

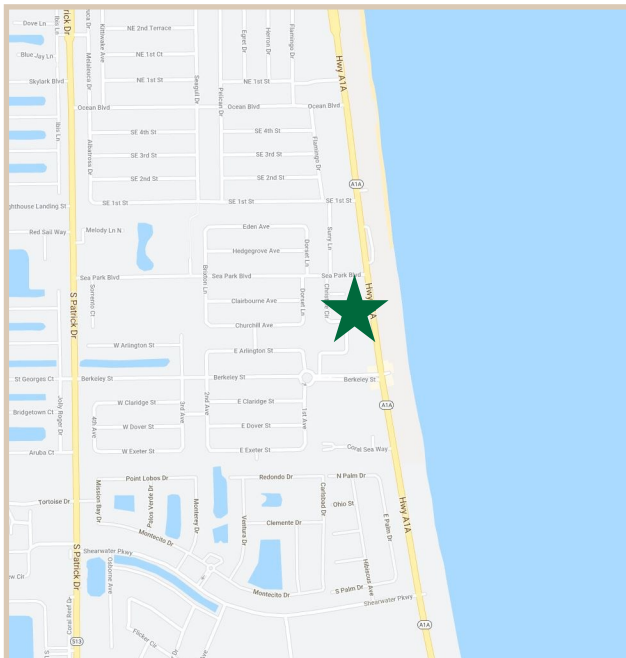
FOR SALE

Oceanview Office Centre

476 Highway A1A, Satellite Beach, Florida

PROPERTY FACTS

Building Area:	15,322 Square Feet
Leasable Building Square Footage	11,559 Square Feet
Unit Size	125-400 Square Feet
Executive Suites	
Unit Size	500-1,634 Square Feet
Primary Suites	
Parking	49 Spaces
Construction	Concrete and Stucco
Roof	Built-up Roof and Membrane
Utilities	City Water and Sewer
Year Built	1965
Building Height	Two Stories



PROPERTY HIGHLIGHTS

Price	\$2,700,000.00
Parking & Access	Oceanview Office Centre has excellent parking with 49 spaces available to tenants and clientele.
Location & Viability	High visibility location right off Highway A1A. Excellent signage from the outside, including both a monument sign and façade sign.
Aesthetics	Office suites are in excellent condition and are available for immediate occupancy. The landlord pays for the monument sign, plaque, and façade sign.



CHARLES A. VON STEIN, INC.
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Sales & Leasing Specialists since 1963
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Vero Beach, FL 32962
www.vscre.com

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

SITE PLAN

First Floor

Oceanview Office Centre

476 Highway A1A, Satellite Beach, Florida



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Second Floor

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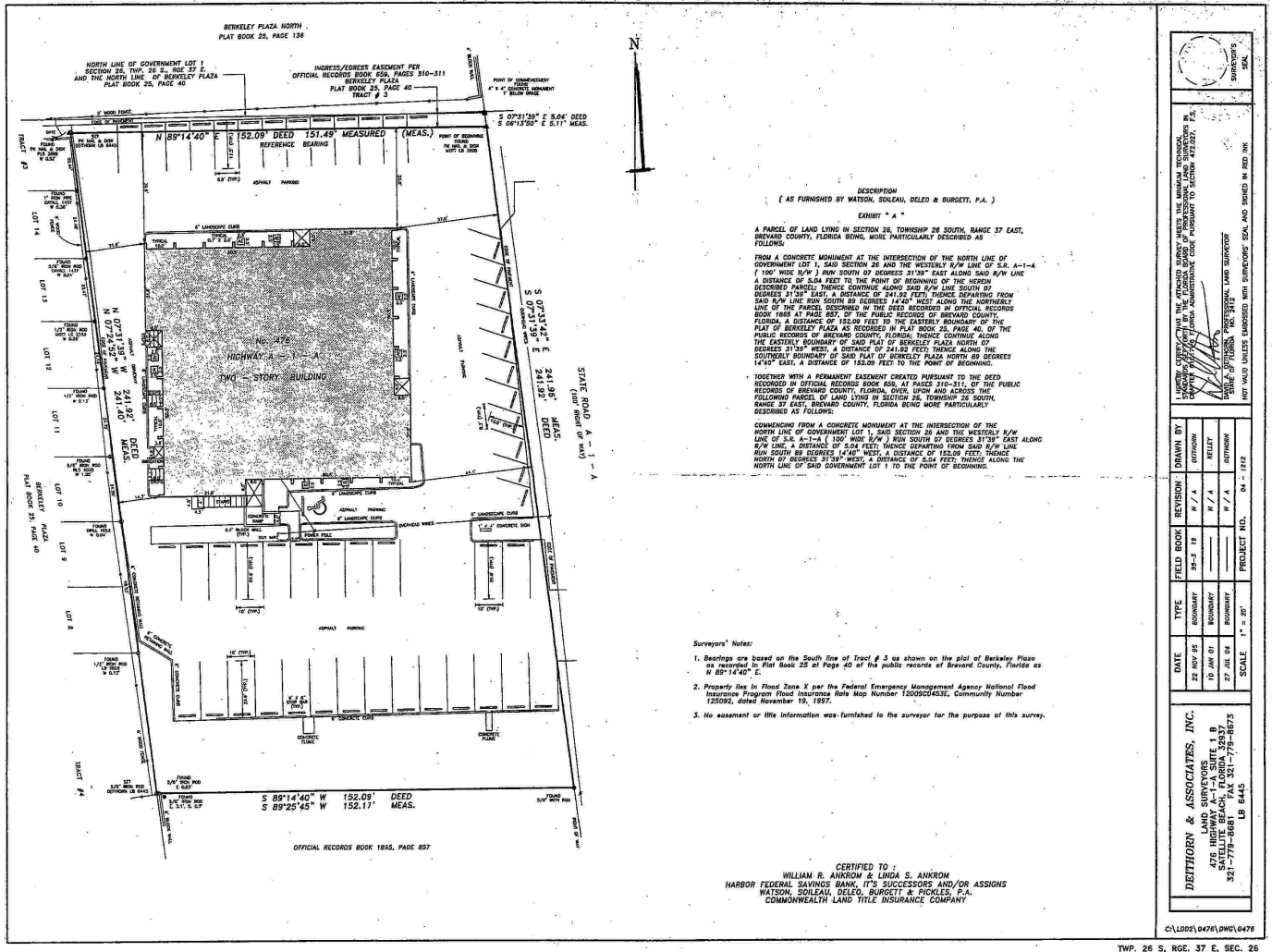
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SURVEY

Oceanview Office Centre

476 Highway A1A, Satellite Beach, Florida



DESCRIPTION
(AS FURNISHED BY WATSON, SOLICAU, DELEO & BURGOTT, P.A.)

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 1, SAID SECTION 26 AND THE WESTERLY R/W LINE OF S.A. A-1-A (100' WIDE R/W) RUN SOUTH OF DEGREES 31°30' EAST ALONG SAID R/W LINE A DISTANCE OF 5.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL THENCE CONTINUE ALONG SAID R/W LINE SOUTH OF DEGREES 31°30' EAST, A DISTANCE OF 241.82 FEET, THENCE DEPARTING FROM SAID R/W LINE RUN WEST BY DEGREES 14°40' WEST ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1885 AT PAGE 857, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 152.09 FEET TO THE EASTERLY BOUNDARY OF THE PLAT OF BENKLEY PLAZA AS RECORDED IN PLAT BOOK 25, PAGE 40, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE CONTINUE ALONG THE EASTERLY BOUNDARY OF SAID PLAT OF BENKLEY PLAZA NORTH BY DEGREES 14°40' EAST, A DISTANCE OF 241.82 FEET, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF BENKLEY PLAZA NORTH BY DEGREES 14°40' EAST, A DISTANCE OF 152.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A REMAINDER EASEMENT CREATED PURSUANT TO THE DEED RECORDED IN OFFICIAL RECORDS BOOK 650, AT PAGE 310-311, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, OVER AND ACROSS THE FOLLOWING PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 1, SAID SECTION 26 AND THE WESTERLY R/W LINE OF S.A. A-1-A (100' WIDE R/W) RUN SOUTH OF DEGREES 31°30' EAST ALONG R/W LINE, A DISTANCE OF 5.54 FEET, THENCE DEPARTING FROM SAID R/W LINE RUN SOUTH BY DEGREES 14°40' WEST, A DISTANCE OF 152.09 FEET, THENCE NORTH OF DEGREES 31°30' WEST, A DISTANCE OF 5.54 FEET, THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING.

- Surveyors' Notes:
1. Bearings are based on the South line of Tract # 3 as shown on the plat of Benkley Plaza as recorded in Plat Book 25 of Page 40 of the public records of Brevard County, Florida as N 89°14'40" E.
 2. Property lies in Flood Zone X per the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Number 1200020433E, Community Number 125092, dated November 19, 1997.
 3. No easement or title information was furnished to the surveyor for the purpose of this survey.

CERTIFIED TO:
WILLIAM R. ANKROM & LINDA S. ANKROM
HARBOR FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS
WATSON, SOLICAU, DELEO, BURGOTT & PICKLES, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

DATE		TYPE	FIELD BOOK	REVISION	DRAWN BY
22 NOV 95	BOUNDARY	38-3	19	N/A	SETTLETON
10 JAN 01	BOUNDARY			N/A	REILLY
27 JUL 04	BOUNDARY			N/A	SETTLETON
SCALE		1" = 20'		PROJECT NO.	
				84-1822	
DEITHORN & ASSOCIATES, INC. LAND SURVEYORS 476 HIGHWAY A1A, SUITE 1 B SATELLITE BEACH, FLORIDA 32937 321-779-8888 FAX 321-779-7788 LB 8445					

TWP. 26 S., RGE. 37 E., SEC. 26



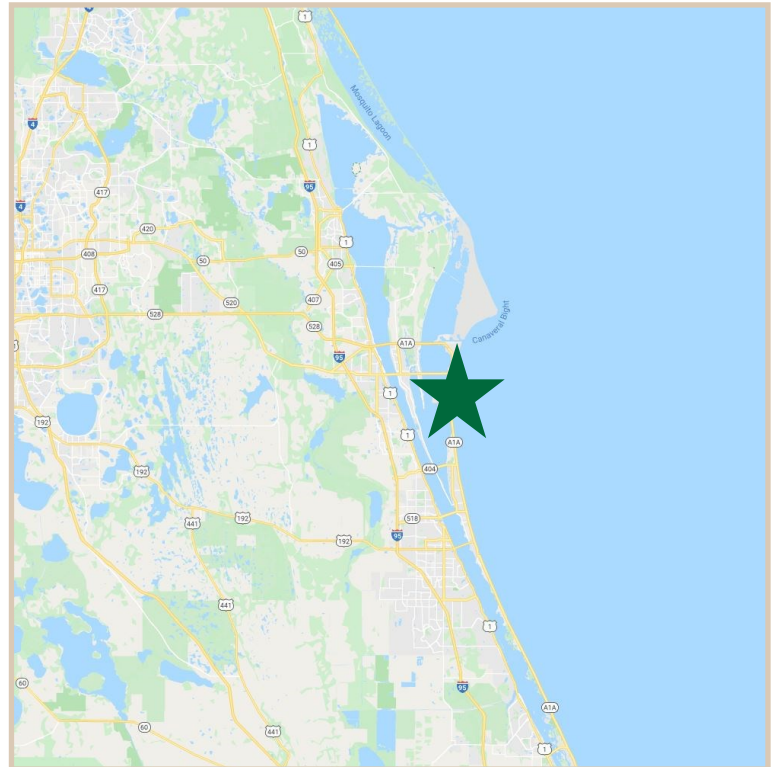
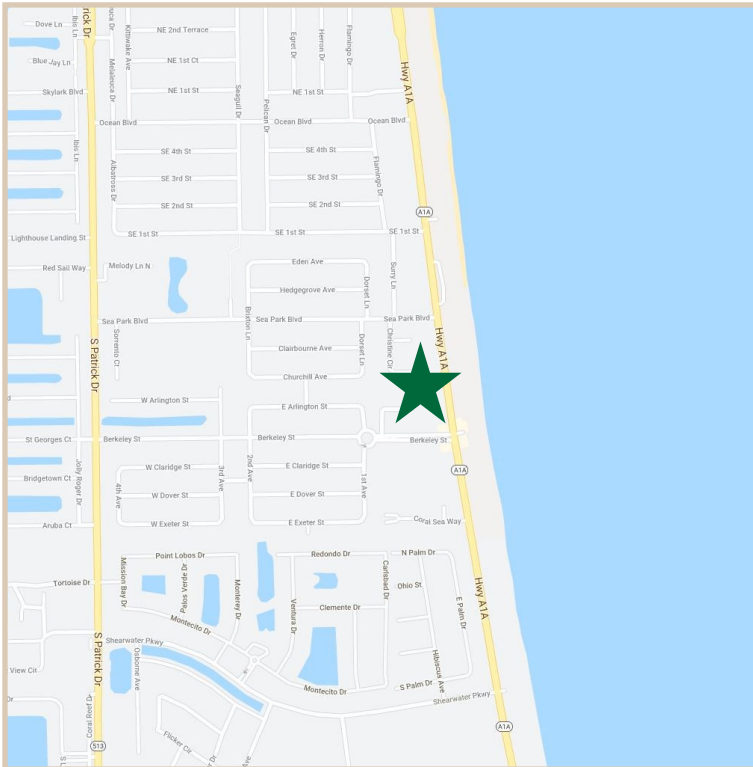
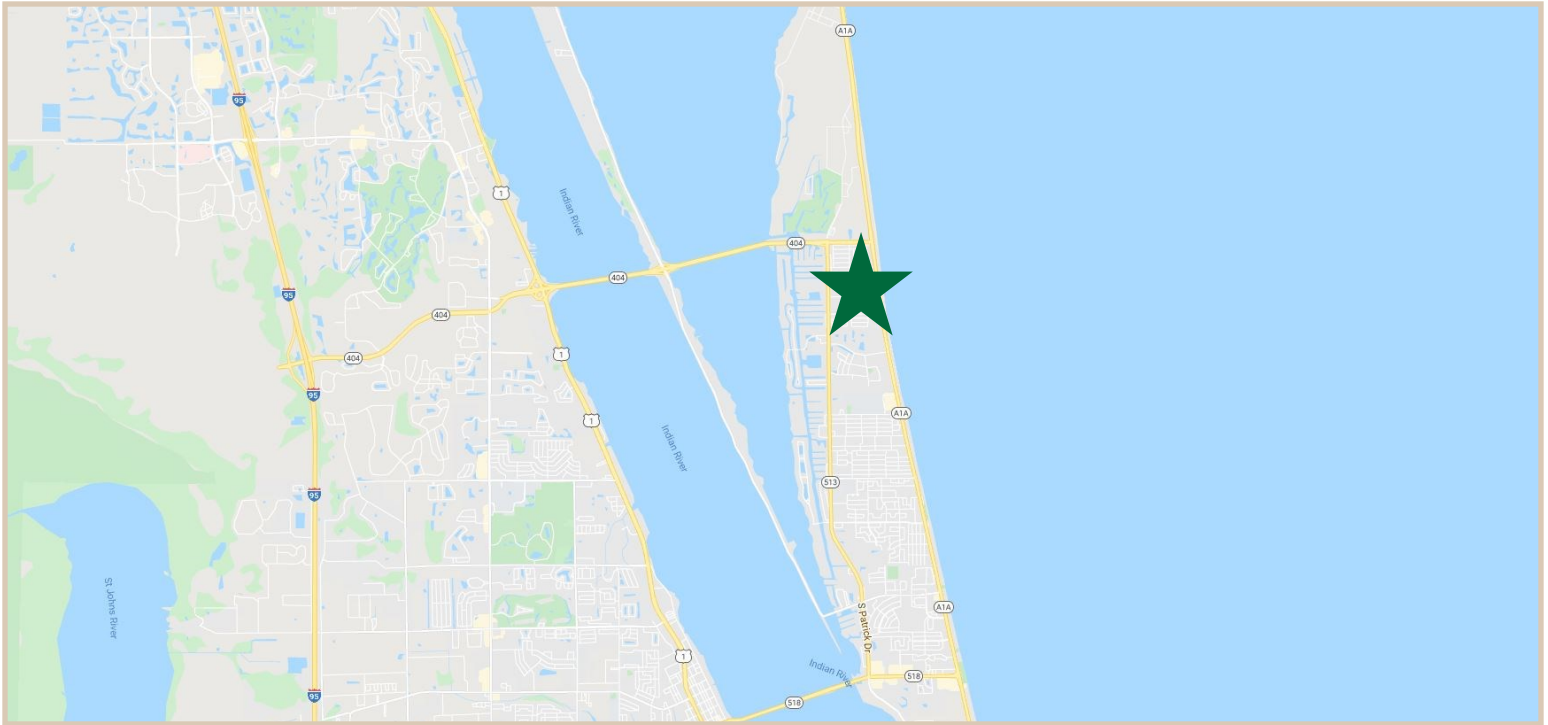
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LOCATION MAPS

Oceanview Office Centre

476 Highway A1A, Satellite Beach, Florida



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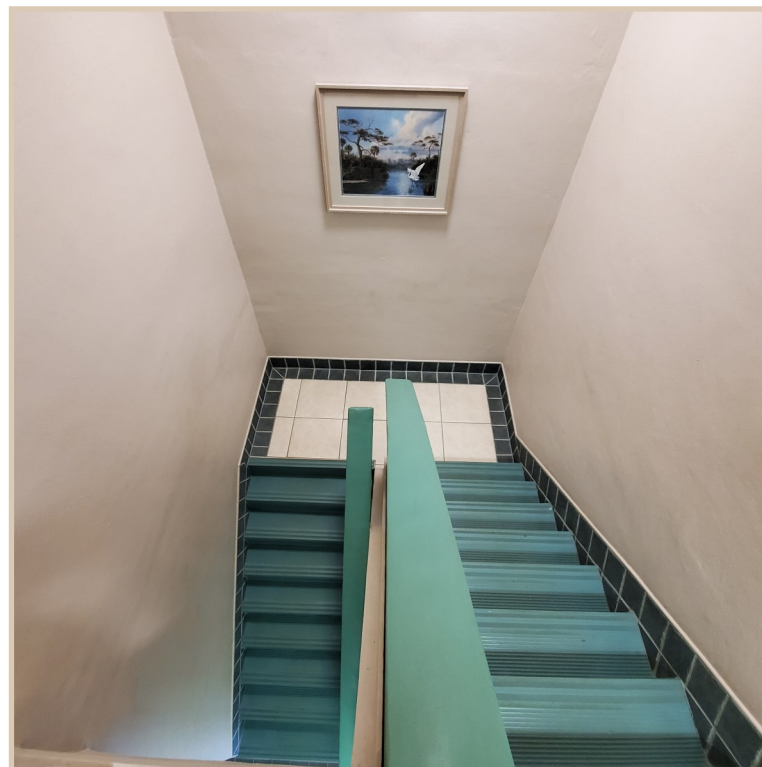
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ADDITIONAL PHOTOS

Common Area

Oceanview Office Centre

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