

# Lease Availability Report

## 595 N Courtenay Pky

Merritt Island, FL 32953 - Brevard County Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1983</b>
RBA:	<b>20,790 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>10,395 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,840 SF</b>
Max Contig:	<b>2,840 SF</b>
Total Available:	<b>2,840 SF</b>
Asking Rent:	<b>\$14.00/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$0.47 (2019)</b>
Opex:	<b>\$4.34 (2012-Est)</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	206	Off/Med	Direct	2,840	2,840	2,840	\$14.00/NNN	Vacant	3 - 10 Yrs

### AMENITIES

24 Hour Access, Bus Line, Security System, Signage

### TRANSPORTATION

Parking:	110 free Surface Spaces are available; Ratio of 3.66/1,000 SF
Airport:	45 minute drive to Melbourne International Airport
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 2405 N Courtenay Pky

Merritt Island, FL 32953 - Brevard County Submarket



### BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	2007
RBA:	17,923 SF
Floors:	2
Typical Floor:	8,961 SF

### AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	1,780 SF
Total Available:	6,440 SF
Asking Rent:	\$\$10.87 - \$12.00/MG

### EXPENSES PER SF

Taxes:	\$0.13 (2019)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1B	Off/Med	Direct	1,780	1,780	1,780	\$12.00/MG	Vacant	Negotiable
P 1st	1A	Off/Med	Direct	1,560	1,560	1,560	\$12.00/MG	Vacant	Negotiable
P 1st	1C	Off/Med	Direct	1,700	1,700	1,700	\$10.87/MG	Vacant	Negotiable

### AMENITIES

Bus Line, Signage

### TRANSPORTATION

Parking: 112 free Surface Spaces are available; Ratio of 6.24/1,000 SF

Walk Score ®: Car-Dependent (44)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**450 E Merritt Island Cswy - 450 E. Merritt Island Causeway**  
 Merritt Island, FL 32952 - Brevard County Submarket



## BUILDING

Type:	<b>Class A Office</b>
Year Built:	<b>2000</b>
RBA:	<b>30,167 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>30,167 SF</b>

## AVAILABILITY

Min Divisible:	<b>2,000 SF</b>
Max Contig:	<b>4,000 SF</b>
Total Available:	<b>6,856 SF</b>
Asking Rent:	<b>Withheld</b>

## EXPENSES PER SF

Taxes:	<b>\$1.05 (2018)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Direct	2,856	2,856	2,856	Withheld	Vacant	Negotiable
P 1st	102	Off/Med	Direct	2,000 - 4,000	4,000	4,000	Withheld	Vacant	5 - 10 Yrs

## AMENITIES

24 Hour Access, Air Conditioning, Bus Line, Controlled Access, Drop Ceiling, High Ceilings, Kitchen, Security System, Wi-Fi

## TRANSPORTATION

Parking:	250 free Surface Spaces are available; Ratio of 8.41/1,000 SF
Airport:	45 minute drive to Melbourne International Airport
Walk Score ®:	Somewhat Walkable (51)
Transit Score ®:	Some Transit (29)

# Lease Availability Report

## 150 N Sykes Creek Pky

Merritt Island, FL 32953 - Brevard County Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1999</b>
RBA:	<b>34,960 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>10,000 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,248 SF</b>
Max Contig:	<b>2,248 SF</b>
Total Available:	<b>2,248 SF</b>
Asking Rent:	<b>\$19.00/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$2.16 (2019)</b>
Opex:	<b>\$6.07 (2012-Est)</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Direct	2,248	2,248	2,248	\$19.00/NNN	Vacant	Negotiable

### AMENITIES

Signage, Waterfront

### TRANSPORTATION

Parking:	168 free Surface Spaces are available; 6 free Covered Spaces are available; Ratio of 4.98/1,000 SF
Airport:	46 minute drive to Melbourne International Airport
Walk Score ®:	Somewhat Walkable (52)
Transit Score ®:	Minimal Transit (0)