



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

SPECIAL PURPOSE - OFFICE- PROPERTY FOR LEASE

Single Tenant Or Multi-Tenant Lease Opportunities Iconic Exploration Tower

670 Dave Nisbet Drive Cape Canaveral, FL 32920

UP TO +/-22,936 SF OF OFFICE OR SPECIAL PURPOSE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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EXECUTIVE SUMMARY

EXPLORATION TOWER AT PORT CANAVERAL • 670 Dave Nisbet Drive Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF: Up to +/-22,936 SF

Lease Rate: \$35.00 SF/yr (MG; Full Service)

Building Size: +/-22,936 SF

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity for a Single Tenant or for Multi-Tenants at Exploration Tower, Port Canaveral, FL. This prime property boasts a modern design with versatile commercial space, perfect for many businesses. The spacious floor plans offer flexibility for customization, while the large windows flood the interior with natural light. With ample parking and convenient access, this property is ideal for a Corporate Business Location or Specialty Event Venue. Experience the potential for success in a dynamic and sought-after location. Explore the possibilities for your business at Exploration Tower.

Located In The Heart of the Space Coast, Forty- Five Miles East of Orlando. This Dynamic Building Affords Stunning Views of Port Canaveral, Kennedy Space Center, Soaring with SpaceX and Blue Origin

The Exterior Form with its Sail Side Exposed Structure and Iridescent Skin Evokes a Sense of Flow and Energy in an Area Thriving with Tourism, Commerce, Rocket Launches, Cruises, Nature, and Beaches

Establish Your Company Office Headquarters or Create Your Event / Specialty Business at Exploration Tower at Port Canaveral.

Rate to be Increased a Fixed 5% Per Annum

Multi-tenant suites Full Service - Single Tenant Modified Gross, Tenant Pays Utilities

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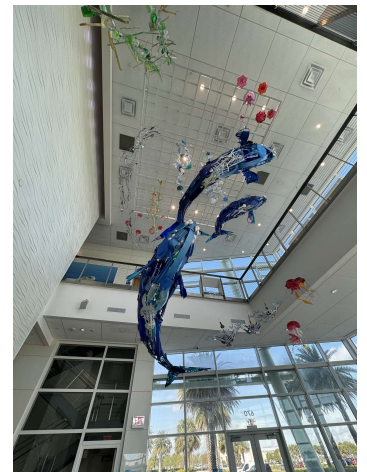
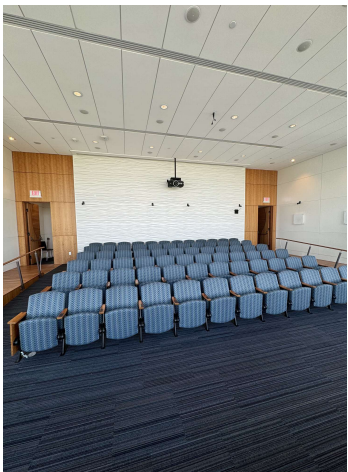
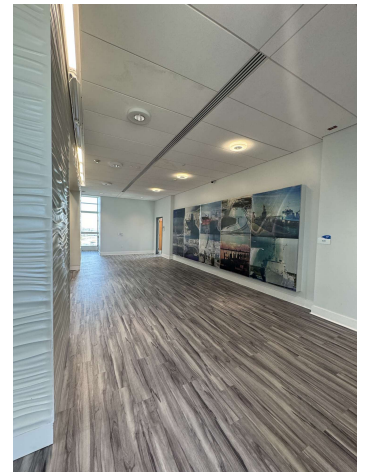
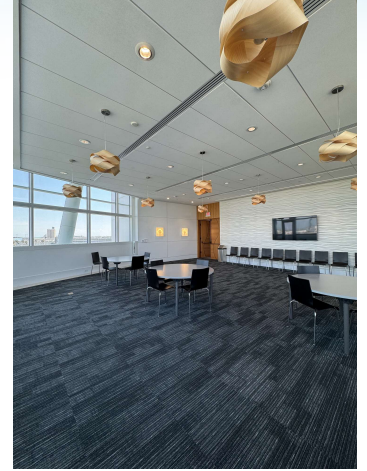
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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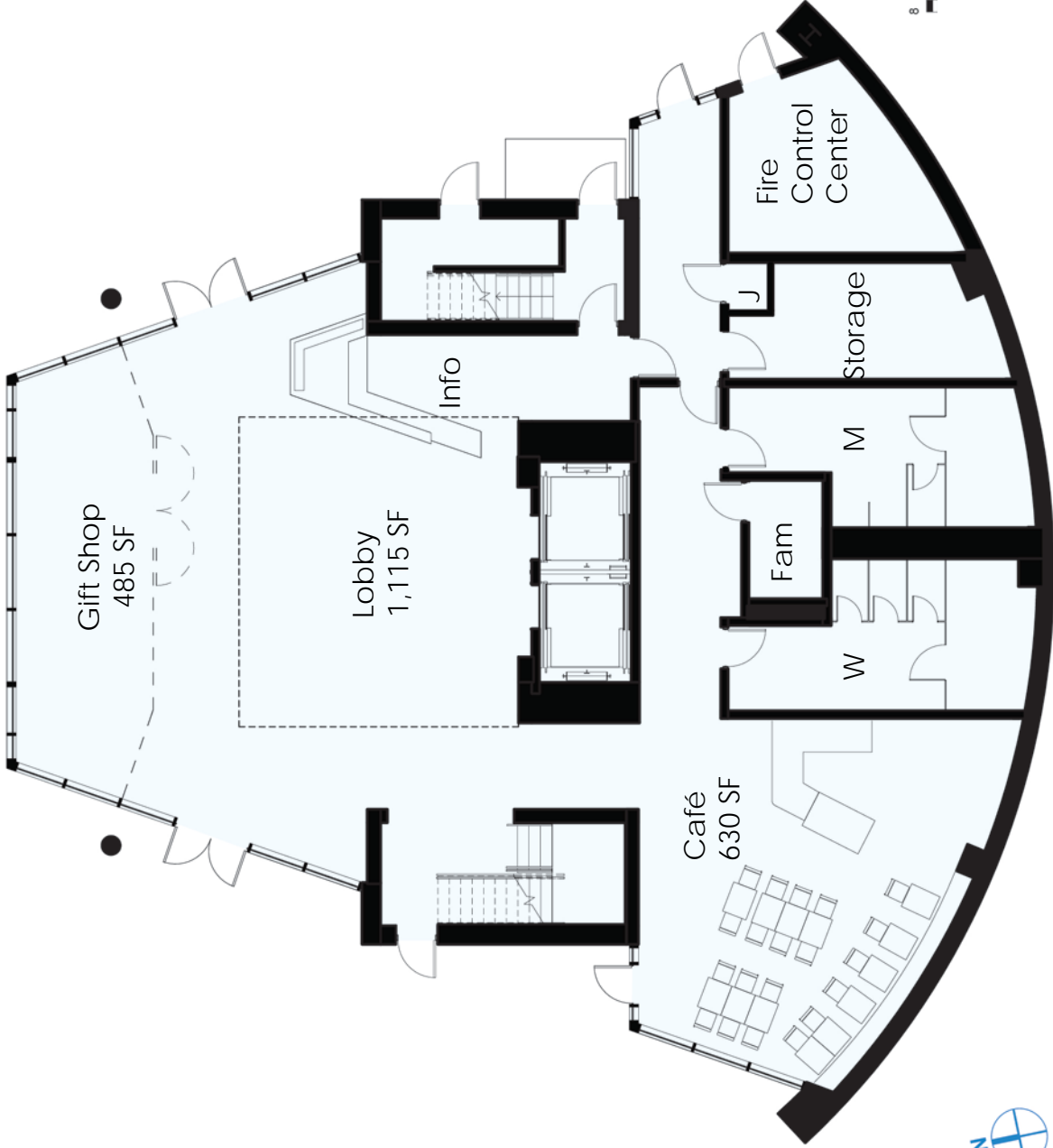
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Ground Floor

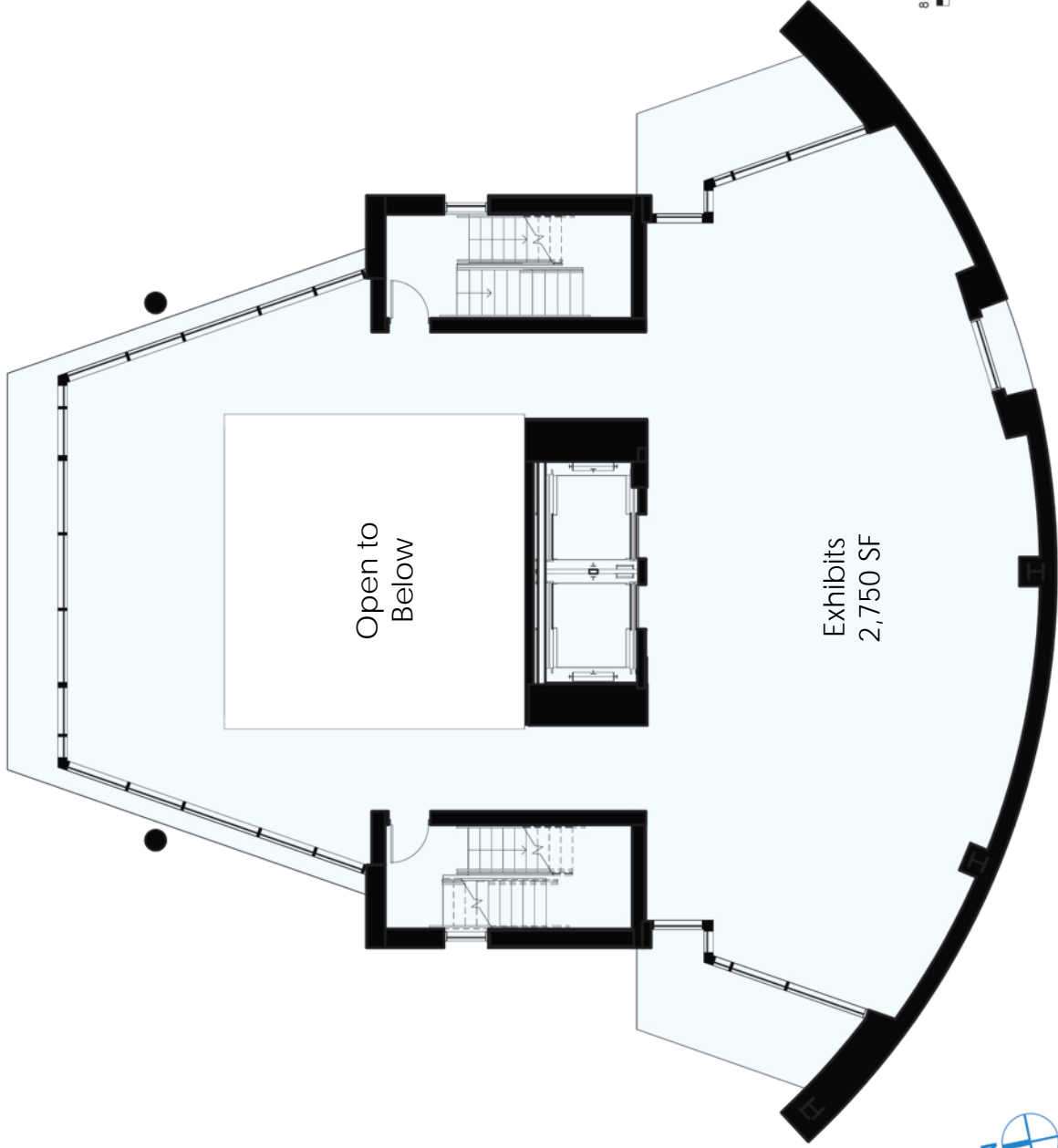




Second Floor



PORT
CANAVERAL



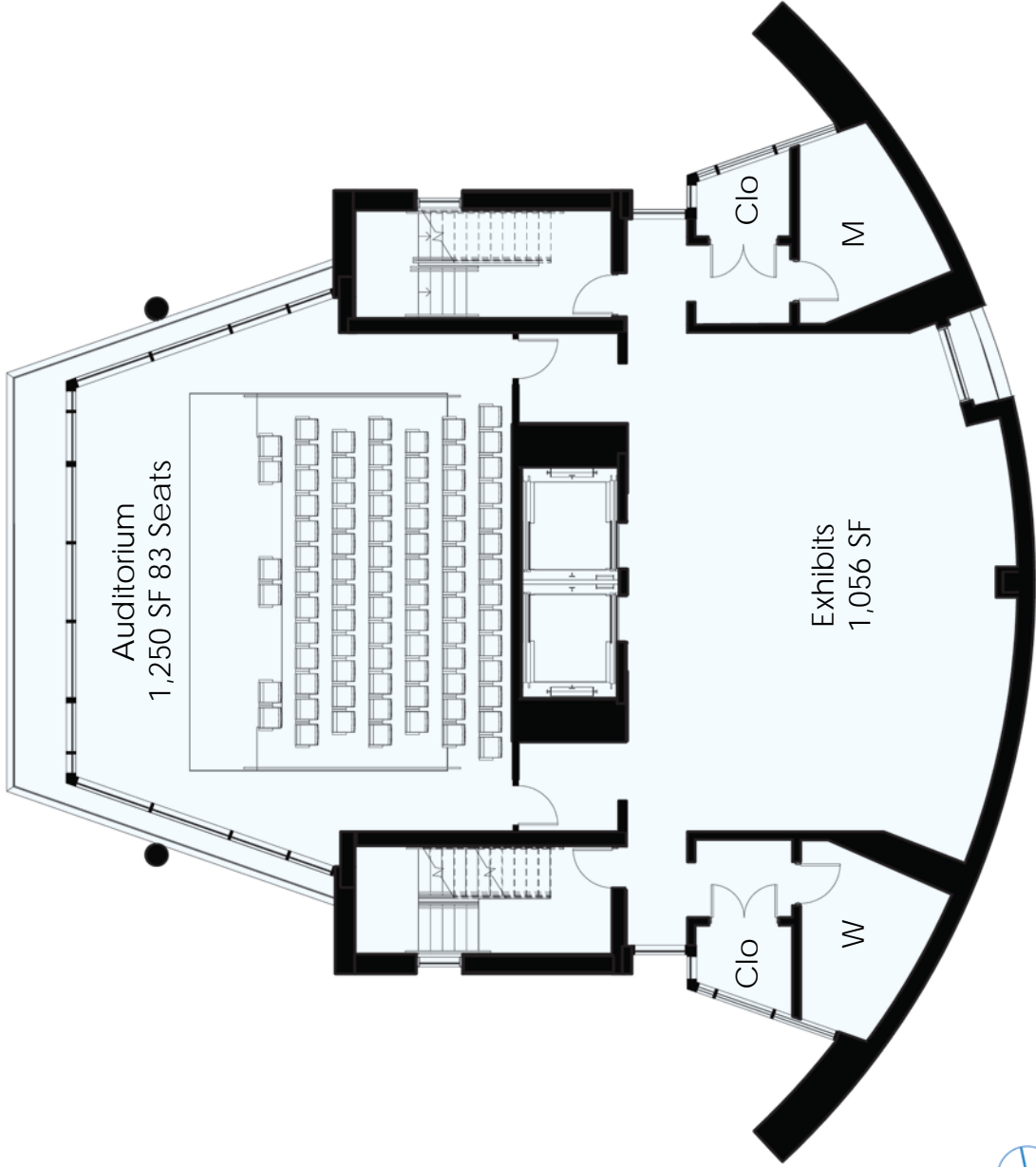
Open to
Below

Exhibits
2,750 SF



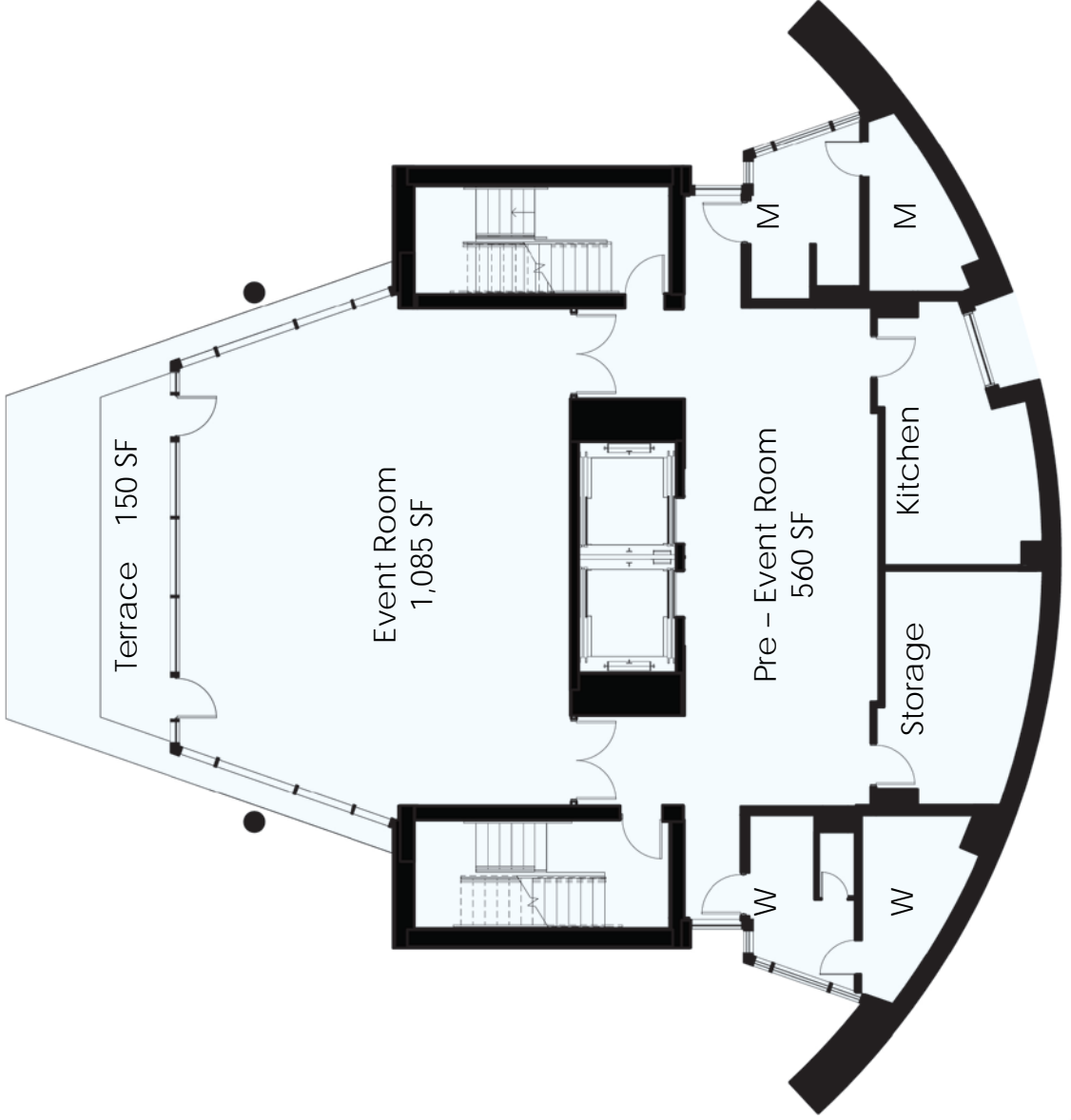


Third Floor



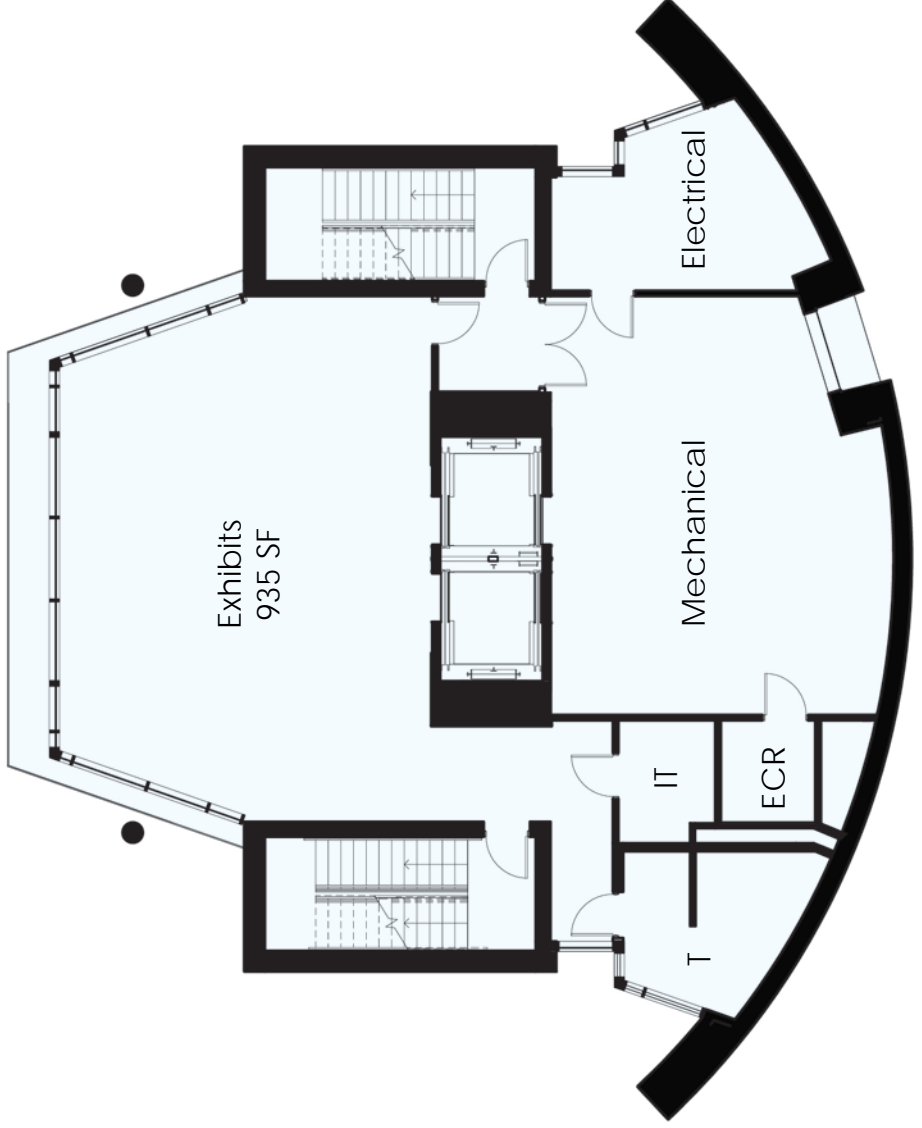


Fourth Floor



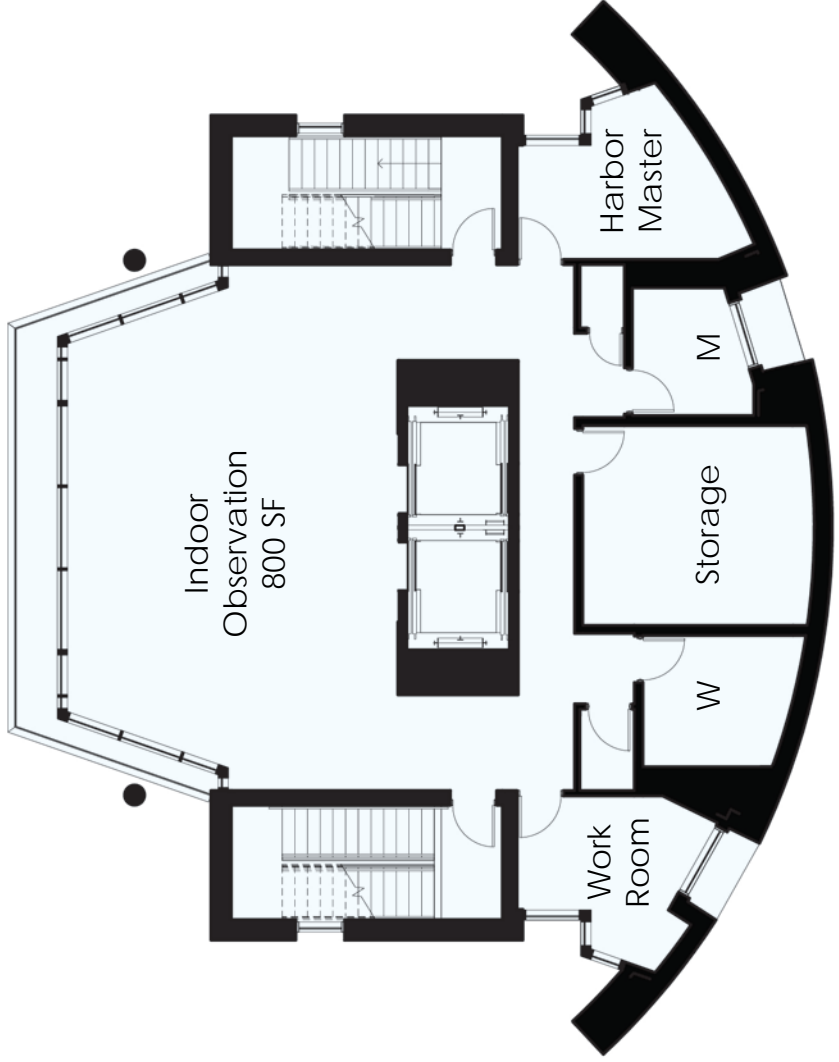


Fifth Floor



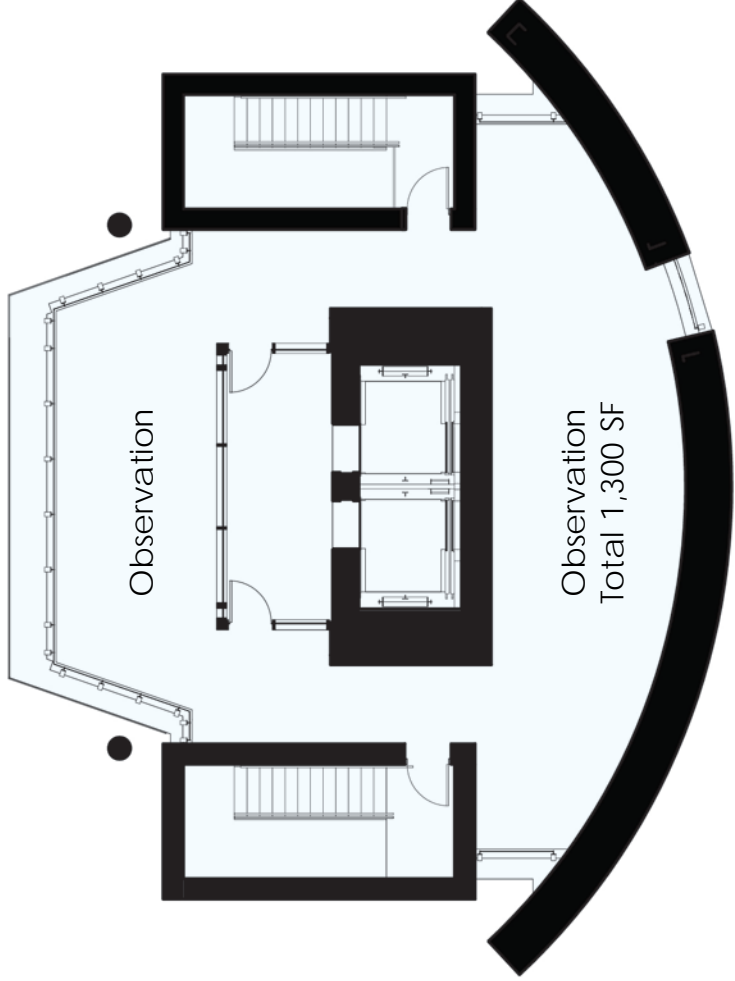


Sixth Floor





Seventh Floor



Property Features Include Ground Floor Cafe, Perfect for Workplace Cafeteria, Designed to Encourage Social Interaction and Promote Collaboration . Excellent Commercial Cafe.

Second Floor Open Configuration with Open Space Surrounded by Railing System.

Third Floor Auditorium with Stage and Seating for 90 Provides a Perfect Venue for Training Sessions or Events

Fourth Floor Event Rooms with Two Men's and Two Women's Restrooms, Commercial Kitchen

Fifth Floor Largely Open Space with Mechanical , Electrical, IT Rooms

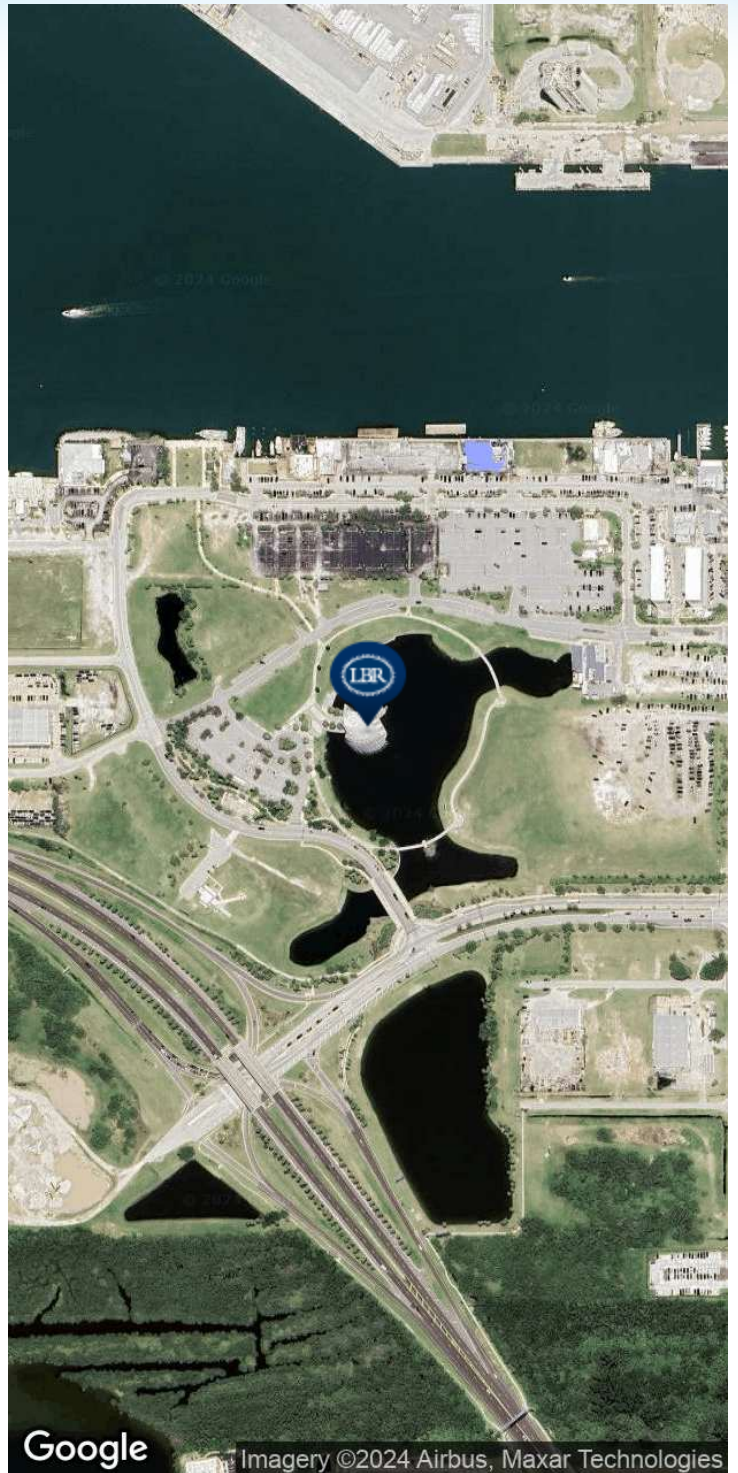
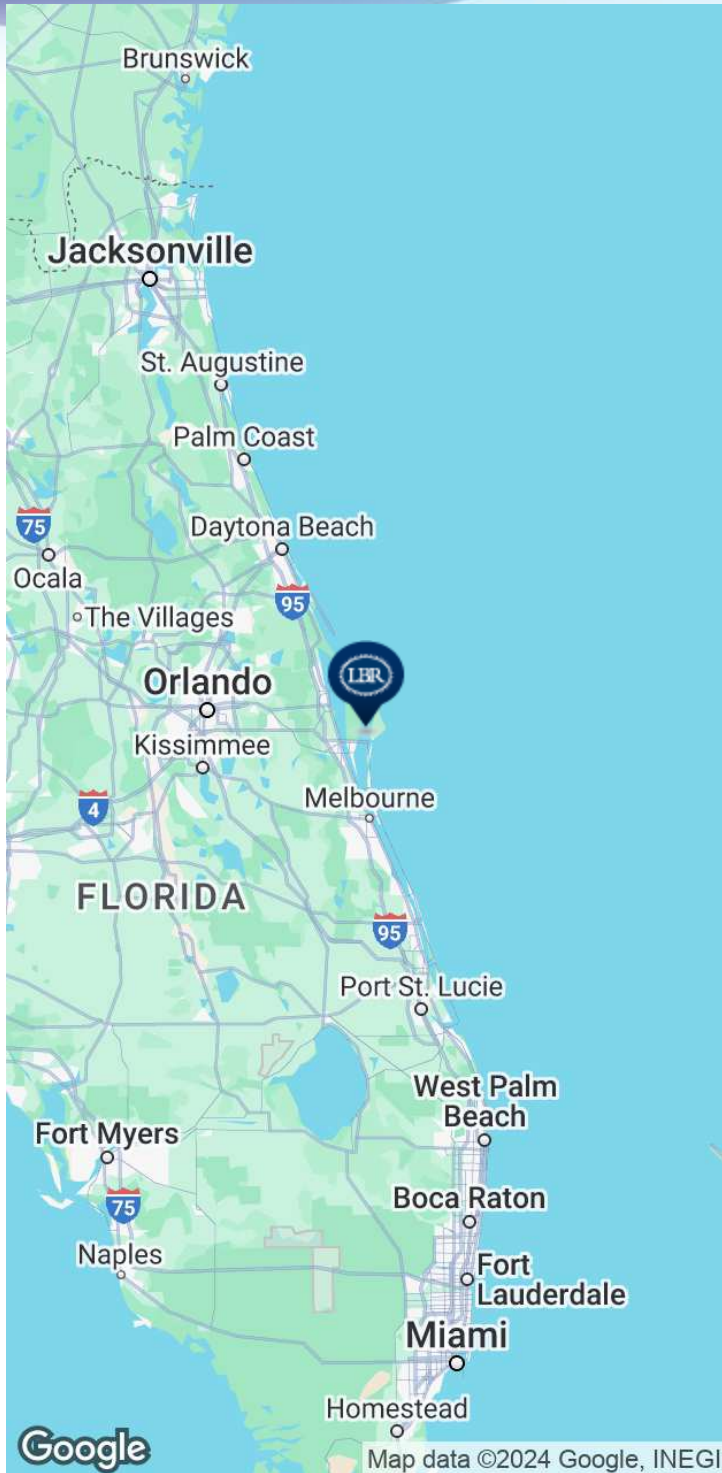
Sixth Floor Open Area with Indoor Observation , Men's and Women's Restrooms

Sixth Floor Open Area

Seventh Floor Showpiece Observation Deck

LOCATION MAP

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