

Woodlake Office Park

4620 - 4690 Lipscomb St. NE, Palm Bay, FL 32905

FOR LEASE: Office Space for Any Size Business!



OFFERING SUMMARY

Available SF: 103 - 3,317 SF +/-

Lease Rate: \$16.75 - 19.75 SF/yr
(Full Service Gross)

Facility SF: 7,437 SF +/-

Zoning: City of Palm Bay
Community Commercial
(CC)

PROPERTY OVERVIEW

Professional Office Space Available Ranging 100 SF - 3,317 SF +/-

Rent Includes: Electric, Water/Sewer, Trash Fee, Building Maintenance, Pest Control, Common Area Janitorial Services

Woodlake Office Park is Perfect for Entrepreneurs and all Size Businesses!!
Ample Parking

LOCATION OVERVIEW

Located just North of Palm Bay Road. L3Harris, FIT Larsen Motorsports, Renesas Electronics & The Innovation Centre are all within sight. Over 26,000 vehicles pass through this area on Palm Bay Road daily. Minutes away from US1 & I-95 conveniently providing easy access to rest of Brevard County.



Individual Members
Michael S. Ullian
Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com



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Lobby & Aerial



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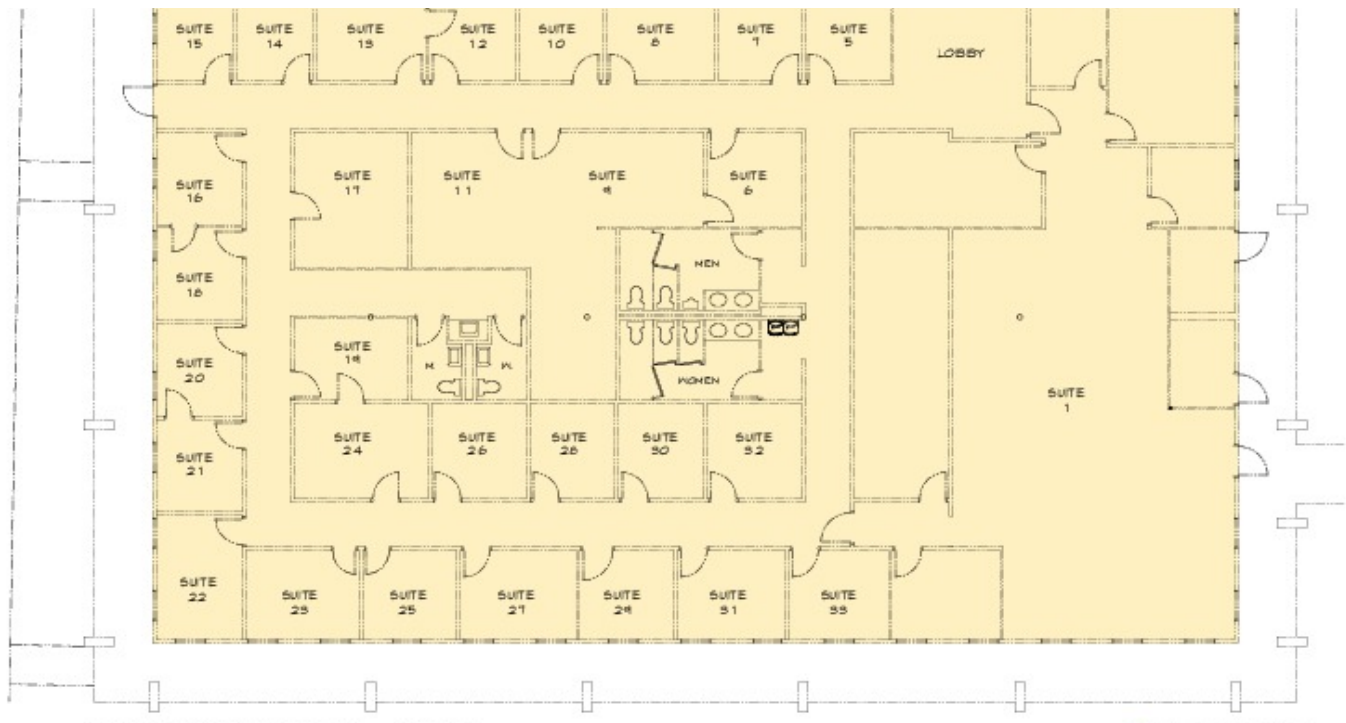
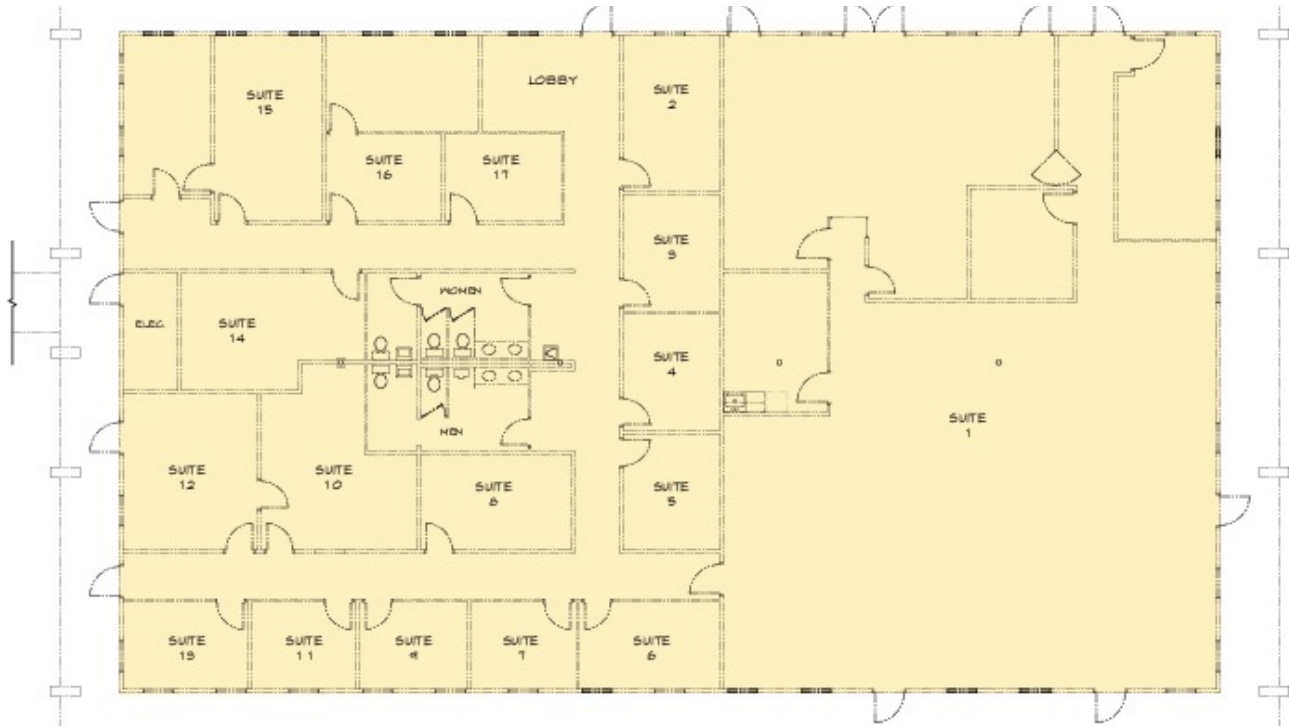


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Floor Plans



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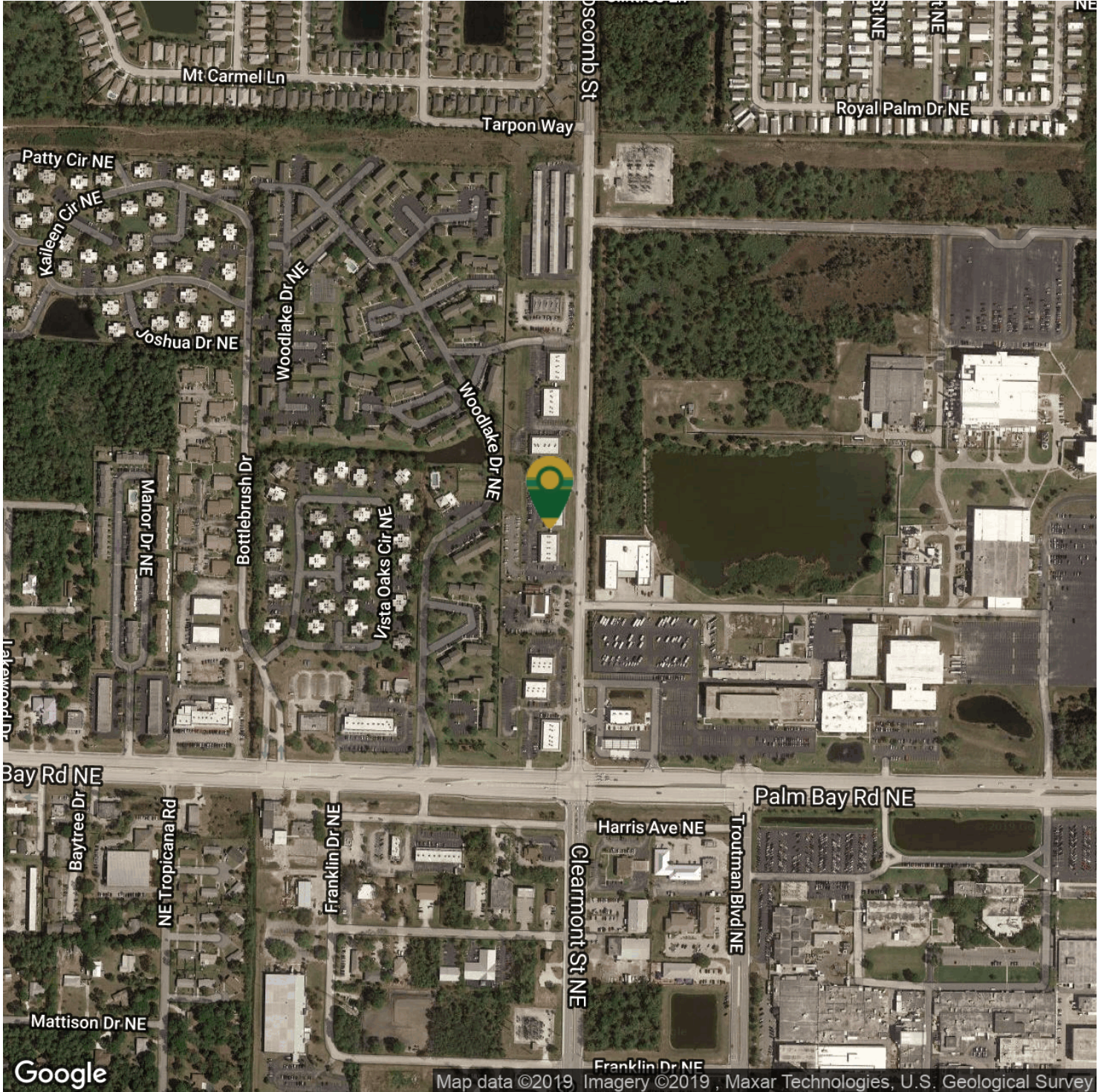
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Location Maps



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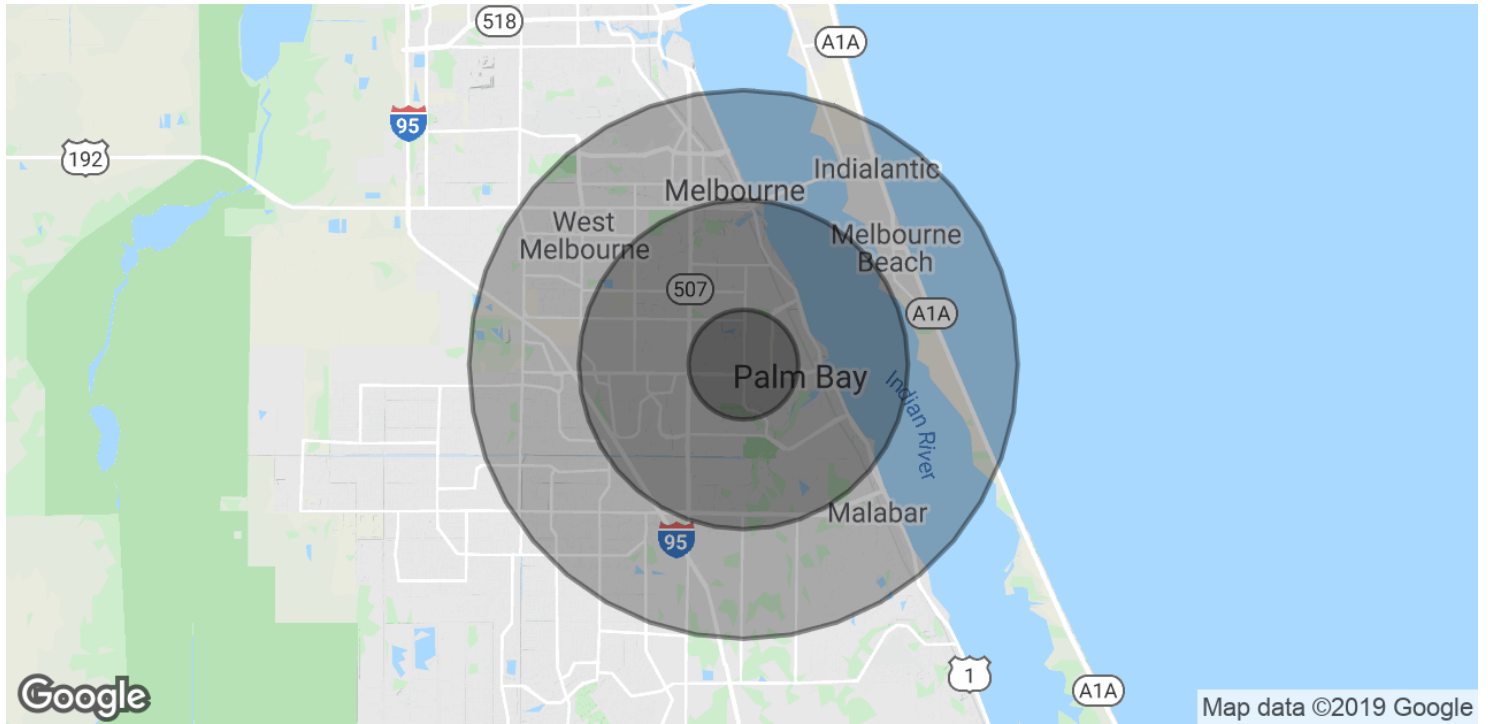
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,848	53,566	109,777
Median age	44.9	43.2	43.7
Median age (Male)	39.9	39.1	41.1
Median age (Female)	48.2	46.5	45.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,829	22,877	45,541
# of persons per HH	2.1	2.3	2.4
Average HH income	\$44,936	\$51,178	\$59,002
Average house value	\$152,255	\$184,340	\$211,724

* Demographic data derived from 2010 US Census



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