

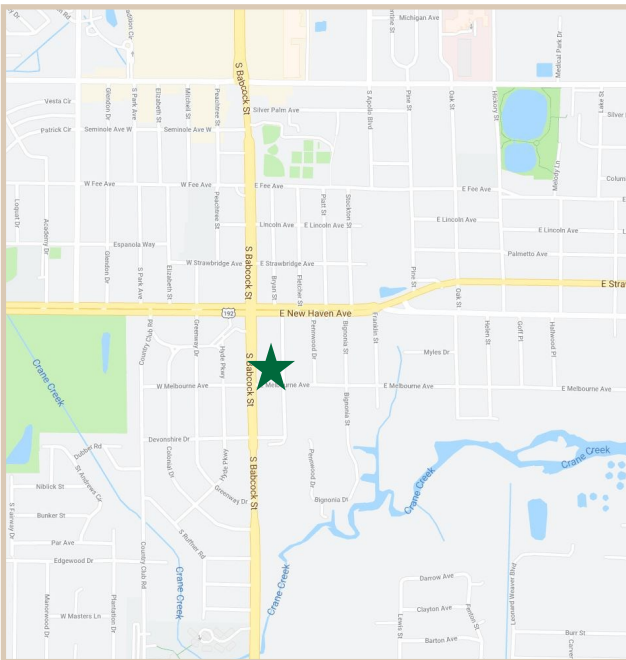
FOR LEASE

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. |



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscore.com

CONTACT INFO:

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

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

SITE PLAN

First Floor

20 Professional Building

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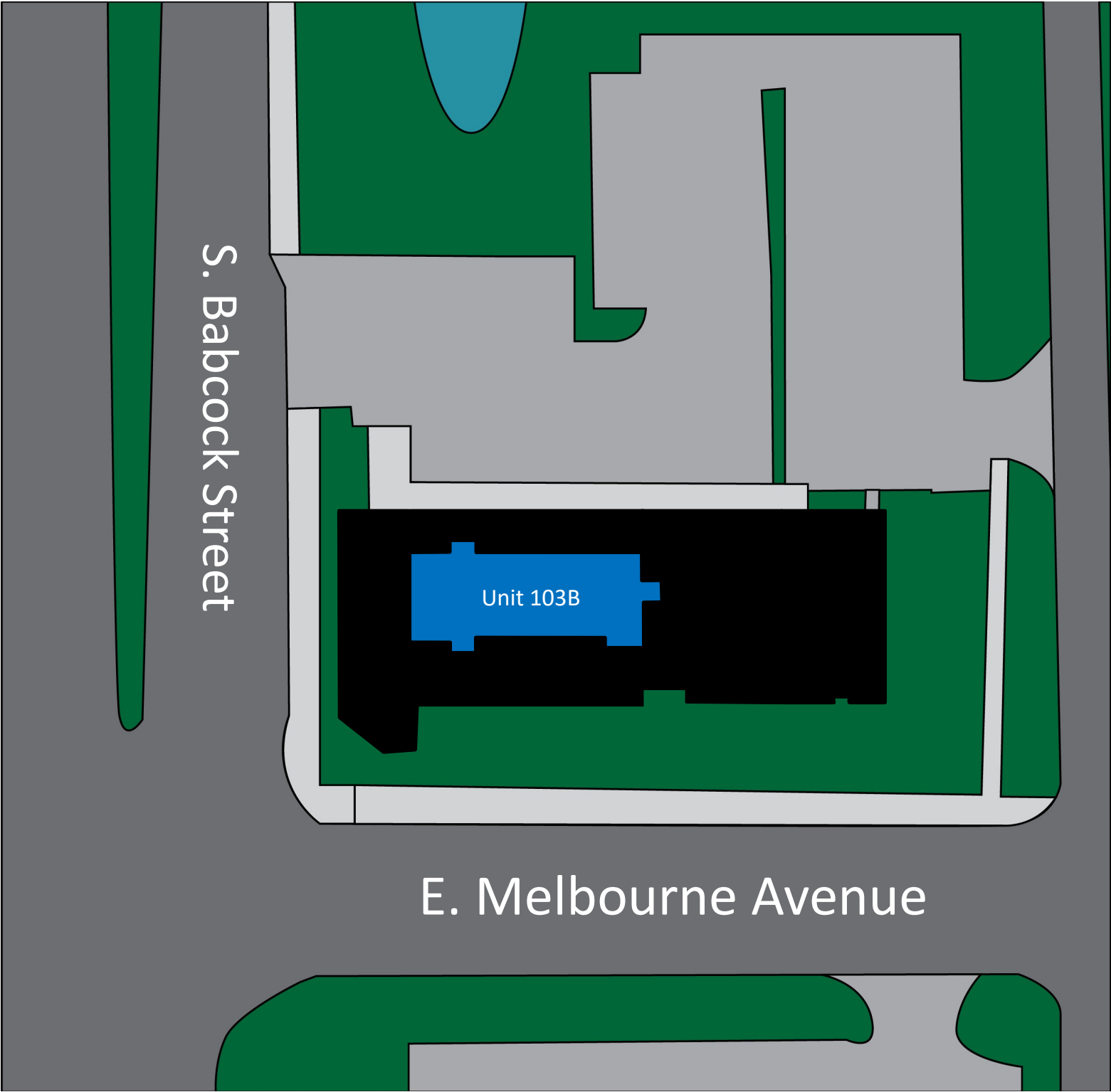
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SITE PLAN

Second Floor

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UNITS FOR LEASE

20 Professional Building

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| UNIT | SIZE | RATE | MONTHLY RATE | UTILITIES INCLUDED | | | | USAGE |
|------|----------|--------------|-----------------|--------------------|----------|-------|-------|---------------------------|
| | | | | WATER | ELECTRIC | TRASH | CABLE | |
| 103B | 4,108 SF | \$12.00 / YR | \$4,108.00 | Yes | No | Yes | No | Recently Renovated Office |



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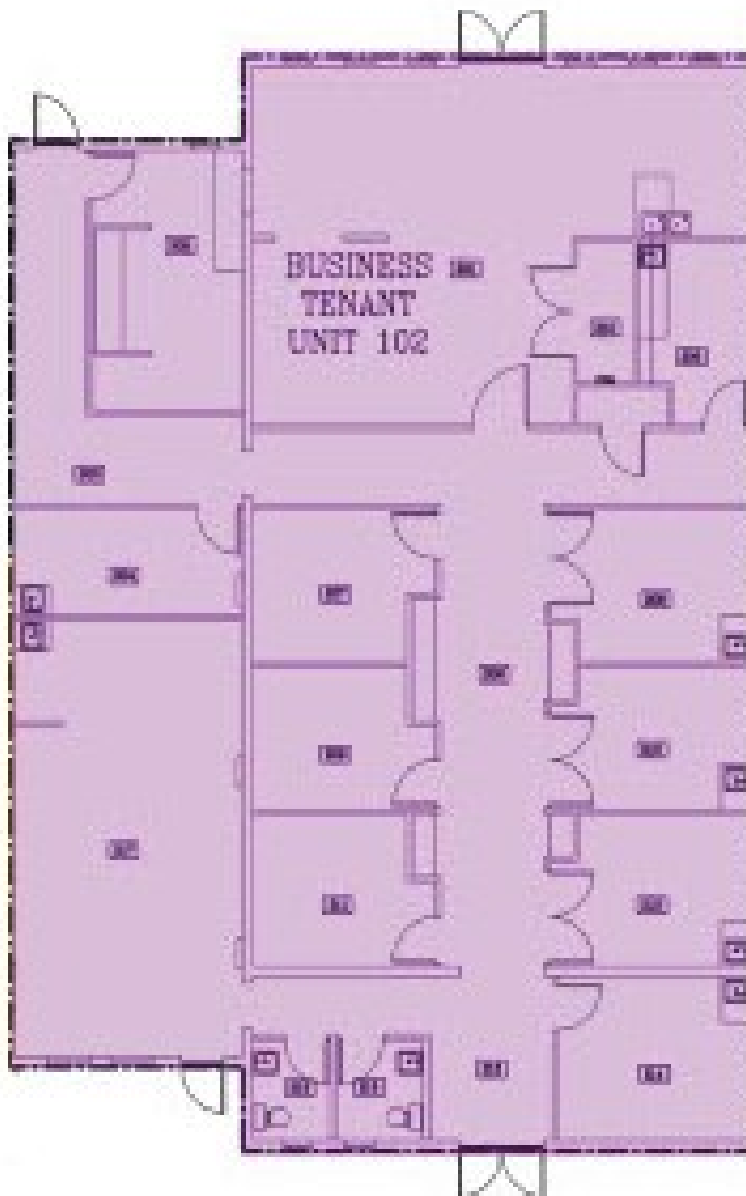
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FLOOR PLAN

Unit 102

20 Professional Building

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3,585 SF



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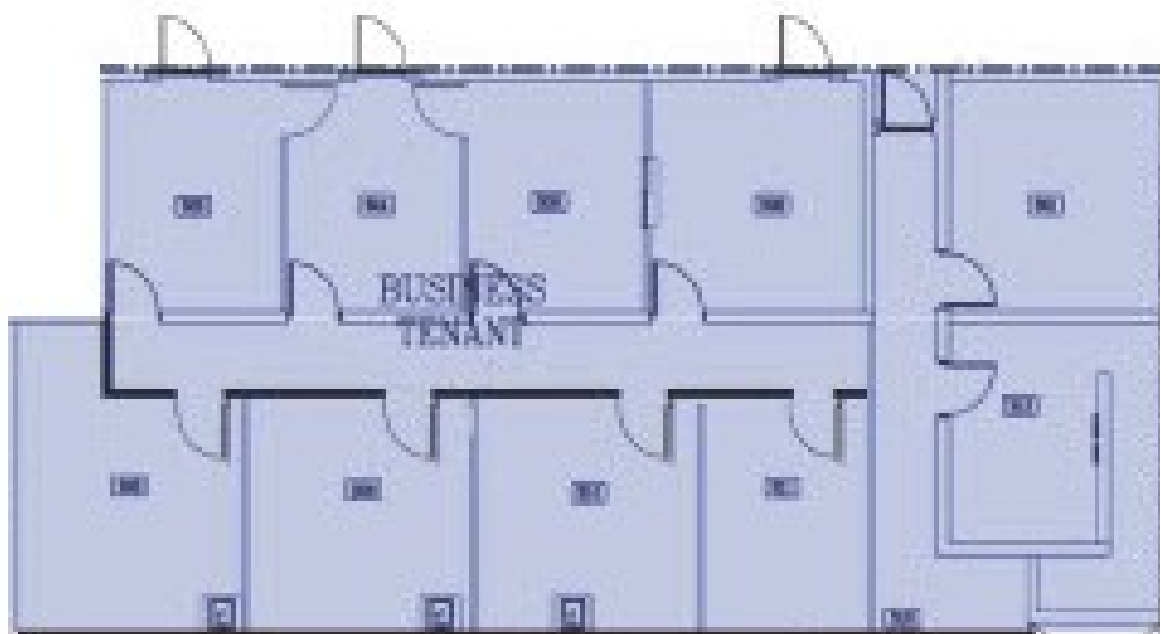
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FLOOR PLAN

Unit 103A

20 Professional Building

20 E. Melbourne Ave. Melbourne, FL, 32901



2,210 SF



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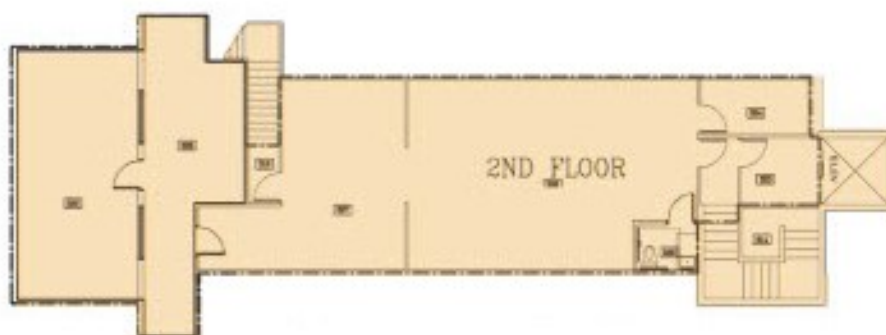
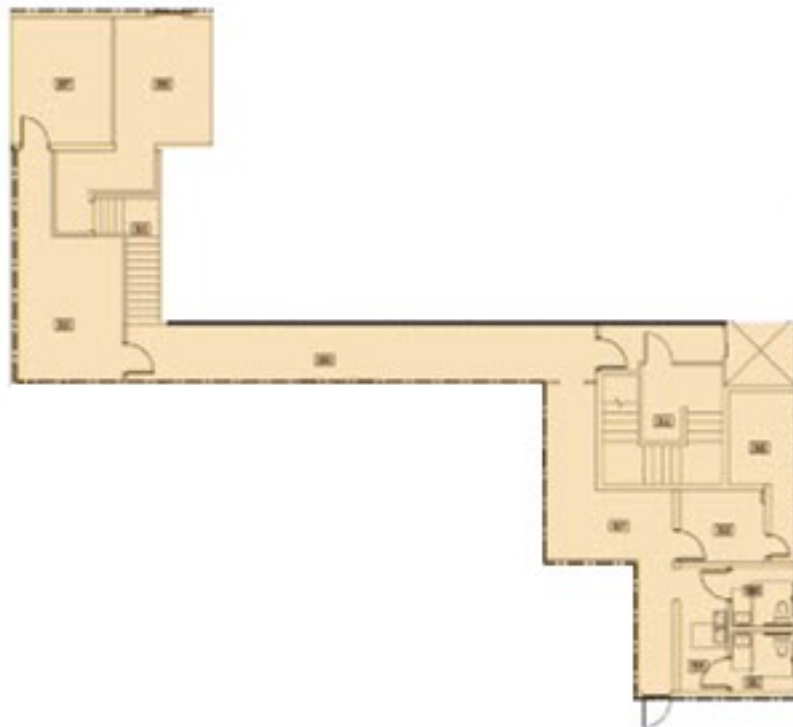
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FLOOR PLAN

Unit 103B

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4,108 SF



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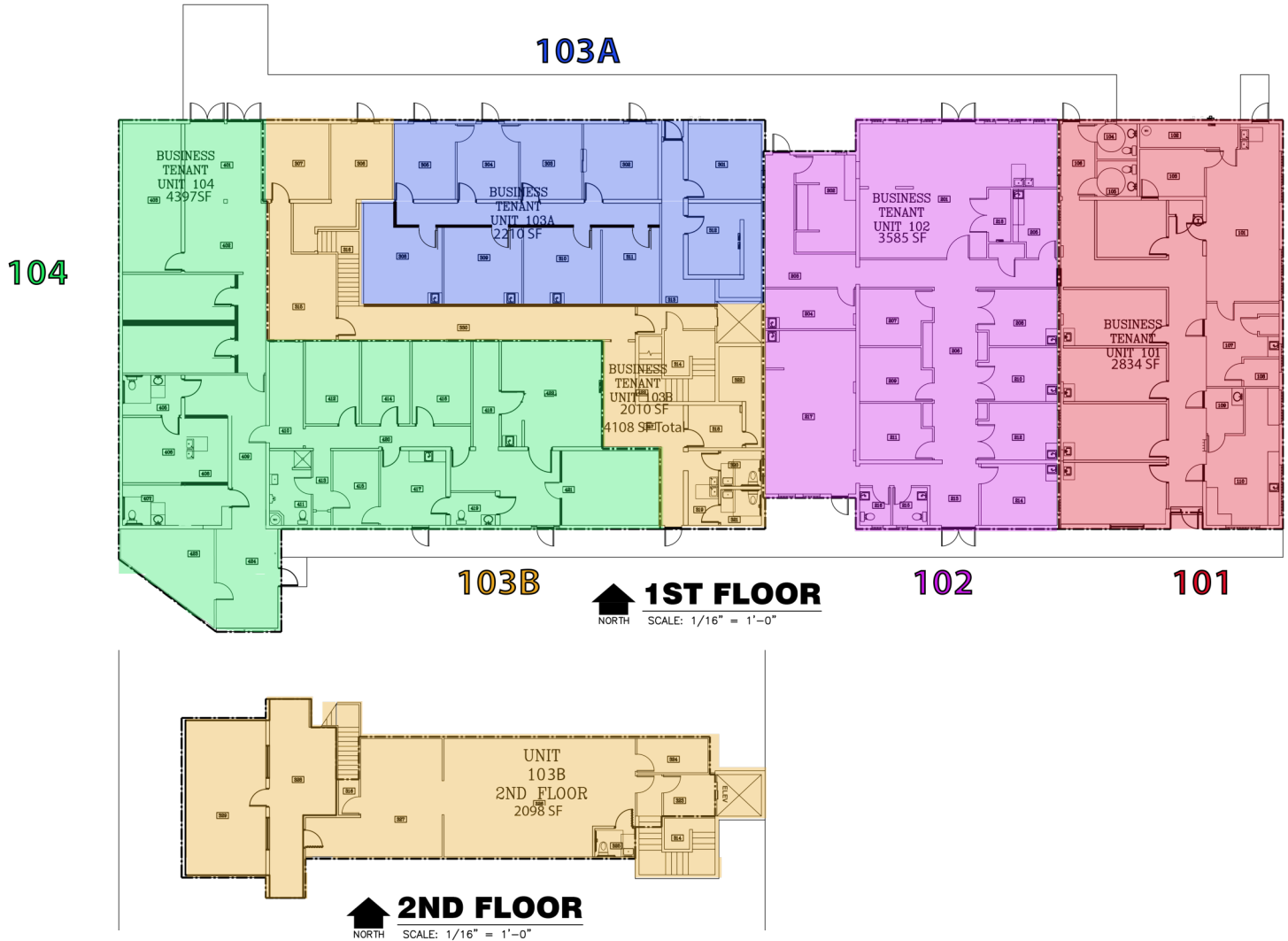
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FLOOR PLAN

20 Professional Building

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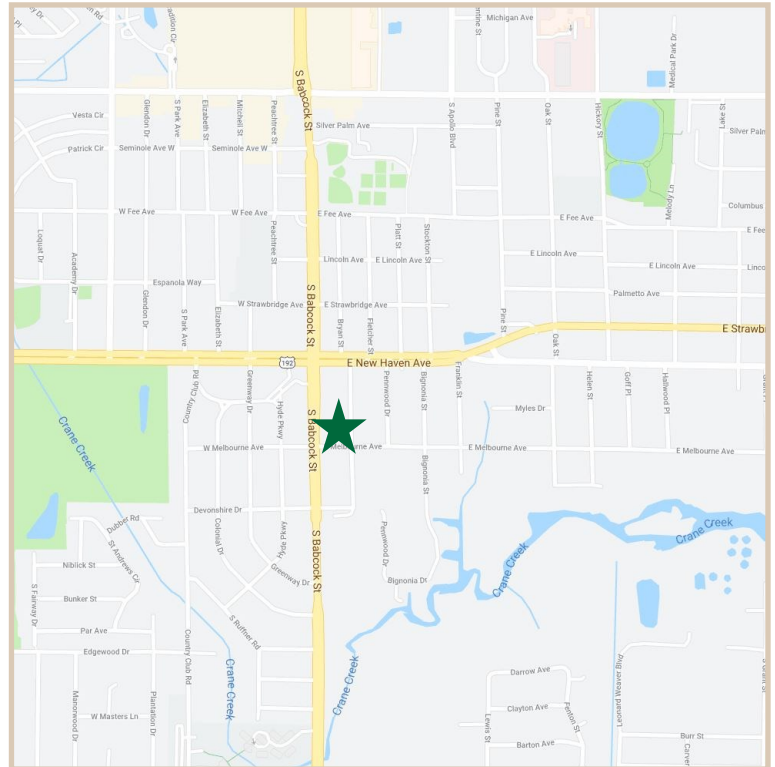
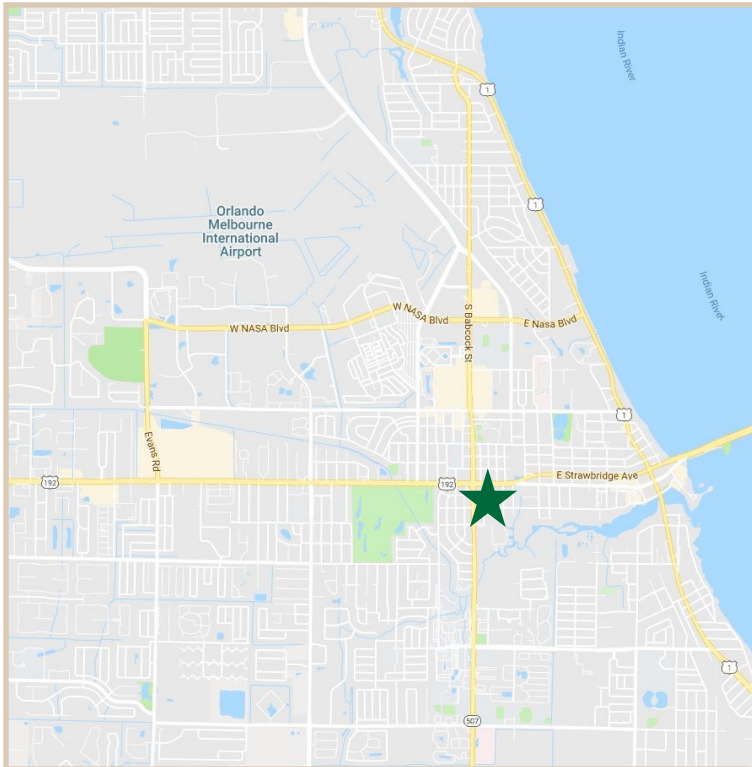
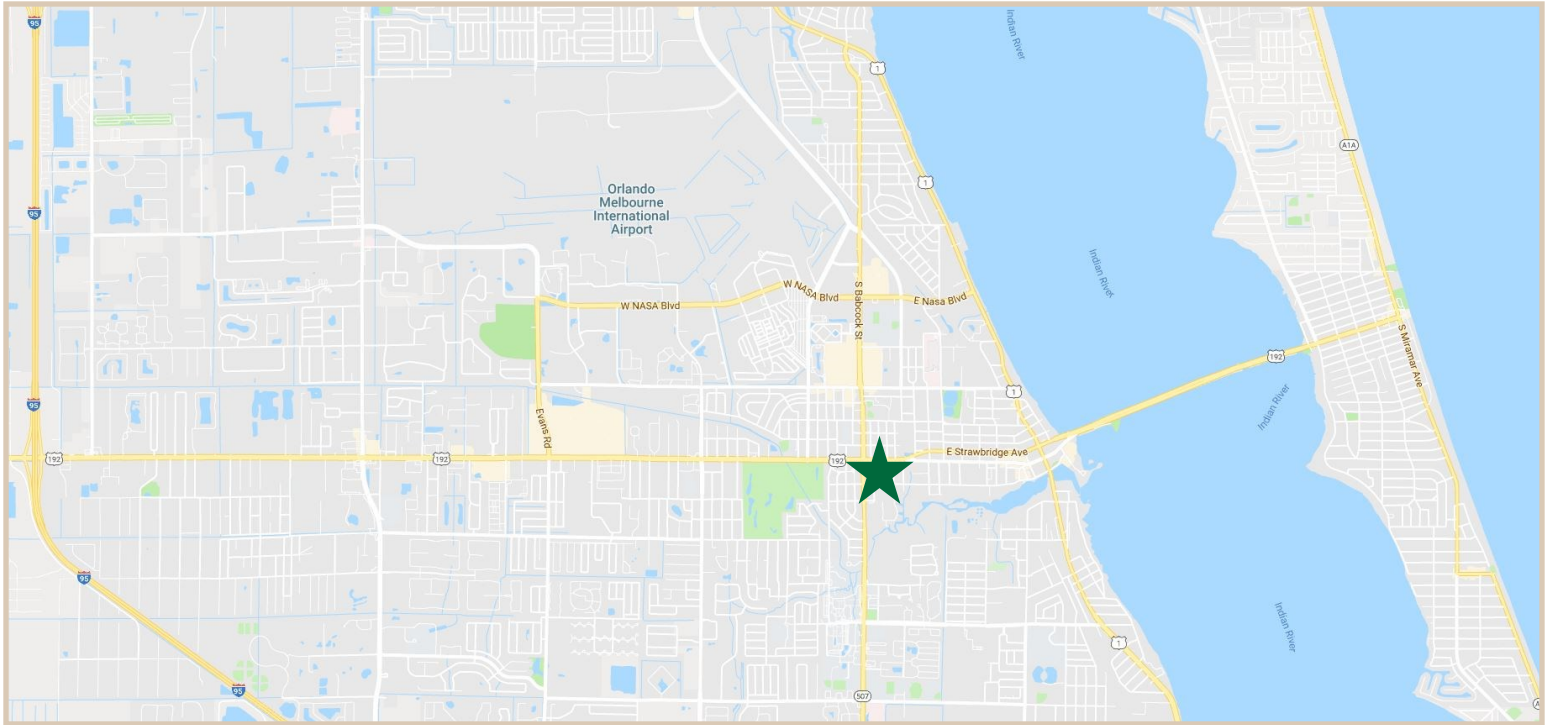
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LOCATION MAPS

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ADDITIONAL PHOTOS

20 Professional Building

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