

FOR LEASE

IDEAL BUSINESS CENTER

3500 N. US HIGHWAY-1, COCOA FLORIDA 32926



45,520 SF MIXED-USE CAMPUS SETTING - COCOA



- Brand-new flagship, 32,560 sf building, with large, flexible spaces built w 10ft roll-up doors.
- Fifteen (15) stand-alone buildings, each 864 sf, that surround the flagship.
- Unmatched business location, visibility, and growth potential in the heart of Florida's Space Coast.
- Ideal Campus Setting.

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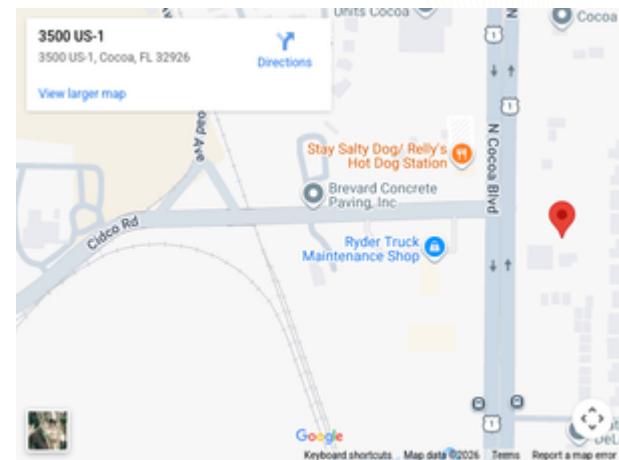
PROPERTY OVERVIEW



The Ideal Business Center project offers a combined 45,520 square feet of mixed-use commercial space in Cocoa, Florida. With prime frontage along U.S. Highway 1 and provides outstanding visibility and access to all major thoroughfares. Built in 2025, these properties are designed to accommodate a mix of flex, retail, and office users of all sizes.

Main Building— 3500 N Highway 1, Cocoa, FL 32926

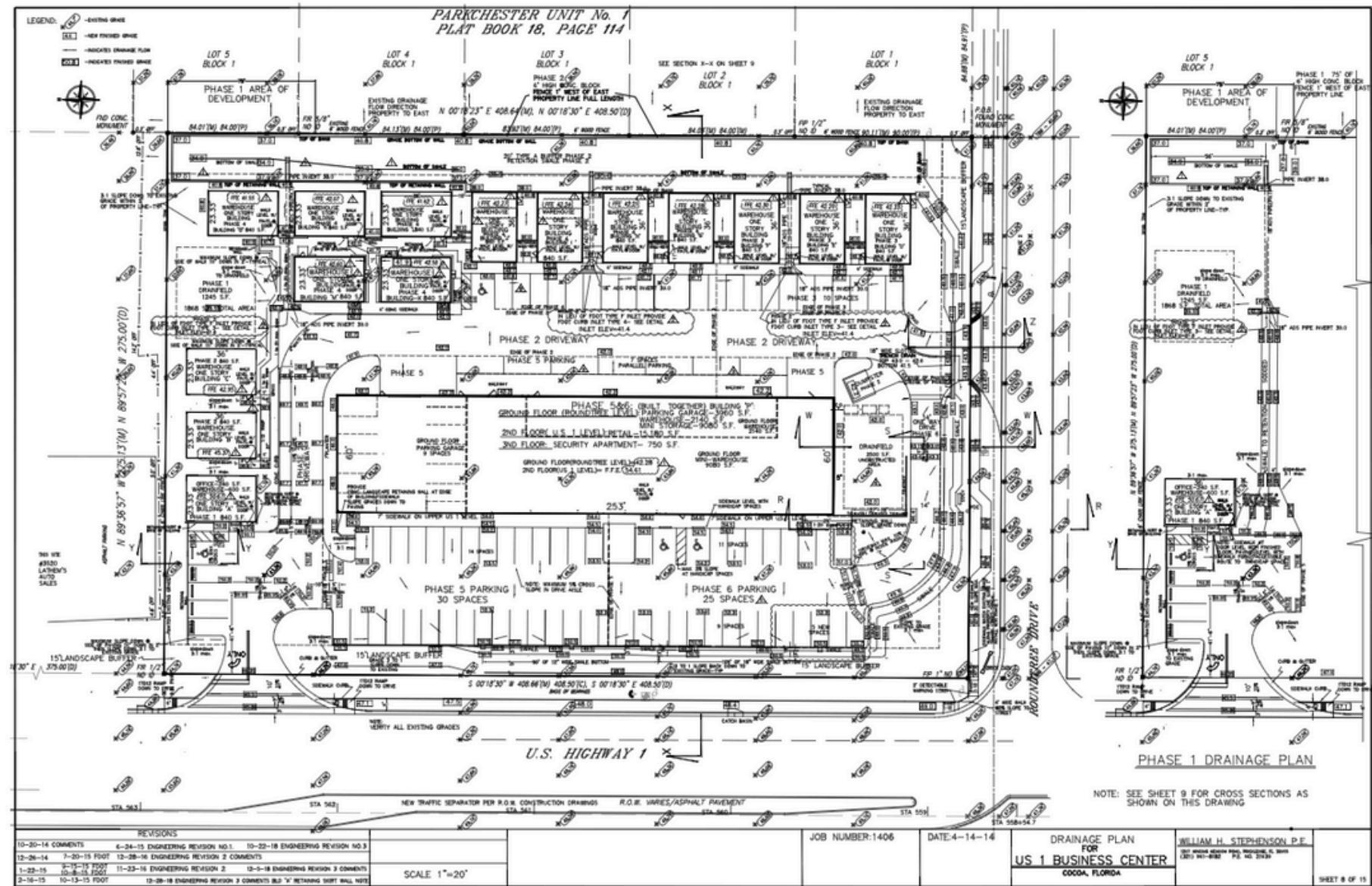
- 32,560 SF, two-story, new construction
- First Floor: 15,180 SF
- 10-ft ceilings | 9-ft roll-up doors
- Second Floor: 17,380 SF
- Modern layouts ideal for retail, office, or flex use



Fifteen Stand-alone Buildings

- Single-story, stand-alone new modular construction
- 864 SF each
- Private Restrooms

SITE PLAN



GREAT LOCATION



I-95	4.4 miles
528 Bee Line	1 mile
Cape Canaveral Space Center	8.9 miles
Kennedy Space Center	8.9 miles
Cape Canaveral Space Force Station	10.2 miles
Patrick Space Force Base	21.4 miles
Port Canaveral	9.7 miles



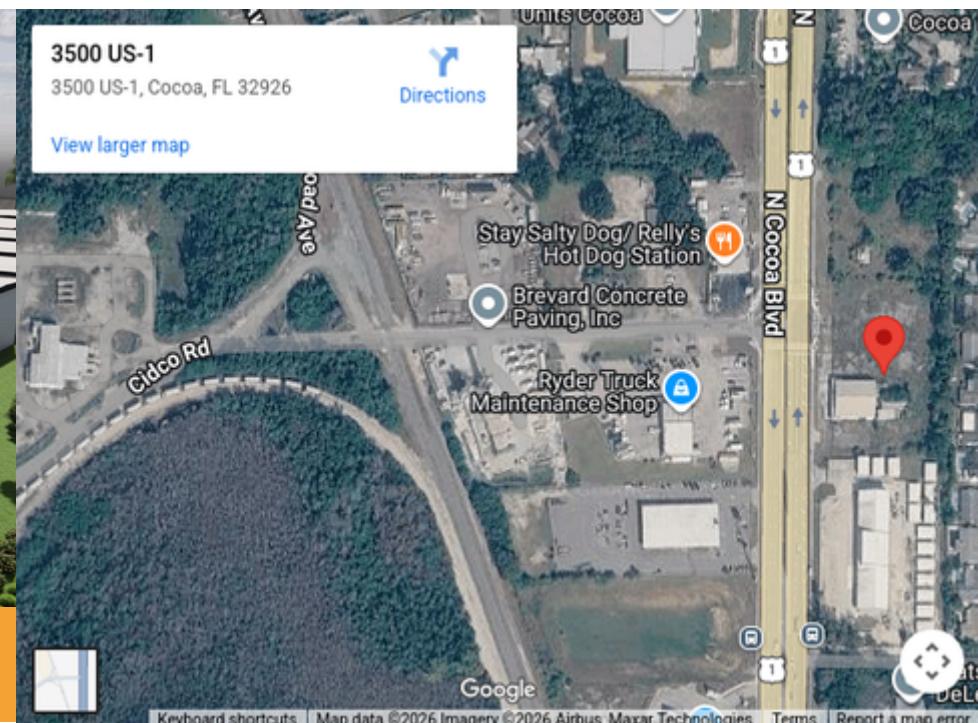
3500 N. Highway 1

Cocoa, FL 32926



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NEW CONSTRUCTION



OUR TEAM



Listing Agents



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SALES ASSOCIATE



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MARKETING MANAGER

Supporting Agent



NICOLE REED

MANAGING BROKER



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