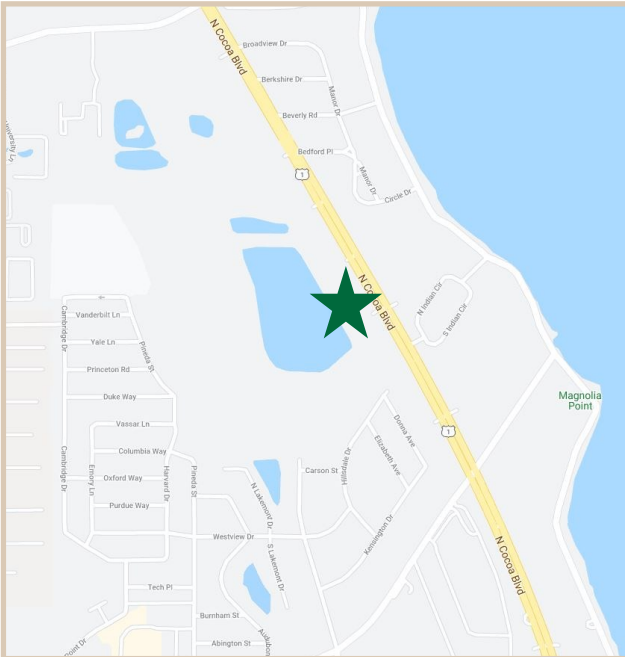


FOR LEASE

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922

PROPERTY FACTS

Building Area:	32,300 Sq. Ft.
Parcel Size:	1.74 Acres
Property Configuration	680 Linear Feet on U.S. Highway One
Configuration:	Three Buildings
Construction:	Metal Concrete Block with metal & Brick Facade
Roof:	Metal Roof
Year Built:	1982, 1985, and 1986
Use:	Retail/Office Plaza
Building Height:	Single Story



PROPERTY HIGHLIGHTS

Price:	We offer competitive pricing for this high-value location.
Location:	Located near 520 and 528, providing tenants with direct access to Orlando and the densely populated beachside communities.
Visibility:	Excellent visibility on U.S. Highway One, with 680 linear feet of building view across three different buildings.
Parking & Access:	Convenient parking is available in front of each unit, with 75 spaces total in the plaza.



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www.vscree.com

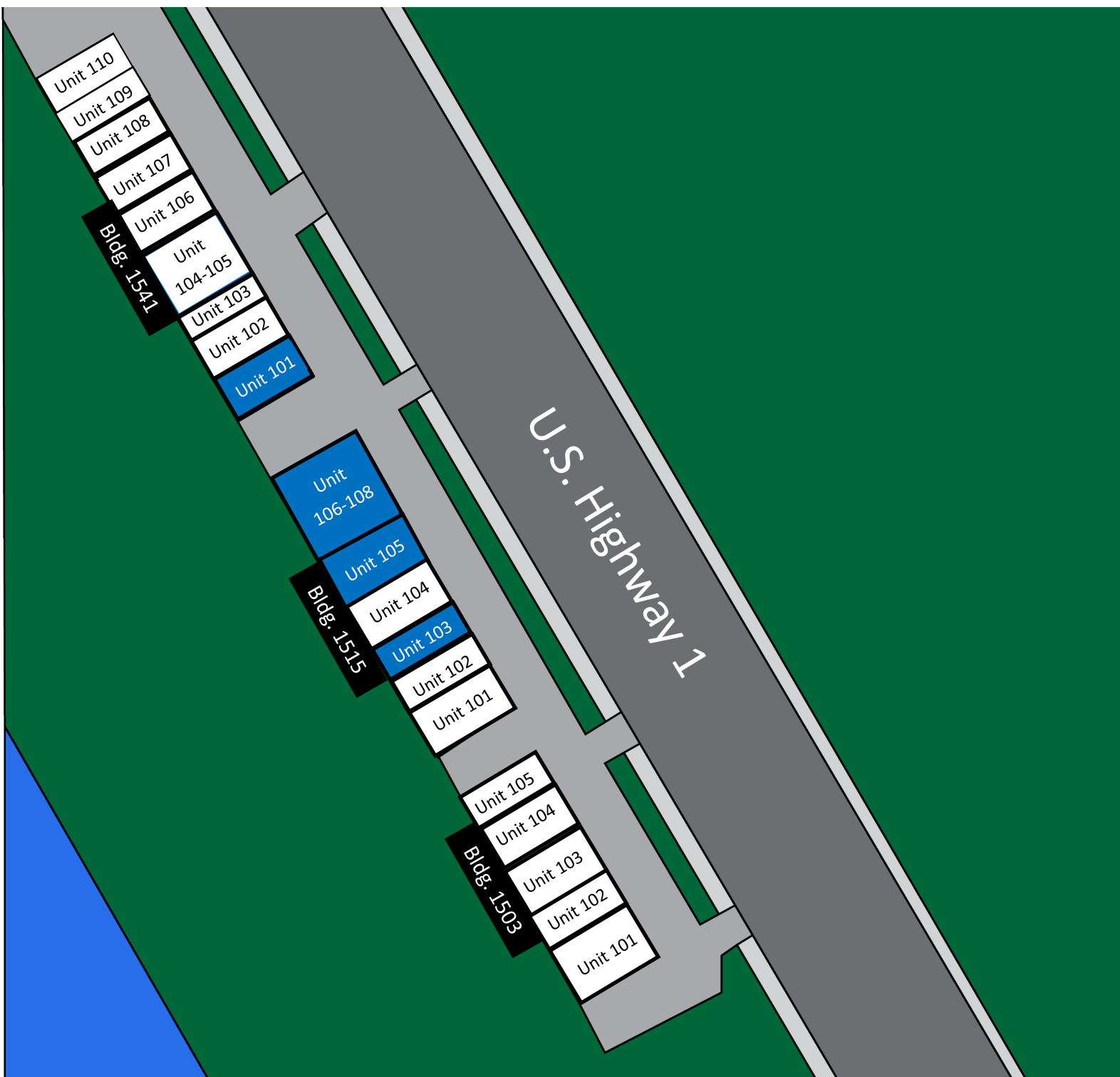
CONTACT INFO:

Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscree.com

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SITE PLAN

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Bldg. 1515

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922

Unit	Size	Rate		Monthly Rate	Utilities Included				Usage
					Water	Electric	Trash	Cable	
103	1,250 SF	\$10.00	SF/YR	\$1,041.67	Yes	No	Yes	No	Office and Retail Space
105	1,250 SF	\$10.00	SF/YR	\$1,041.67	Yes	No	Yes	No	Office and Retail Space
106-108	3,750 SF	\$10.00	SF/YR	\$3,125.00	Yes	No	Yes	No	Office and Retail Space



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Bldg. 1541

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922

Unit	Size	Rate	Monthly Rate	Utilities Included				Usage	
				Water	Electric	Trash	Cable		
101	1,250 SF	\$10.00	SF/YR	\$1,041.67	Yes	No	Yes	No	Office and Retail Space



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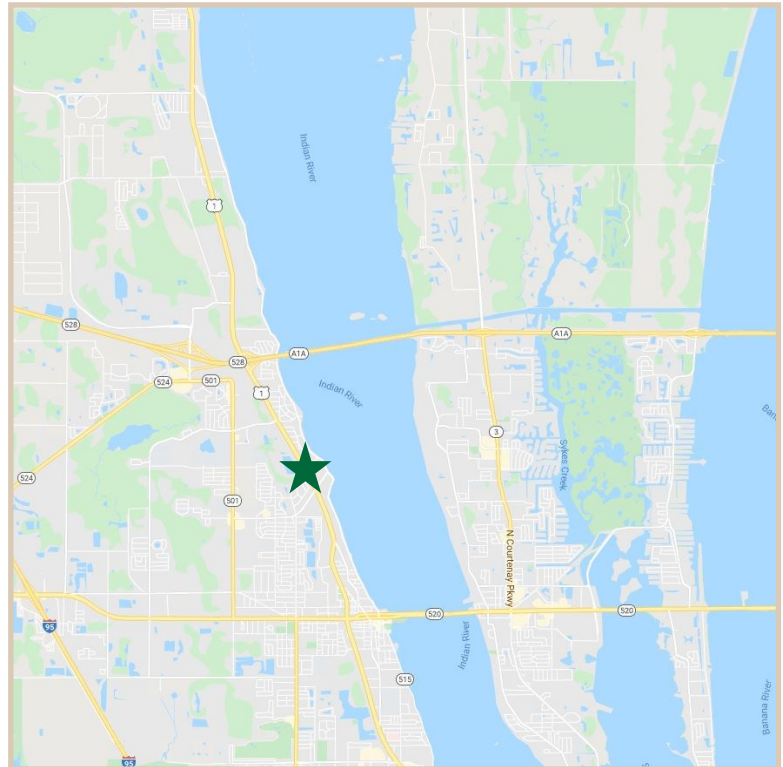
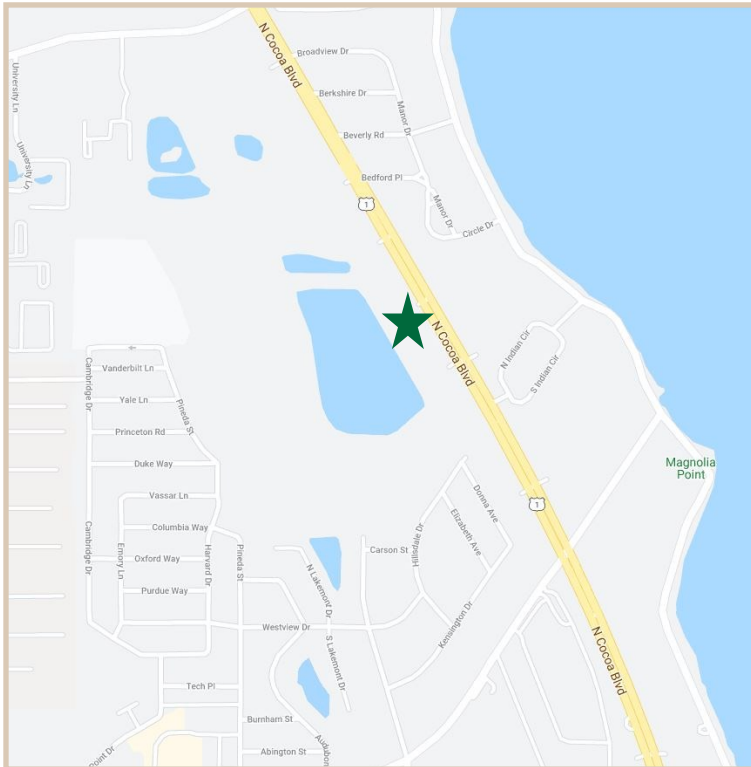
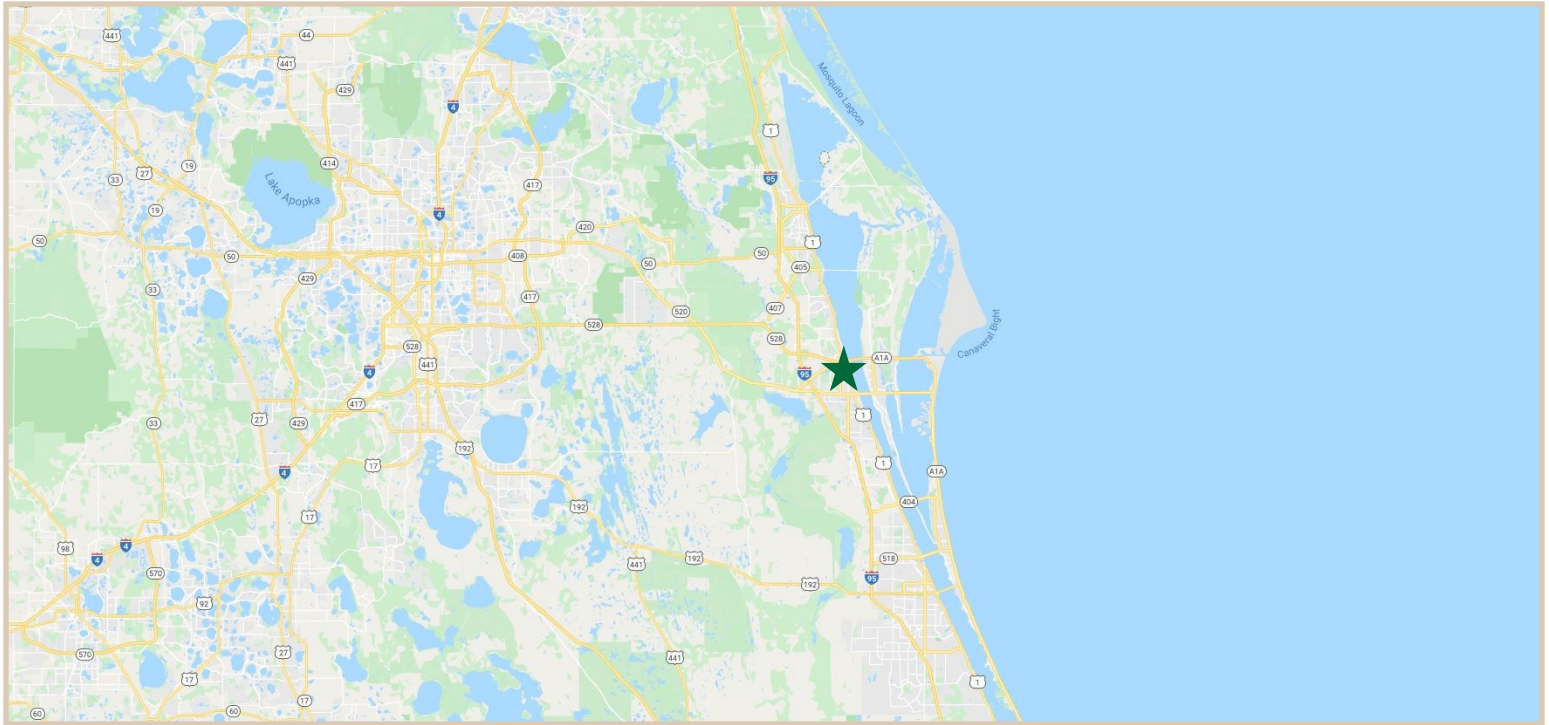
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LOCATION MAPS

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ADDITIONAL PHOTOS

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