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HEALTHCARE BUILDING FOR LEASE

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# Healthcare Facility At Port Canaveral

390 Challenger Road Cape Canaveral, FL 32920  
+/- 9,621 SF OF MEDICAL OFFICE SPACE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

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# EXECUTIVE SUMMARY

Healthcare Center at Port Canaveral • 390 Challenger Road Cape Canaveral, FL 32920



## OFFERING SUMMARY

**Available SF:** +/-9,621 SF

**Lease Rate:** \$38.00 SF/yr (Gross)

**Year Built:** 2017

**Building Size:** +/-9,621 SF  
FREESTANDING  
BUILDING

## PROPERTY OVERVIEW

Presenting a Unique Sub Lease Opportunity  
Aesthetically Pleasing +/- 9621 SF Healthcare Facility  
High Visibility and Strategic Location  
Properly Equipped to Serve the Needs of the Surrounding Local Community, Cruise Passengers and Port Canaveral Support Staff.  
Well Appointed for Occupational Health, Primary Care, Physical Therapy, Walk in Clinic Services, Diagnostic Services  
12 Examination Rooms / Private Offices / Break Room  
Testing and Labs / Equipped for X Ray / Procedure Rooms for Specific Use  
Isolation Room / Audiometry Room / Waiting - Reception Room  
Front and Rear Entrances  
Gross Lease / Tenant Responsible For Electric, Water and Sales Tax

## LOCATION OVERVIEW

Healthcare Center at Port Canaveral  
390 Challenger Road Off of George King Blvd.  
Directly Across from Cruise Terminal I  
+/- 15 Miles to Kennedy Space Center  
+/- 33 Miles to Melbourne International Airport  
+/- 47 Miles to Orlando international Airport

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## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# INTERIOR PHOTOS

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# DIRECTLY ACROSS FROM CRUISE TERMINAL

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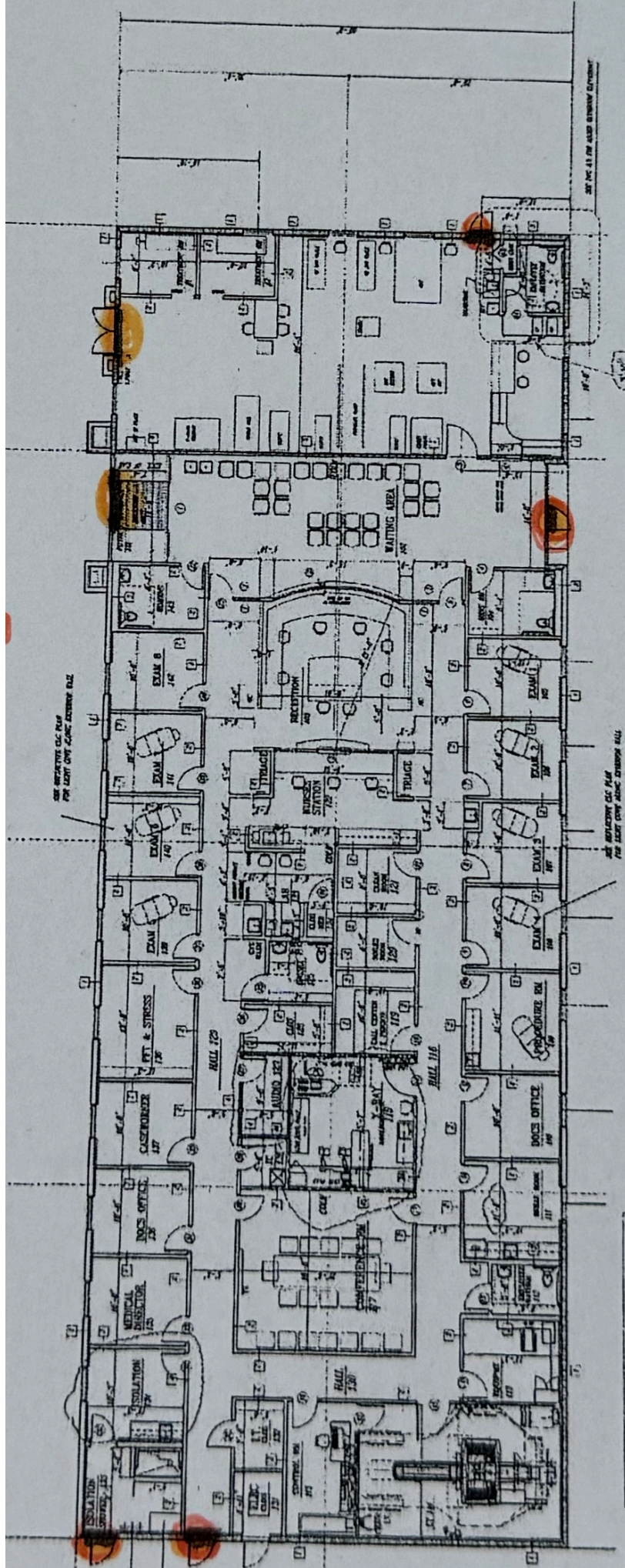
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SEE SPECIFICATIONS FOR LIGHT FIXTURES AND LIGHTING

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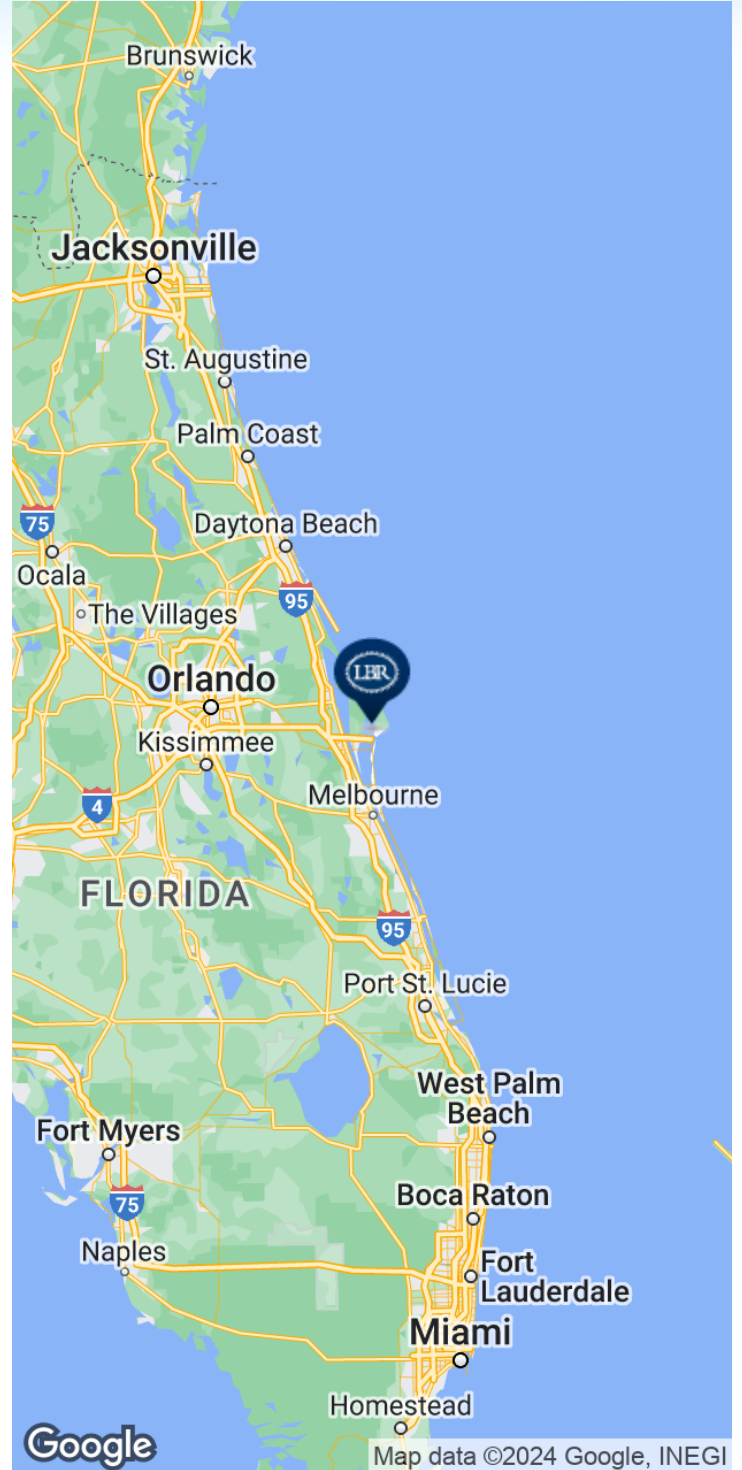
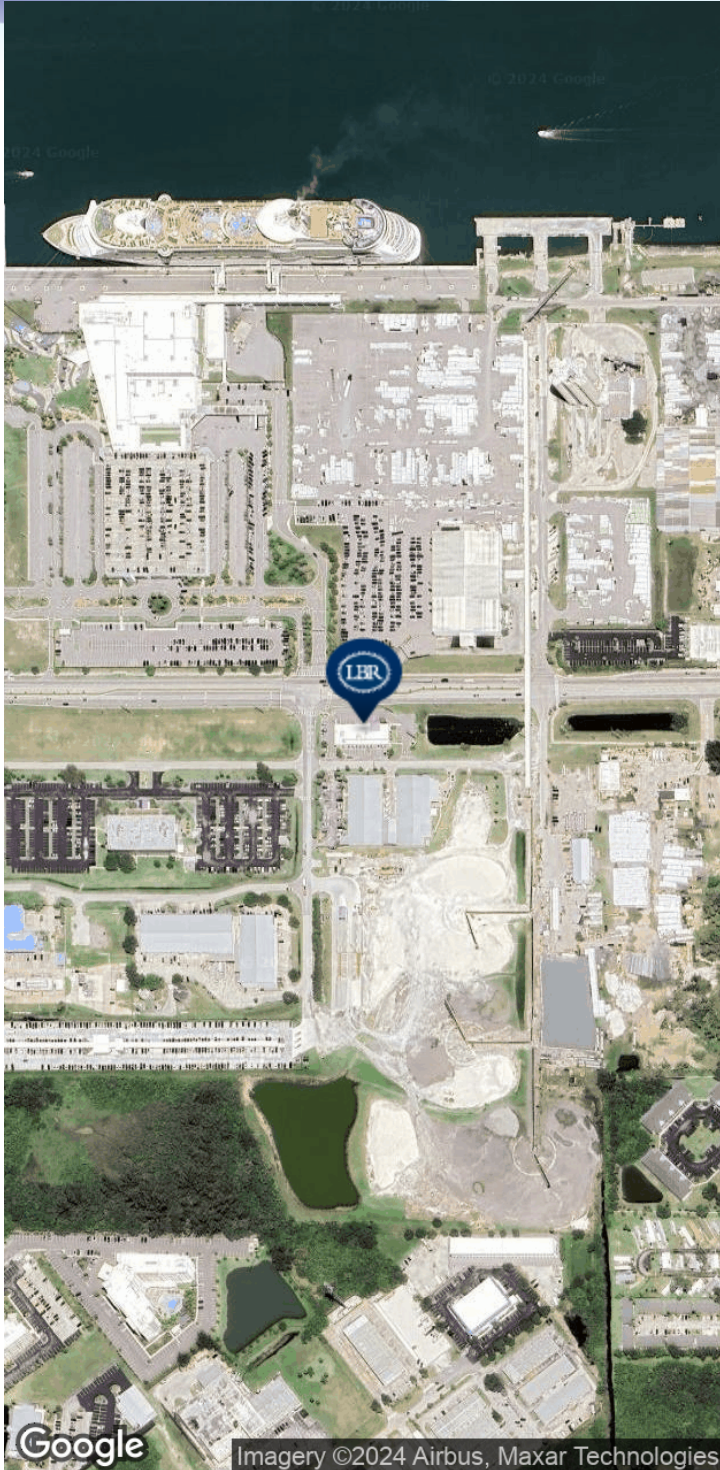
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# LOCATION MAP

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