



# SEACREST

503 N Orlando Ave. | Cocoa Beach, FL 32931

Medical / Office Space For Lease

**\$14.00/SF/YR + NNN**

Suites 201-205 | 950-1,040 SF

## PROPERTY HIGHLIGHTS

- Great LOCATION! Cocoa Beach
- 503 N Orlando is where Hwy A1A splits
- Excellent walkability to restaurants & shops
- Elevator building with ample parking
- Locally owned & managed
- Flexible terms
- Medical, Office & Personal Services
- Newly Renovated
- 2 Months Free with 26 Month Term
- Leasing Incentive Expires 3/31/26

## AVAILABLE SUITES

Suite #201 – 950 SF • Suite #203 – 1,040 SF • Suite #204 – 1,040 SF • Suite #205 – 1,020 SF

\$14.00/SF/YR + \$5.11/SF/YR NNN

Medical / Office Space For Lease • 2 Months Free with 26 Month Term • Expires 3/31/26

**Courtney Smith** | Licensed Commercial Agent | JM Real Estate, Inc.

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

## SECOND FLOOR – SUITE 201

503 N ORLANDO AVE, COCOA BEACH, FL 32931



**Size:** 1,040 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

**Space Use:** Office / Retail | **Build-Out:** Shell Space

**Availability:** Available Now

Lease rate does not include utilities, property expenses, or building services.

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## SECOND FLOOR – SUITE 203

503 N ORLANDO AVE, COCOA BEACH, FL 32931



**Size:** 1,040 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

**Space Use:** Office | **Build-Out:** Full Build-Out

**Availability:** Available Now

**Features:**

- 2nd Floor Office Suite
- Private Restroom
- Fully Built-Out as Standard Office

Lease rate does not include utilities, property expenses, or building services.

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## SECOND FLOOR – SUITE 204

503 N ORLANDO AVE, COCOA BEACH, FL 32931



**Size:** 1,040 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

**Space Use:** Office | **Build-Out:** Full Build-Out

**Availability:** Available Now

**Features:**

- 2nd Floor Office Suite
- Private Restroom
- Fully Built-Out as Standard Office

Lease rate does not include utilities, property expenses, or building services.

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## SECOND FLOOR – SUITE 205

503 N ORLANDO AVE, COCOA BEACH, FL 32931



**Size:** 1,120 SF | **Term:** 1-5 Years | **Rate:** \$14.00/SF/YR

**Space Use:** Office | **Build-Out:** Full Build-Out

**Availability:** Available Now

**Features:**

- 2nd Floor Office Suite
- Private Restroom
- Fully Built-Out as Standard Office

Lease rate does not include utilities, property expenses, or building services.

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## SITE PLAN & AVAILABLE SUITES

### LEASE INFORMATION

Suite #201: 950 SF | Suite #203: 1,040 SF  
Suite #204: 1,040 SF | Suite #205: 1,020 SF  
\$14.00/SF/YR + \$5.11/SF/YR NNN  
Medical / Office Space For Lease

### AVAILABLE SUITES — FLEXIBLE TERMS

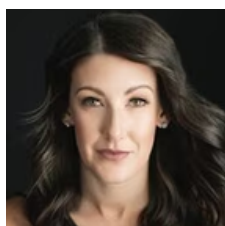
Multiple suites available. Ideal for medical, office, and personal services. Elevator building with ample parking. Locally owned & managed. Flexible terms. Newly Renovated. 2 Months Free with 26 Month Term.

## LOCATION MAP



503 N Orlando Ave, Cocoa Beach, FL 32931

## CONTACT FOR LEASING INFORMATION



### Courtney Smith

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**SCAN FOR FULL  
PROPERTY DETAILS**

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