

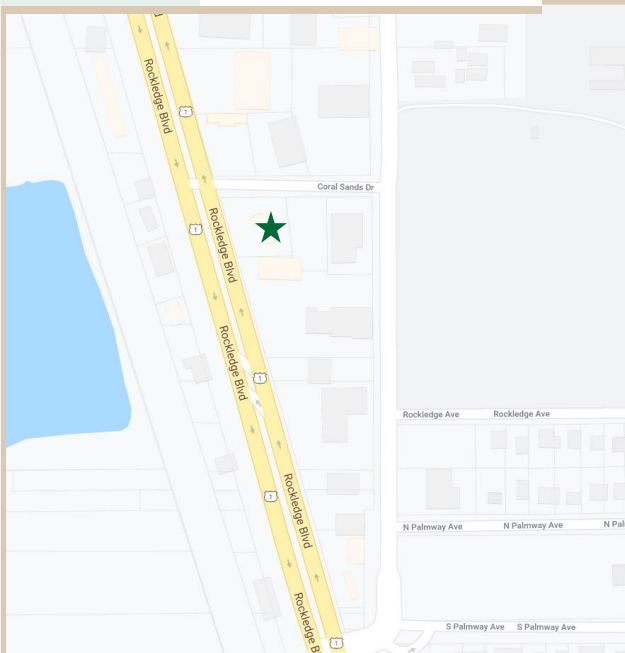
# FOR SALE

Brevard Professional Center/Coral Sands Professional Building

1260-1264 Rockledge Blvd, Rockledge FL, 32955 & 211 Coral Sands Drive Rockledge, FL, 32955

## PROPERTY FACTS

|                                            |                                                                                                            |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Brevard Professional Center Building Area: | 18,401 Sq. Ft.                                                                                             |
| Coral Sands Building Area:                 | 9,250 Sq. Ft.                                                                                              |
| Year Built:                                | Brevard: 1978/1983<br>Coral Sands: 1966                                                                    |
| Construction:                              | Concrete Block and Stucco                                                                                  |
| Zoning:                                    | C2<br>General Commercial                                                                                   |
| Roof:                                      | Brevard: New (2012)<br>Modified Bitumen Roof<br>Coral: Built Up Roof and Membrane                          |
| Restrooms:                                 | Minimum 1 per suite                                                                                        |
| Configuration                              | Brevard Two Buildings:<br>1260: 6,736 Sq. Ft.<br>1264: 11,665 Sq. Ft.<br><br>Coral Sands:<br>9,250 Sq. Ft. |



## PROPERTY HIGHLIGHTS

|                      |                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------|
| Price                | <b>\$4,750,000.00</b>                                                                                                    |
| Location             | Located on the East Side of U.S. Highway One between Barton Boulevard and State Road 520. Adjacent to Wuestoff Hospital. |
| Layouts              | Move in ready units set up for Medical Usage or Professional offices.                                                    |
| Capital Expenditures | Recently Completed Renovations for Interiors and Exteriors.                                                              |
| Parking & Access     | We have over 80 parking spots in convenient location for easy access to each unit.                                       |



**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](http://www.vscrc.com)

### CONTACT INFO:

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Brevard County:      | 321.725.1961                                             |
| Indian River County: | 772.778.4885                                             |
| Fax:                 | 772.778.4908                                             |
| Leasing:             | <a href="mailto:leasing@vscrc.com">leasing@vscrc.com</a> |

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# AERIAL

Brevard Professional Center

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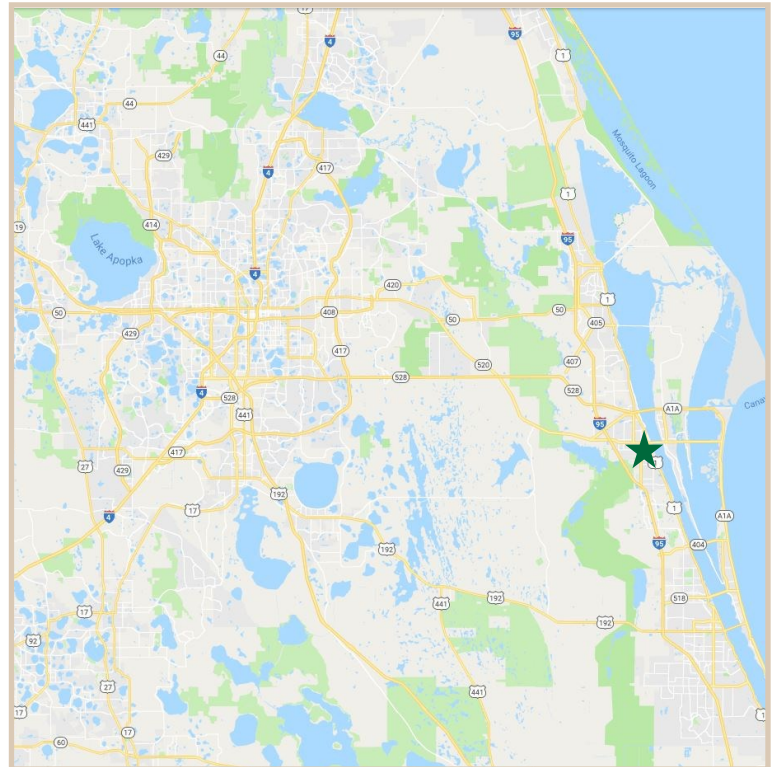
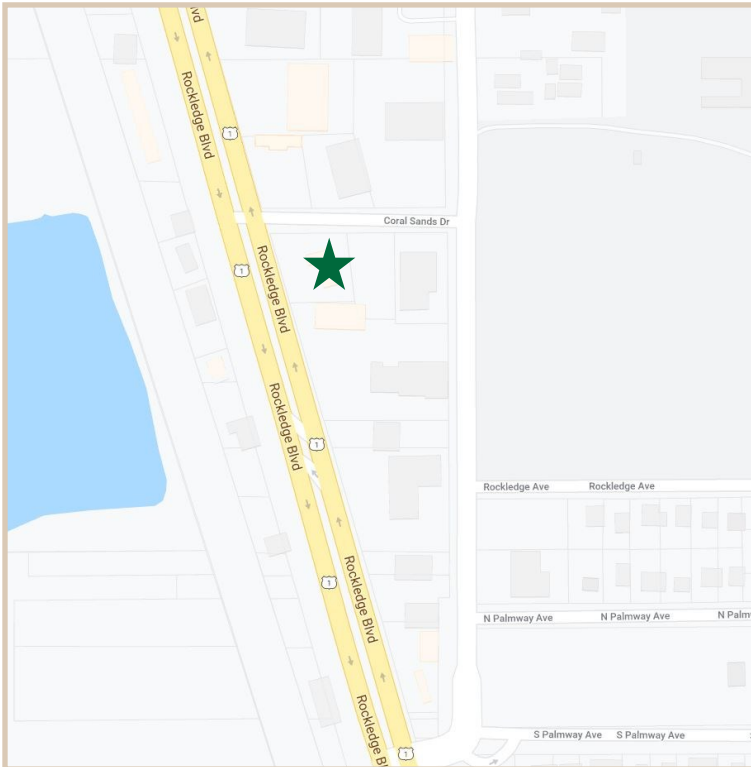
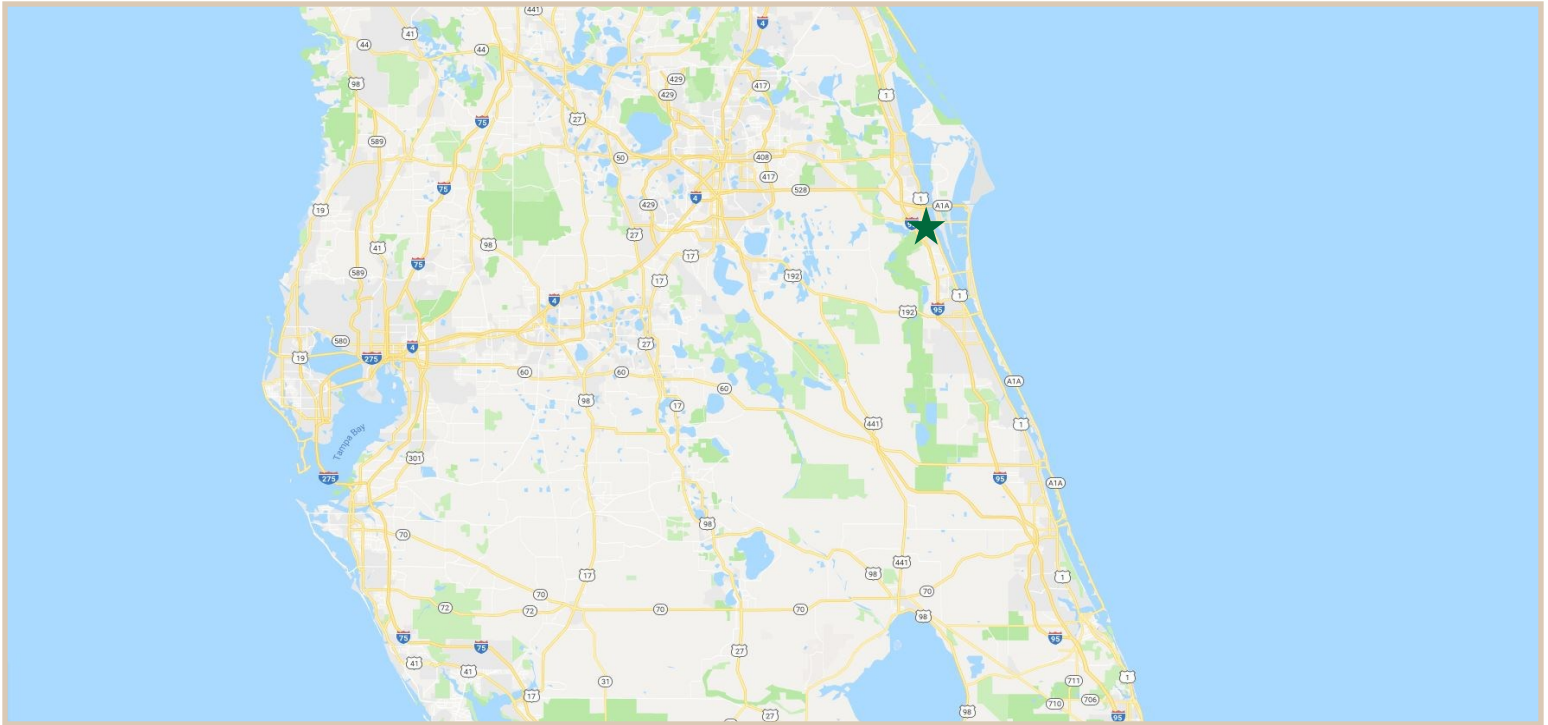
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# LOCATION MAPS

Brevard Professional Center

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# ADDITIONAL PHOTOS

Brevard Professional Center

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