

FOR LEASE

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

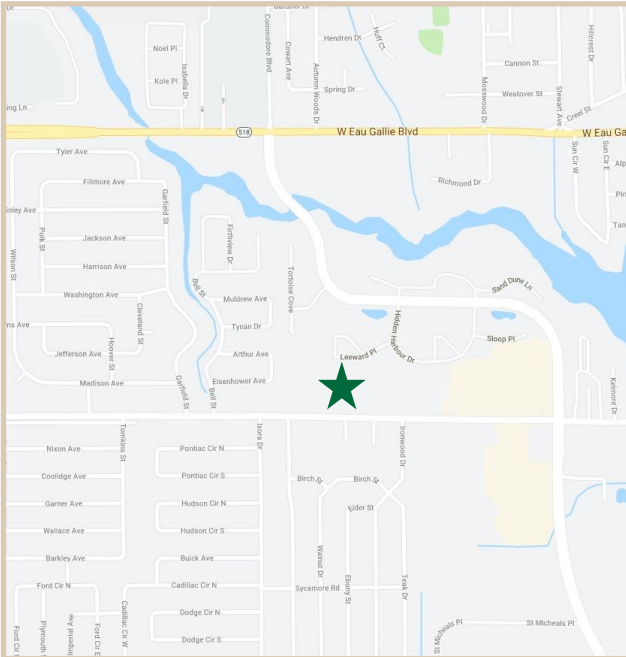
PROPERTY FACTS

Building Area:	65,995 Sq. Ft.
Parcel Size:	5.33 Acres
Number of Units:	50+ Units
Unit Range:	87 – 3,135 Sq. Ft.
Year Built:	1985
Construction:	CBS
Zoning:	CIA – Professional, Offices and Services District.
Building Height:	Single Story



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking & Access	There are 325 parking spaces available in the plaza along with three entrances into the plaza off of Sarno Road.
Location	Within a couple miles of U.S. One and Melbourne International Airport. Centrally Located on the north side of the Central Business District within 5 miles from I-95.
Aesthetics	Extensive interior and exterior renovation. These renovations include new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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www.vscree.com

CONTACT INFO:

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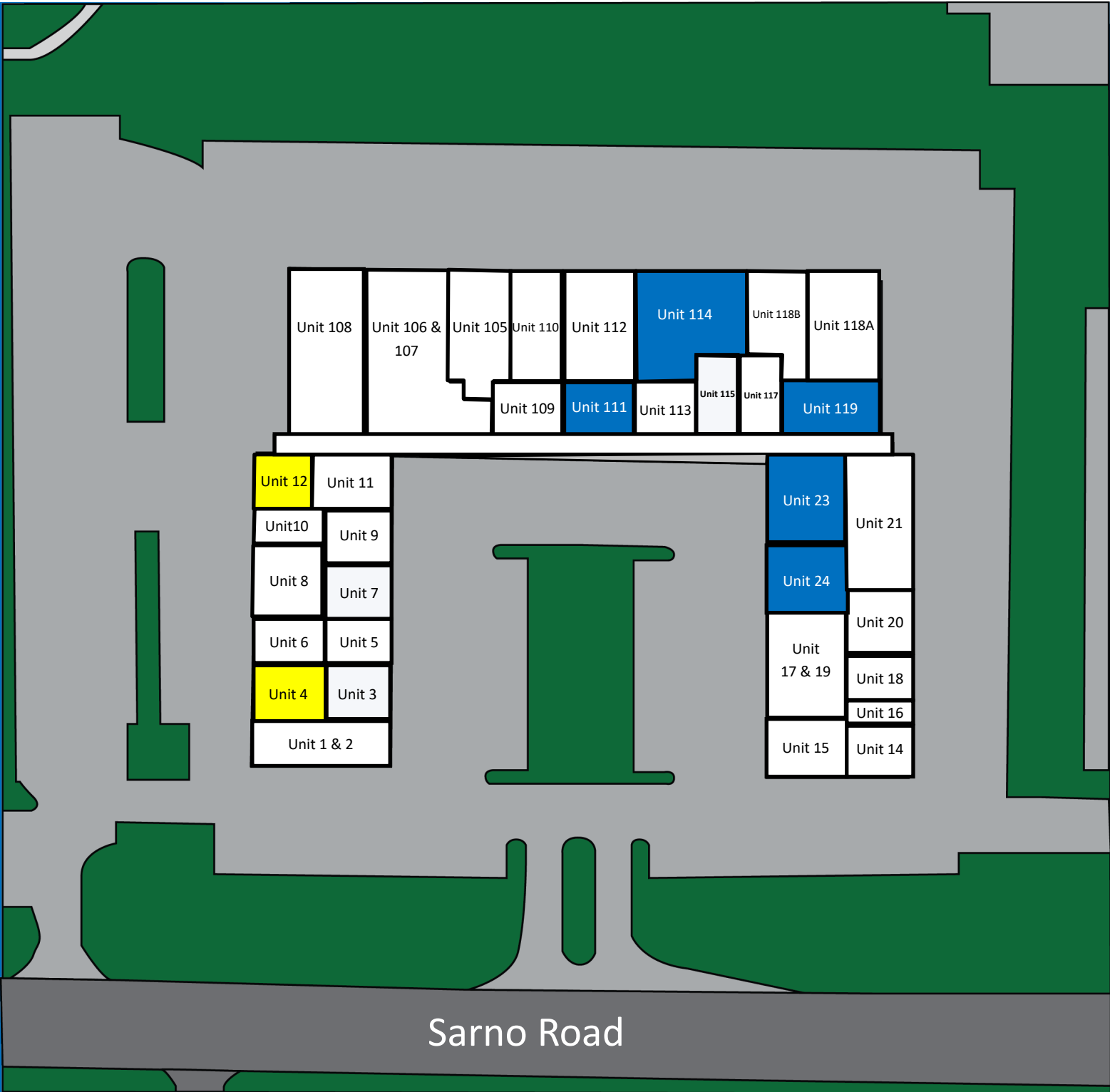
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SITE PLAN

Site Plan:
First Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



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UNITS FOR LEASE

First Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

UNIT	SIZE		RATE		MONTHLY RATE	UTILITIES INCLUDED				USAGE
						WATER	ELECTRIC	TRASH	CABLE	
23	1,224	S F	\$13.00	SF/ YR	\$1,326.00	Yes	No	Yes	No	Recently Renovated Office
24	785	S F	\$13.00	SF/ YR	\$850.42	Yes	No	Yes	No	Recently Renovated Office
111	1,000	SF	\$13.00	SF/ YR	\$1,083.33	Yes	No	Yes	No	Recently Renovated Office
114	2,186	S F	\$11.00	SF/ YR	\$2,003.83	Yes	No	Yes	No	Recently Renovated Office
119F	198	S F	\$31.00	SF/ YR	\$511.50	Yes	Yes	Yes	No	Recently Renovated Office



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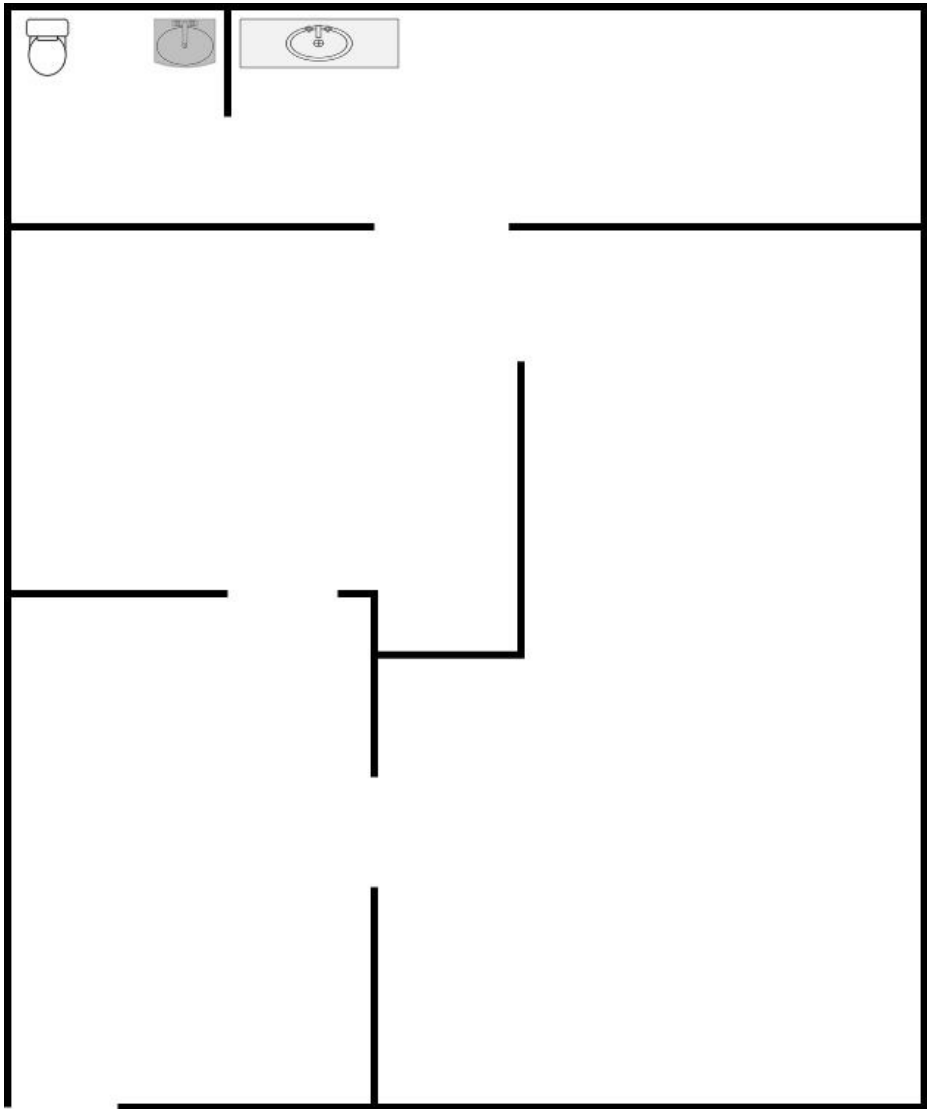
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FLOOR PLAN

Unit 24

Melbourne Professional Complex

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785 SF



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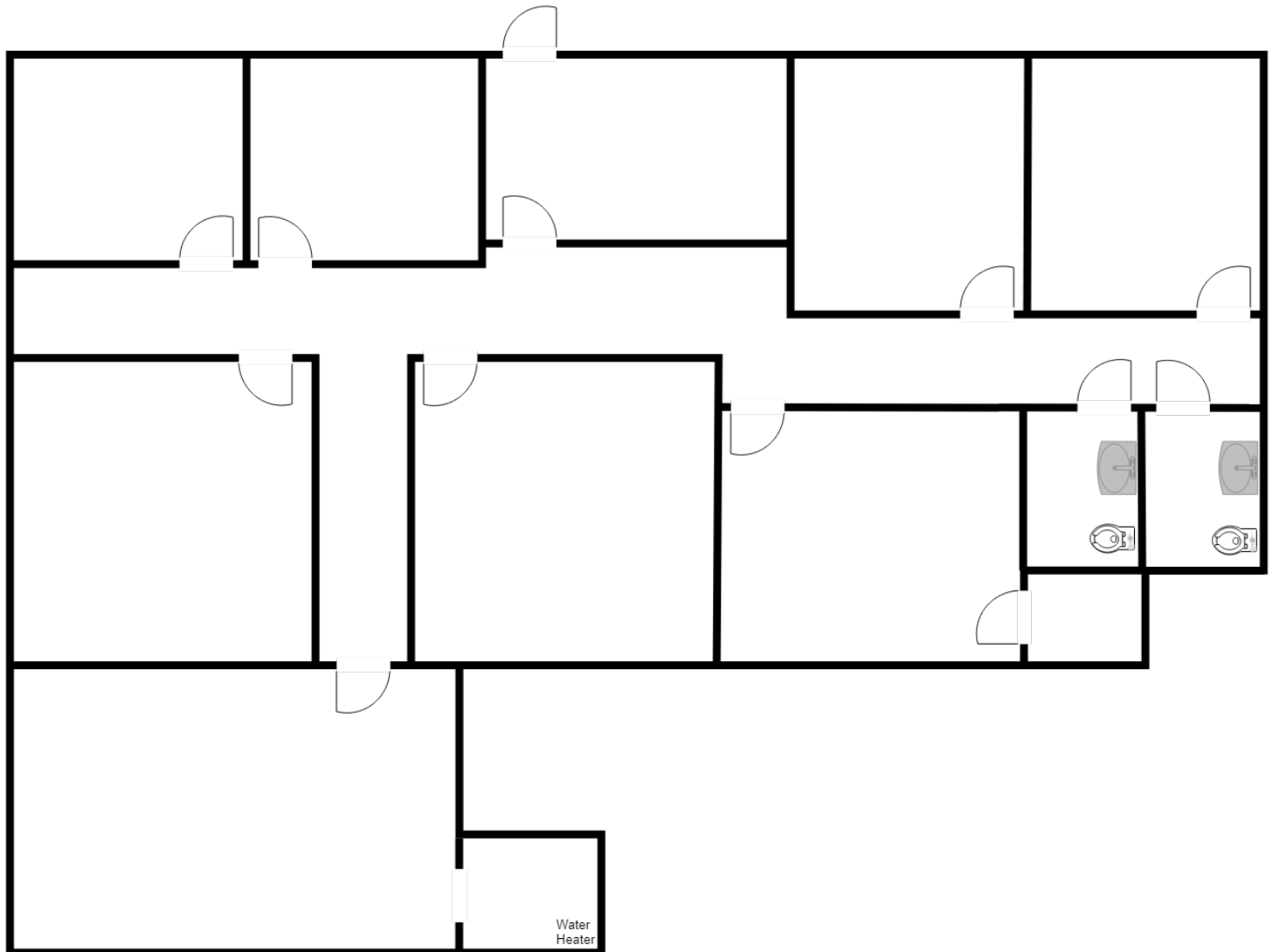
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FLOOR PLAN

Unit 114

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



2,186 SF



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First Floor

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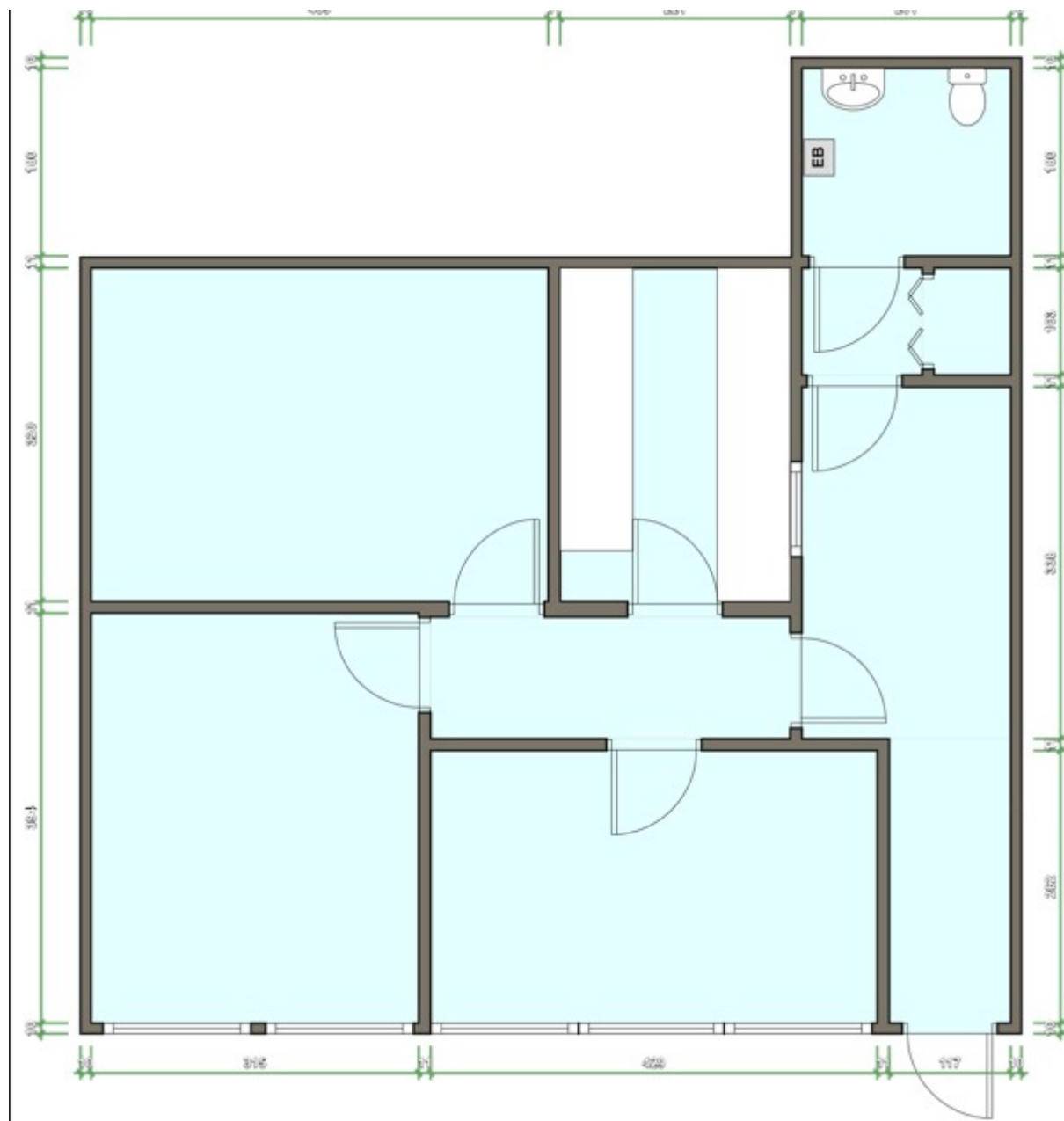
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785 SF



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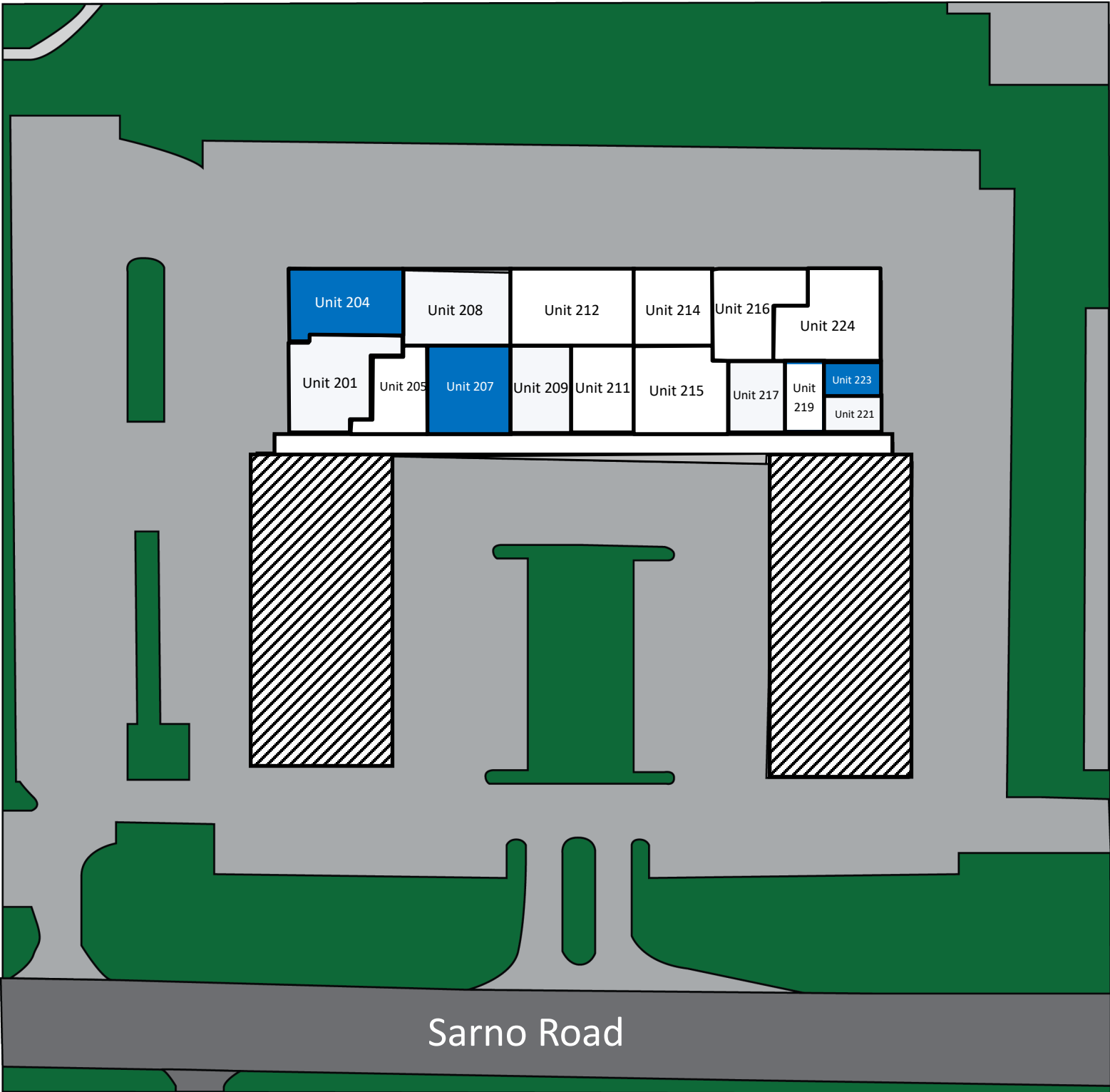
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SITE PLAN

Site Plan:
Second Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



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UNITS FOR LEASE

Second Floor

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935

UNIT	SIZE		RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE	
					WATER	ELECTRIC	TRASH	CABLE		
204	2,060	S F	\$10.00	SF / YR	\$1,716.67	Yes	No	Yes	No	Recently Renovated Office Built out as a “Call Center”
207	1,000	S F	\$10.00	SF / YR	\$833.33	Yes	No	Yes	No	Recently Renovated Office
223	850	S F	\$10.00	SF / YR	\$708.33	Yes	No	Yes	No	Recently Renovated Office



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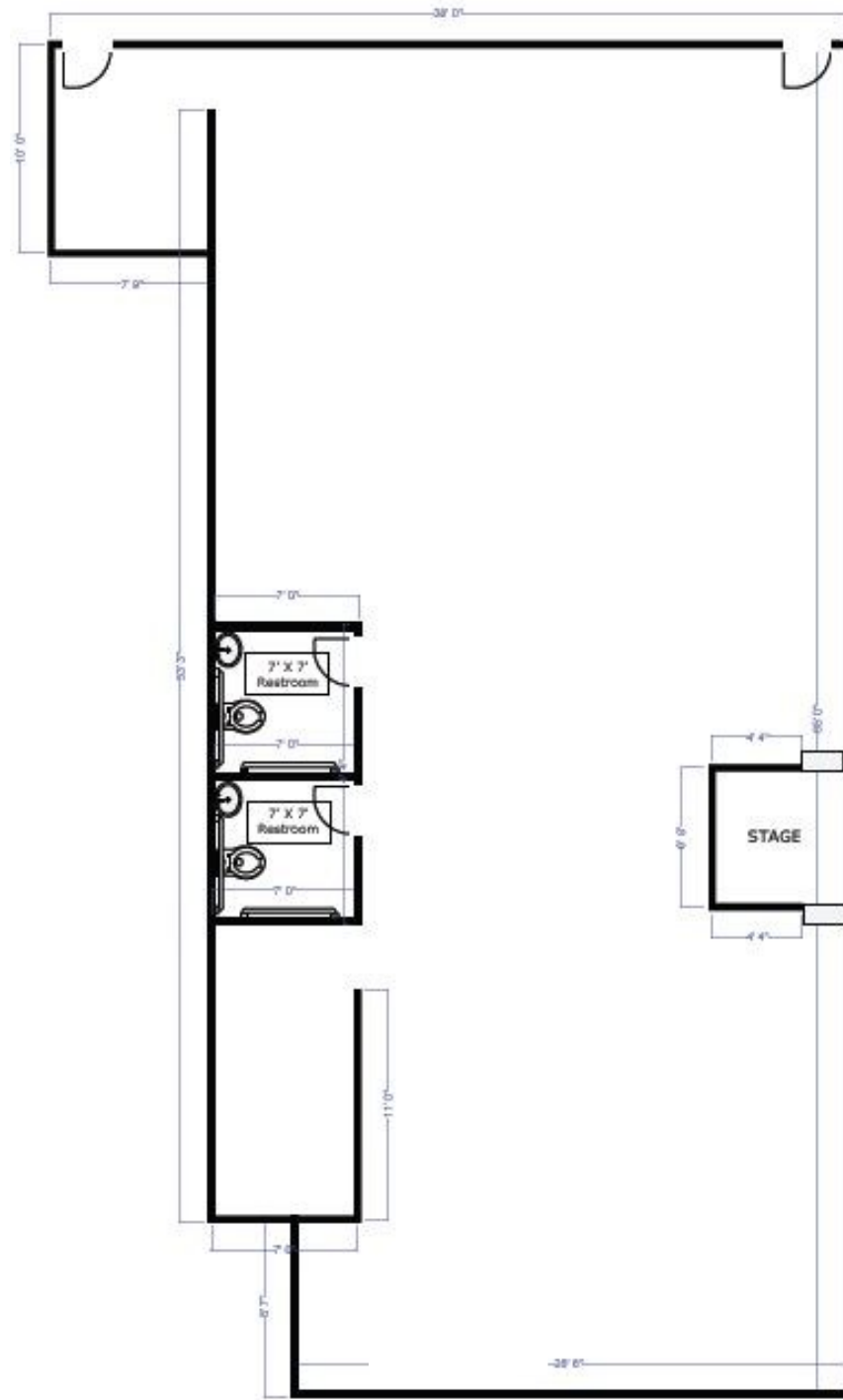
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FLOOR PLAN

Unit 204

Melbourne Professional Complex

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2,060 SF



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FLOOR PLAN

Unit 223

Melbourne Professional Complex

1600 Sarno Road, Melbourne, FL 32935



850 SF



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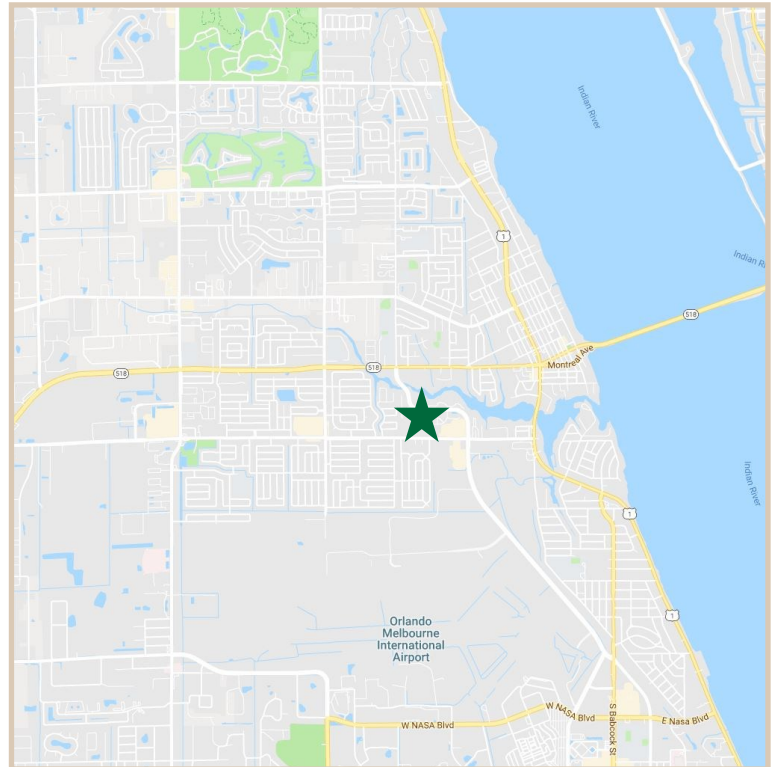
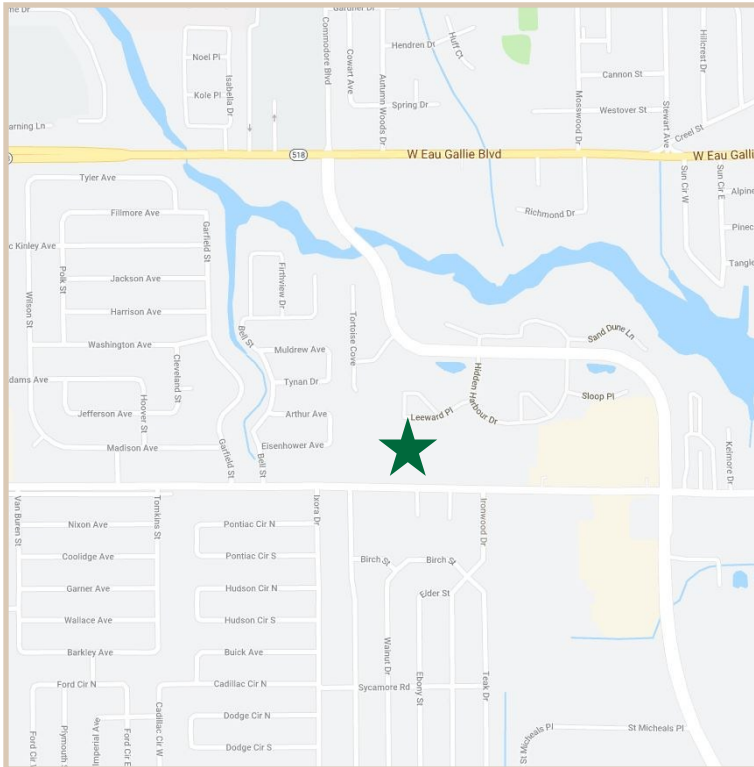
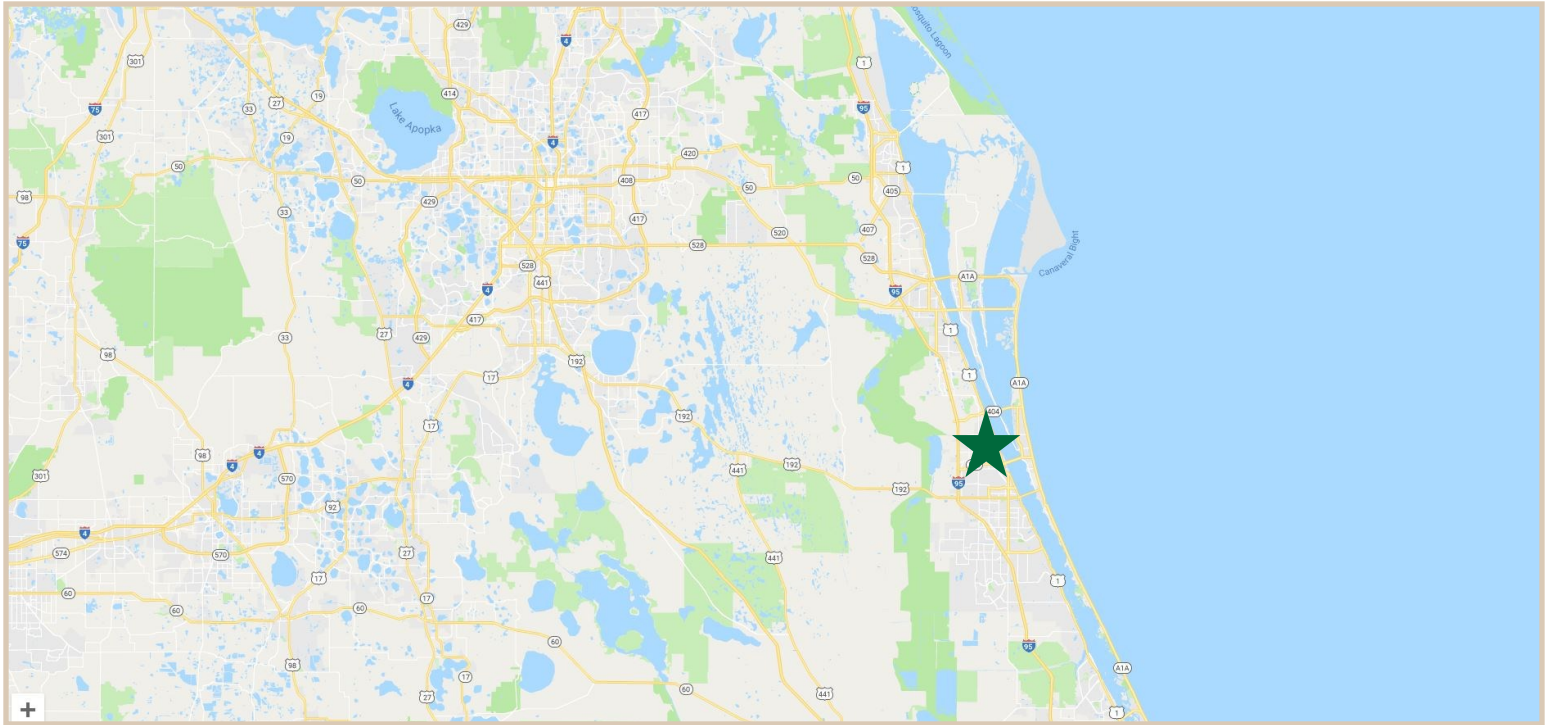
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LOCATION MAPS

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ADDITIONAL PHOTOS

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1963
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