

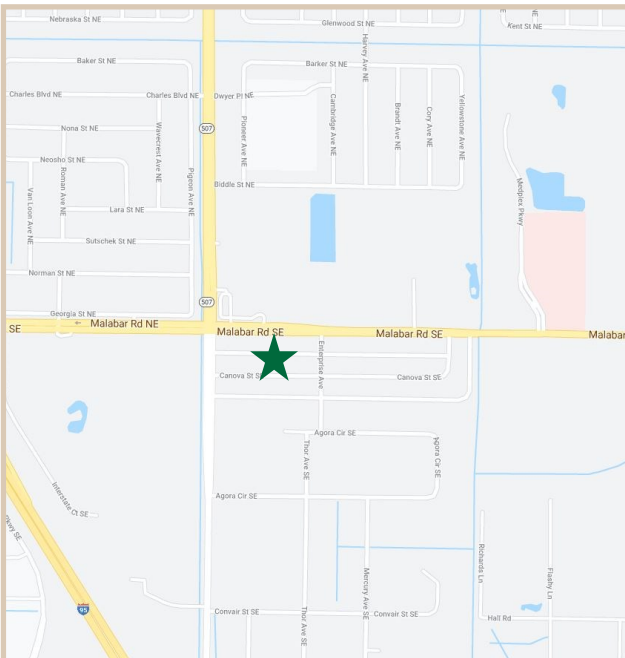
FOR LEASE

Malabar Professional Building

1326 Malabar Road SE, Palm Bay, Florida 32907

PROPERTY FACTS

Building Area:	9,010 Sq. Ft.
# of Units:	9 Units
Unit Size:	1,024-3,112 +/- Sq. Ft.
Construction:	Concrete Block Stucco
Roof:	Barrel Tile
Utilities:	City Water/ Septic
Zoning:	Permitted Uses: Retail Office, Medical, Financial Institutions, & Personal Service
Year Built:	1984
Building Height:	Two Stories With Elevator



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking & Access	Two entrances off of Malabar Road SE and an entrance off of Canova Street. Parking lot is easy to access from both entrances.
Location	Within a mile from Palm Bay Hospital, I-95 Intersection, Eastern Florida State College, and many large retailers including Walmart, Lowes, and Home Depot.
Aesthetics	Extensive interior and exterior renovation. These renovations include new paint and signage.



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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

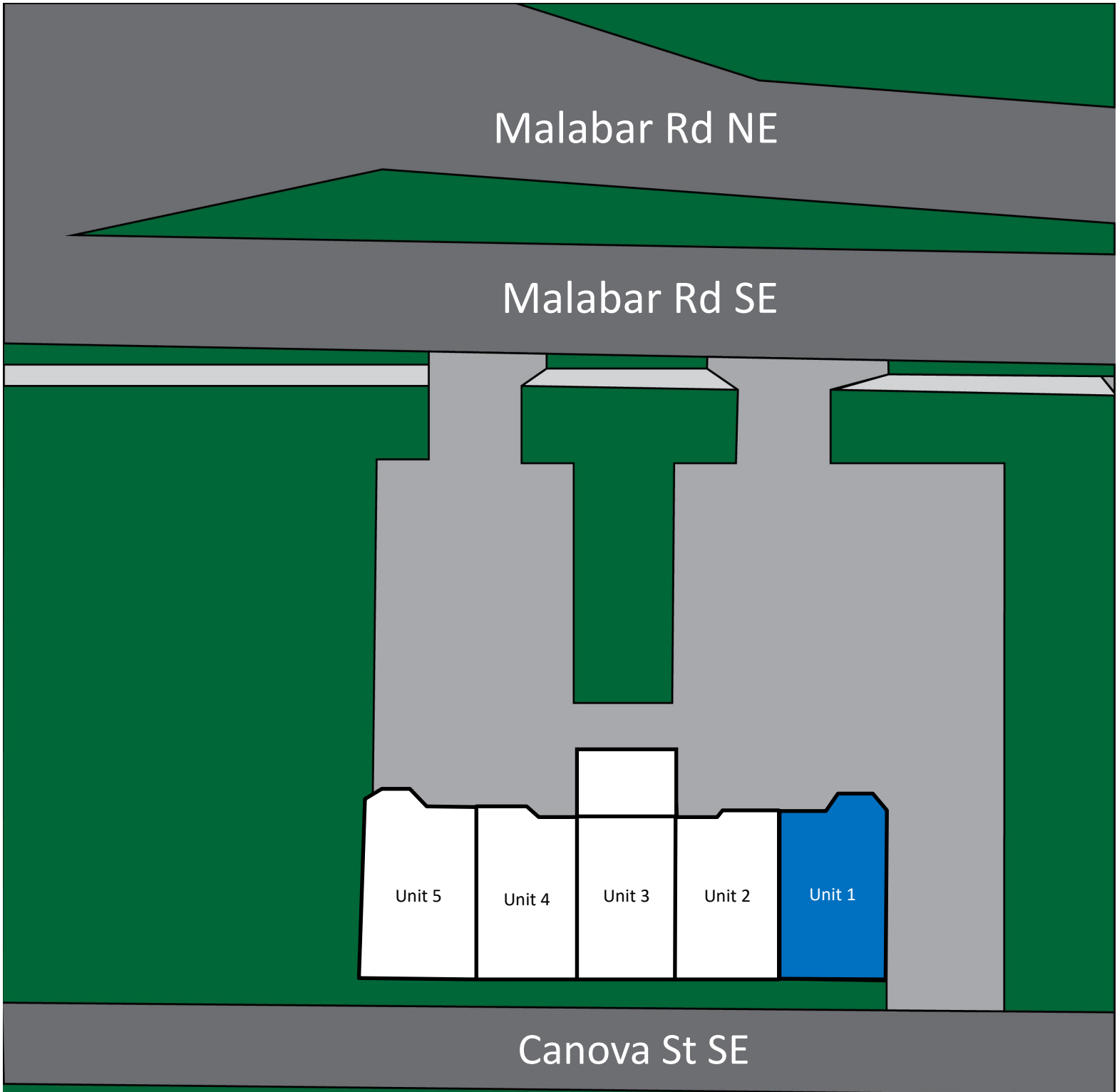
CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

First Floor

Malabar Professional Building

1326 Malabar Road SE, Palm Bay, Florida 32907



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SITE PLAN

Second Floor

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1326 Malabar Road SE, Palm Bay, Florida 32907

Malabar Rd NE

Malabar Rd SE

Unit 9

Unit 8

Unit 7

Unit 6

Canova St SE



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AVAILABLE UNITS

First Floor

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				Usage
				WATER	ELECTRIC	TRASH	CABLE	
1	1,150	S F \$17.00	S F/ Y R \$1,629.17	Yes	No	Yes	No	Office Space



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ADDITIONAL PHOTOS

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1963
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