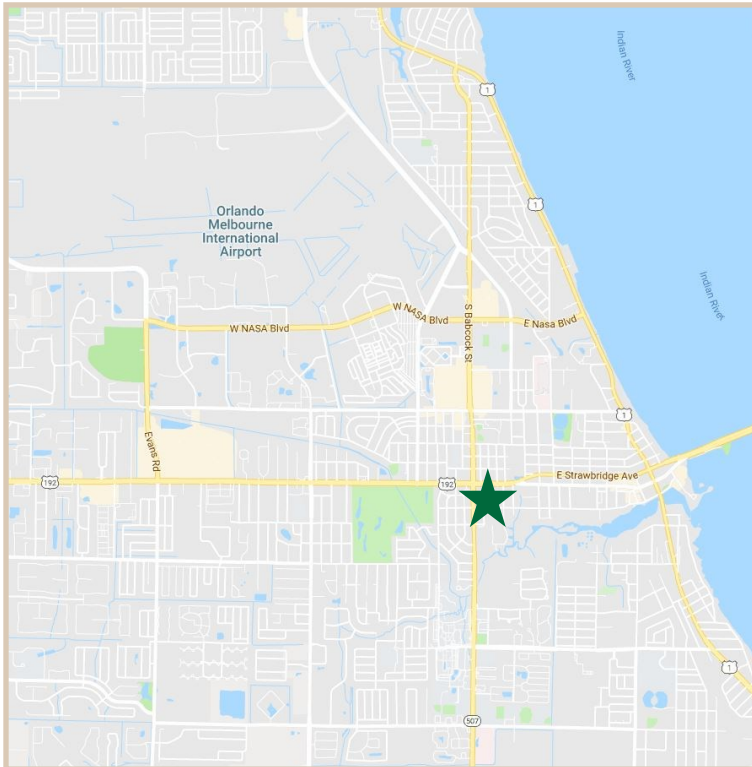
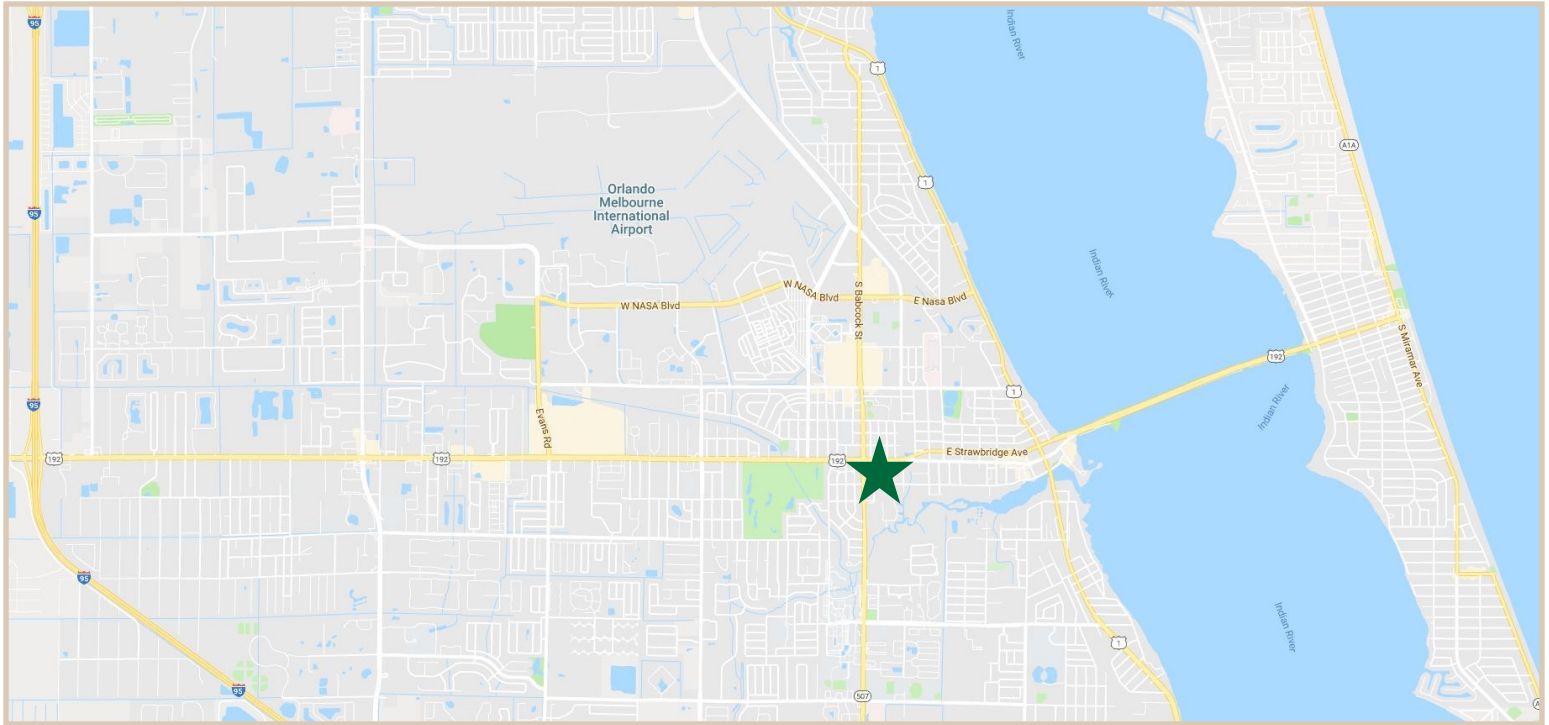
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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