

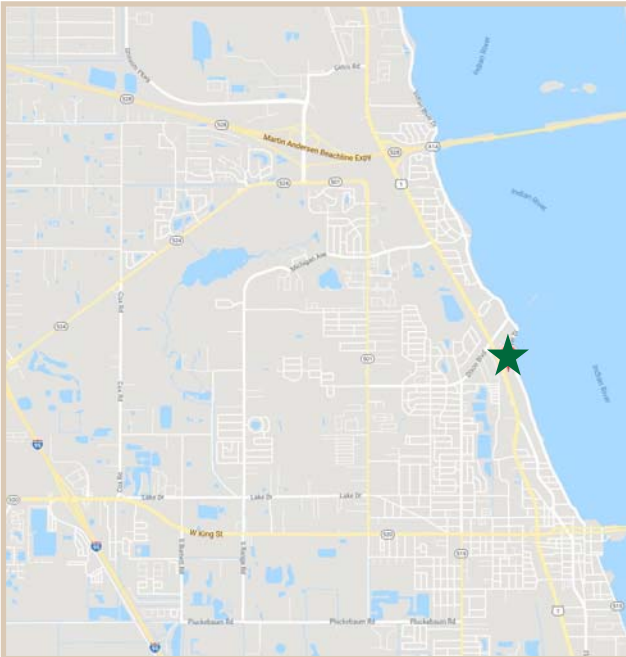
# FOR LEASE

North Cocoa Plaza

966-970 N. Cocoa Blvd. Cocoa, Florida

## PROPERTY FACTS

Building Area:	8,208 Sq. Ft.
Parcel Size:	.99 Acres
No. of Units:	12 Units
Unit Range:	432-2,376 SF
Year Built:	1982
Construction:	Concrete Block & Stucco
Configuration:	Two Buildings 5,616 Sq. Ft. 2,592 Sq. Ft.
Use:	Office/Retail Complex
Building Height:	Single Story
Zoning:	CN Neighborhood Commercial



## PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Layout & Access	301.39 Linear feet of Frontage on U.S. Highway One. Two different entrances/exits on each side of the plaza.
Location	Near 528 providing direct access to Orlando and the densely populated beachside communities.
Aesthetics	Freshly renovated with a monument sign, new paint, façade signs over each business, and renovated suites. The landscape is professionally maintained to keep a professional look across the plaza.



**CHARLES A. VON STEIN, INC.**  
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### CONTACT INFO:

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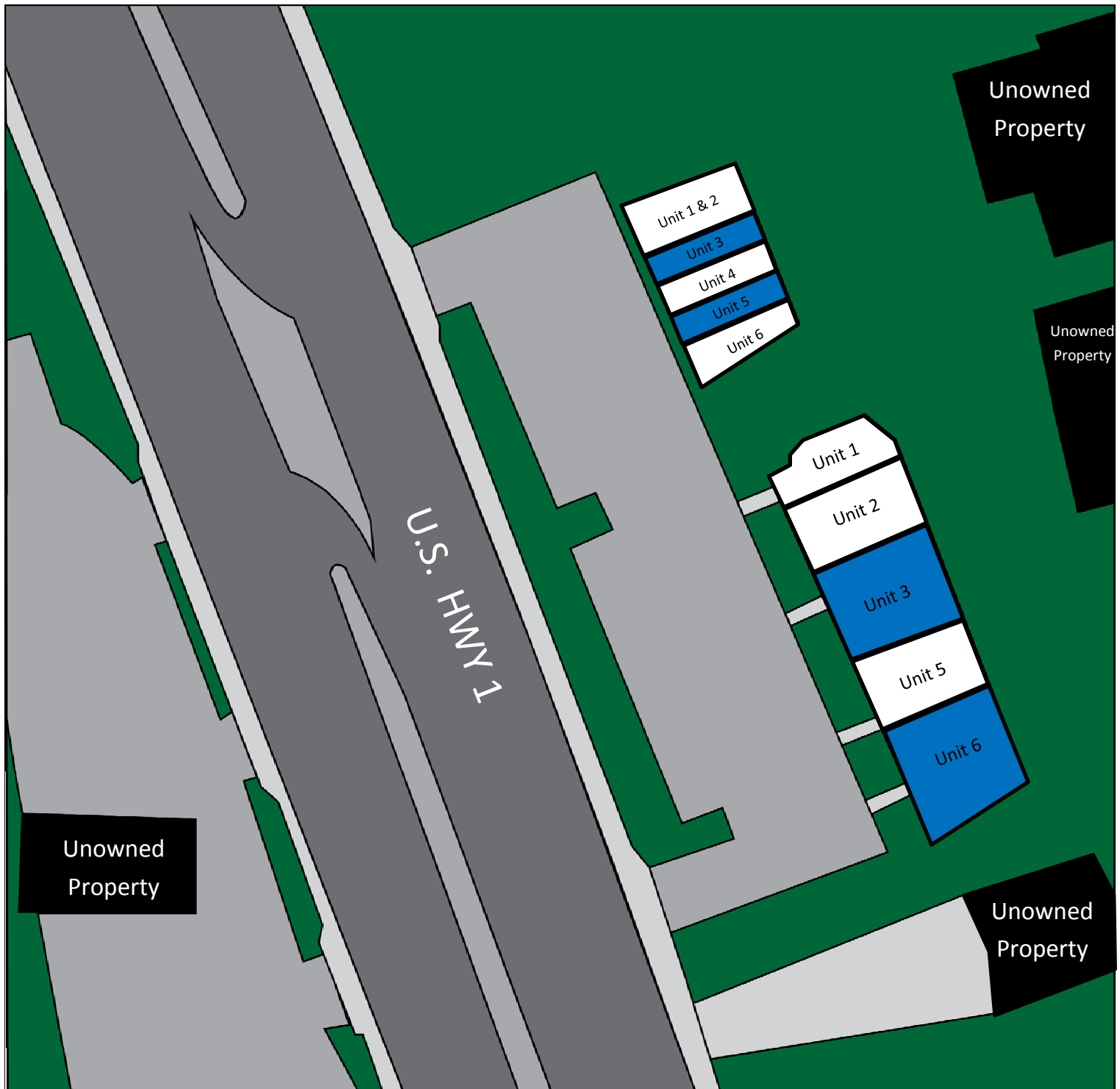
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# UNITS FOR LEASE

Site Plan

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# UNITS FOR LEASE

**Bldg. 966**

## North Cocoa Plaza

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UNIT	SIZE		RATE	UTILITIES INCLUDED				USAGE	
				WATER	ELECTRIC	TRASH	CABLE		
3	2,376	SF	\$12.00	SF/YR	Yes	No	Yes	No	Recently Renovated Office/Retail Space
6	1,080	SF	\$12.00	SF/YR	Yes	No	Yes	No	Recently Renovated Office/Retail Space



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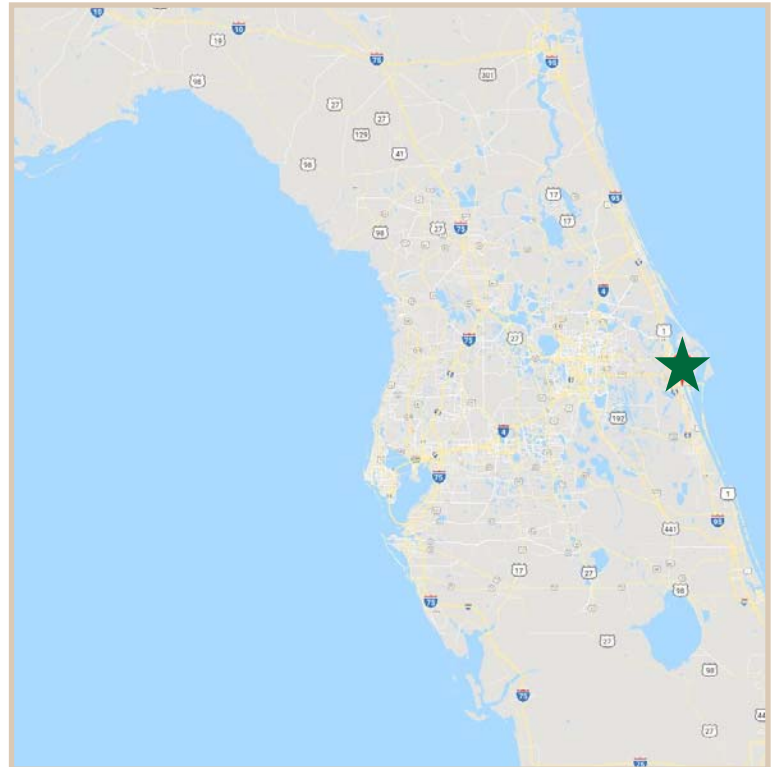
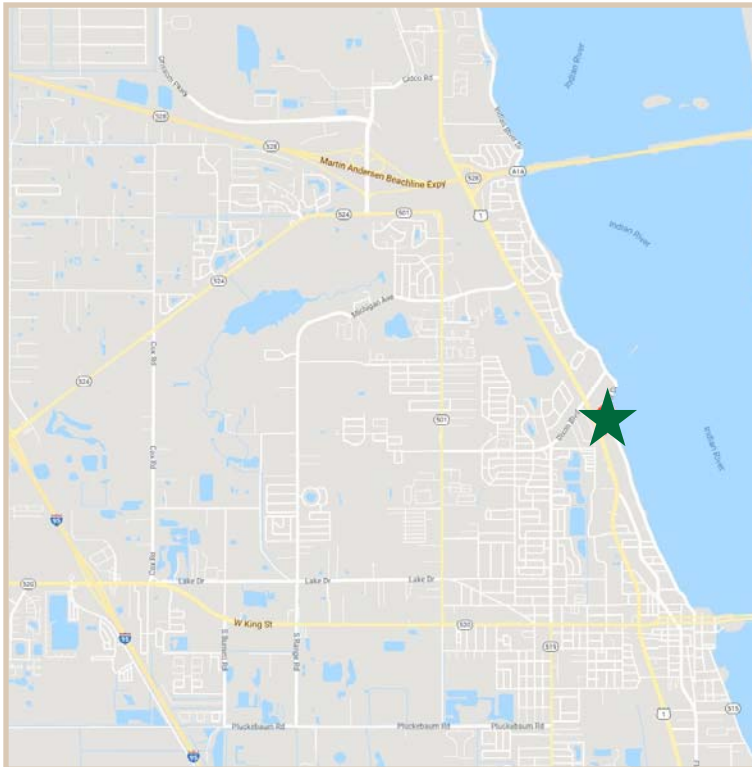
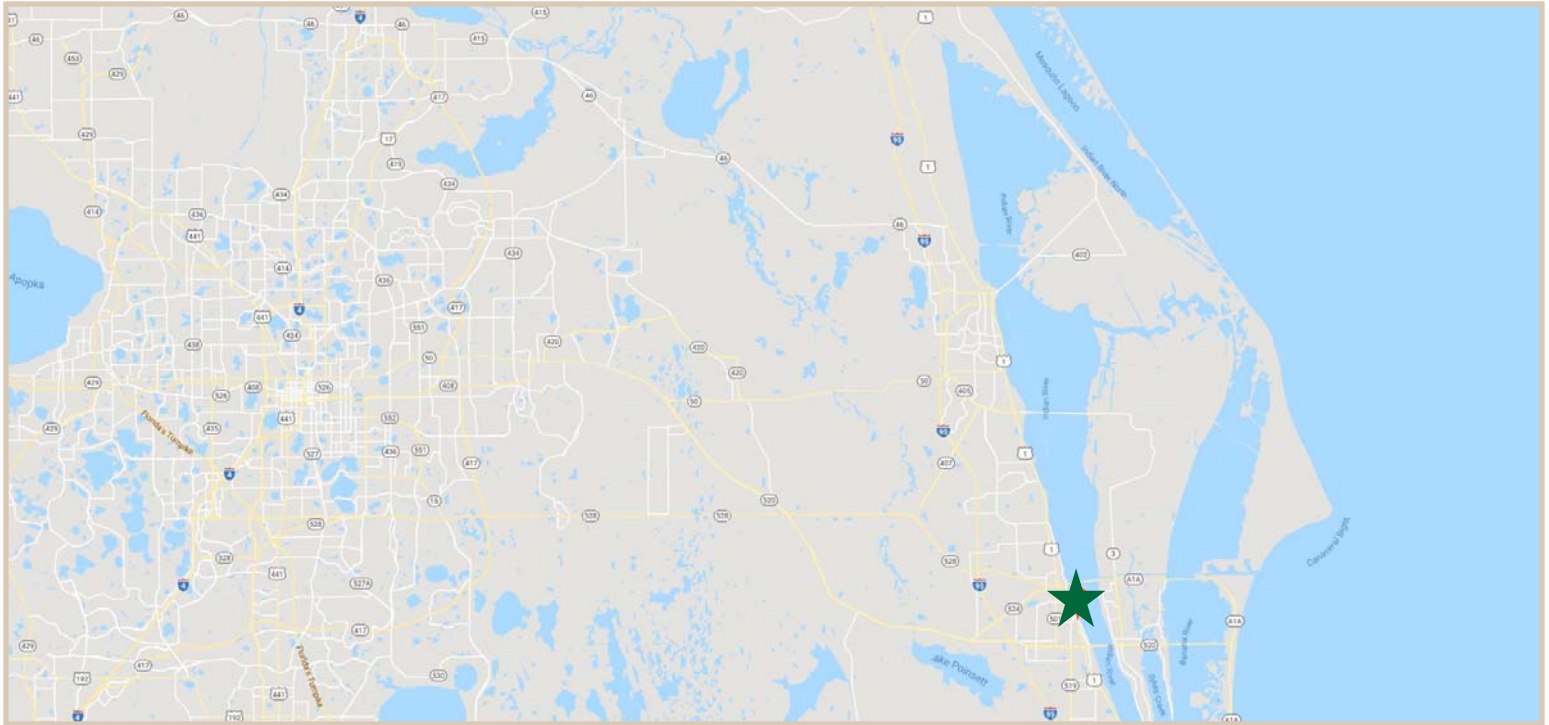
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# LOCATION MAPS

North Cocoa Plaza

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# ADDITIONAL PHOTOS

North Cocoa Plaza

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**Q:** What are the Lease Types that CAVS offer?

**A:** Lease Types refer to the level of service that the Landlord provides to the Tenant. All Lease Types directly influence the economics of the deal. You can find which type of lease we have on the front page of each of our brochures. Generally, we offer three types of leases:

1. *Full-Service Lease.* For the advertised price per square foot, expressed annually, the Landlord will pay for the real estate tax; various insurances including property insurance; maintenance and repairs of the common areas, structural and non-structural elements of the building(s) and building systems including HVAC systems; all capital expenditures; reasonable usage of water & sewer, electric and non-hazardous trash removal. Basically, this type of lease is perfect if you're looking for peace of mind.
2. *Modified Gross Lease.* This is our "in-between" type. Meaning, it's in-between a full-service and triple net. The Landlord pays for the maintenance and repairs to the common areas, various insurances for the property, and the real estate tax bill. Beyond that depends on the property and the Landlord. The Tenant could be responsible for maintaining, repairing or possibly replacing the HVAC system and all utilities.
3. *Triple Net.* In addition to paying rent, the Tenant would be responsible for paying their proportionate share of real estate taxes, insurance and common area maintenance. Most of the time, the Tenant will also be responsible for maintenance, repairs and replacements of non-structural elements of their premises as well as the systems (i.e., HVAC).

**Q:** What is the process of getting into a unit?

**A:** Great question. Please see the steps below for the typical process:

1. Give us a call and ask for a meeting to see the unit or units you believe you might be interested in.
2. Like the unit? Great! Let us know with a call or email. We'll ask you some quick and easy questions to get the lease agreement written and sent back to you along with a commercial lease application.
3. Fill out the commercial lease application and either email, fax or mail the application to us.
4. Read and Sign the Lease Agreement in triplicate making sure to get each signature witnessed. Then mail the originals over to us.
5. The First Month's Rent plus applicable sales taxes & Security Deposit (equal to the first month's rent) would then be paid. We accept cash, check, money order and credit card.
6. We send you the keys to your new unit.

Charles A. Von Stein, Inc. is a full service commercial property management, leasing and sales company specializing in multi-tenant office, retail, and industrial properties. The company has managed and leased millions of square feet of real estate over the last 50+ years. The Company has extensive experience in managing and leasing warehouse, office and retail space. Most client relationships have been long term in nature with many exceeding ten or even twenty years in duration. It has been the stability in relationships and the consistency in performance that has marked the company's growth. The Company has a strong track record of taking troubled properties and turning around the occupancy levels, physical maintenance, appearance and general organization of the entity's underlying paper and legal documentation. Today the focus of the business is the Treasure and Space Coast areas on the central east coast of Florida. Charles A. Von Stein, Inc. remains committed to excellence as it starts its next 50 years of leadership in Florida Real Estate.



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