

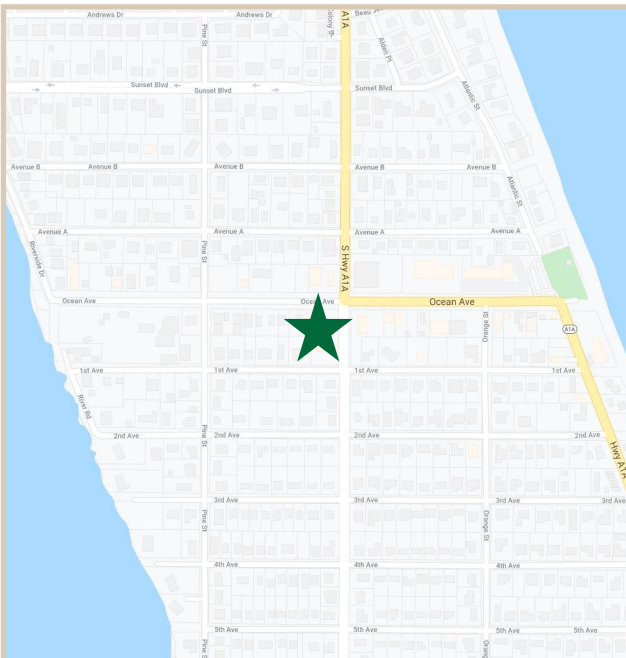
FOR LEASE

Osceola Professional Building

401 Ocean Avenue, Melbourne Beach, FL 32951

PROPERTY FACTS

Building Area:	12,000 Sq. Ft.
# Units in Building:	15
Restrooms:	2 per Floor
Parking:	72 Spaces
Construction:	CBS
Roof:	Built Up
Utilities:	City Water/Sewer
Zoning:	8-B Residential Business Zoning
Year Built:	1979
Land Size:	1.15 Acres
Property Type:	Professional Office Building
Elevator:	Yes



PROPERTY HIGHLIGHTS

Price	We offer competitive pricing options for units in a newly renovated space.
Location	Located at the prime intersection of Ocean Avenue and South Highway A1A. This location has high visibility from the beachside.
Aesthetics	This property has undergone extensive interior and exterior renovations, including new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.
Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

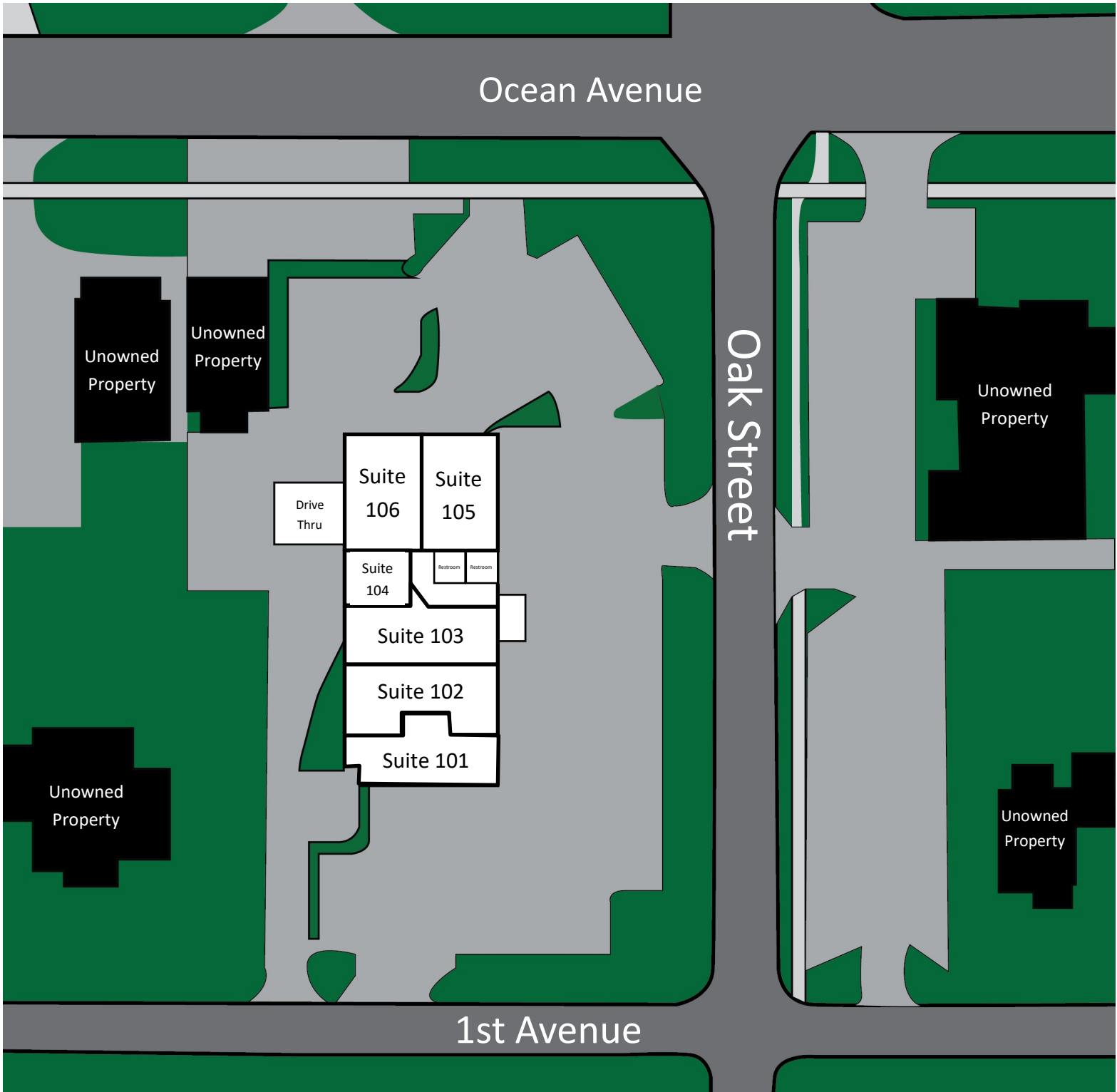
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Site Plan:
First Floor

Osceola Professional Building

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UNITS AVAILABLE

Second Floor

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				UNIT NOTES
				WATER	ELECTRIC	TRASH	CABLE	
203	900 SF	\$19.00 / SF	\$1,425.00 / YR	Yes	Yes	Yes	No	Recently Renovated Office Space



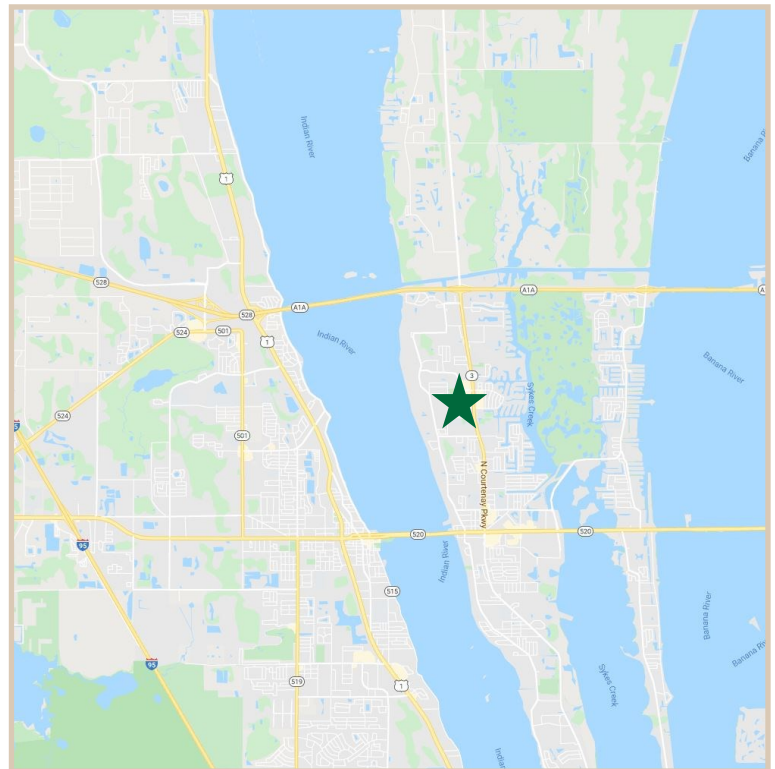
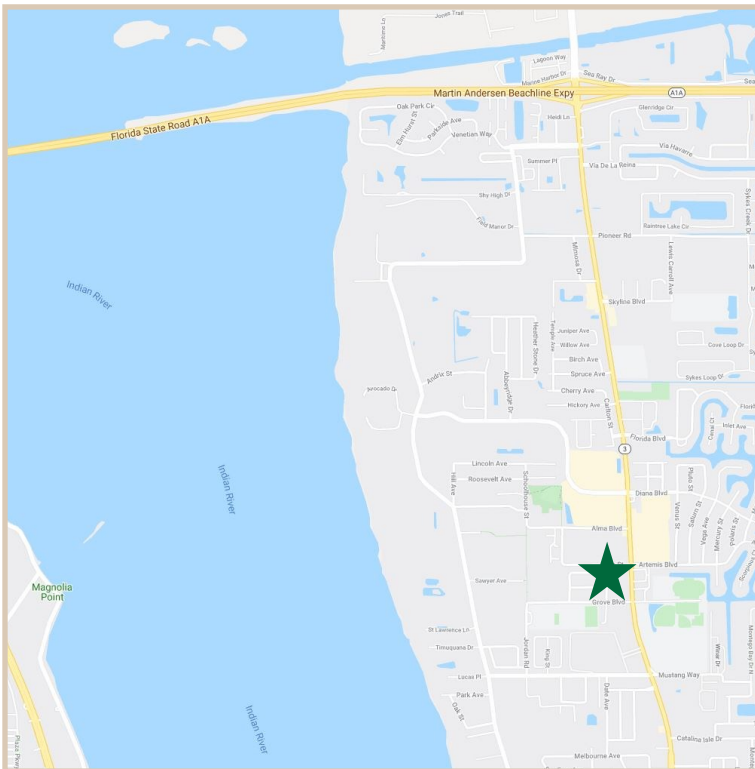
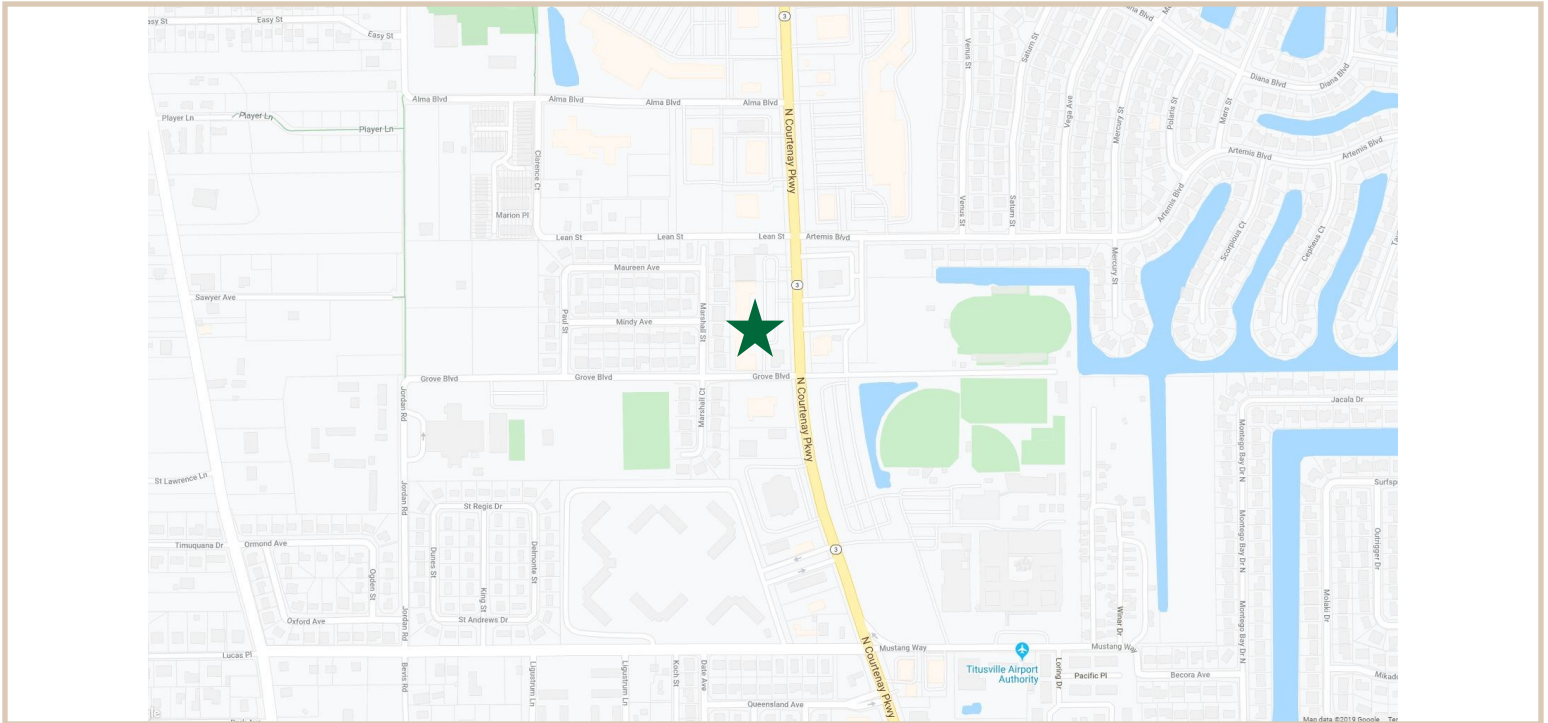
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LOCATION MAPS

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ADDITIONAL PHOTOS

Osceola Professional Building

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