

FOR SALE

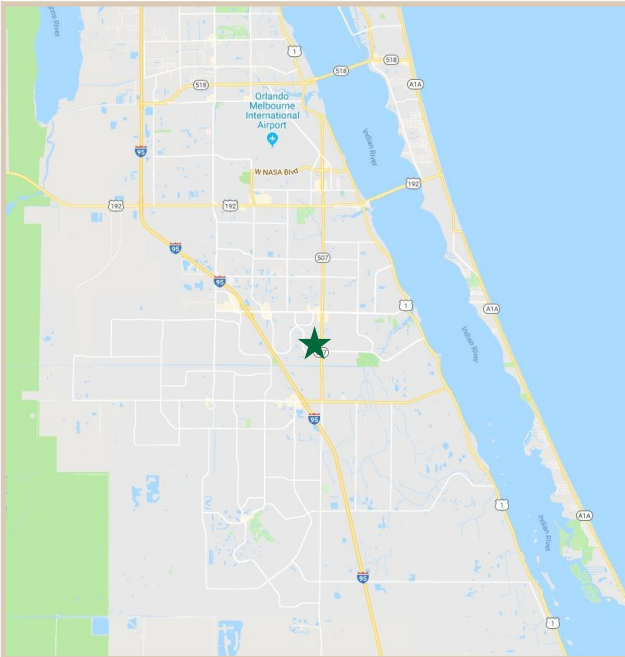
Babcock Professional Center

5240 Babcock St. NE, Palm Bay, FL. 32905

PROPERTY FACTS

Building Area:	41,700 Sq. Ft.
Parcel Size:	3.55 Acres
No. of Units:	19 Units
Unit Range:	358-5,426 SF
Year Built:	1986
Construction:	Masonry Concrete Thermal Glass Stucco
Traffic Count:	32,050 Cars Per Day
Use:	Office Complex
Building Height:	Three Stories
Zoning:	CC Community Commercial

Listing Price: \$5,300,000.00



PROPERTY HIGHLIGHTS

Layout & Access	Multi-tenant professional office complex with elevator and multiple entrances.
Location	Located in high growth submarket in south Brevard County. Dense concentration of national retail, office, medical, hospital and restaurants in addition to significant defense, aviation, and high technology employers in this area.
Aesthetics	Recently renovated for a professional look with a lush landscape on the outside premise.



CHARLES A. VON STEIN, INC.

*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

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

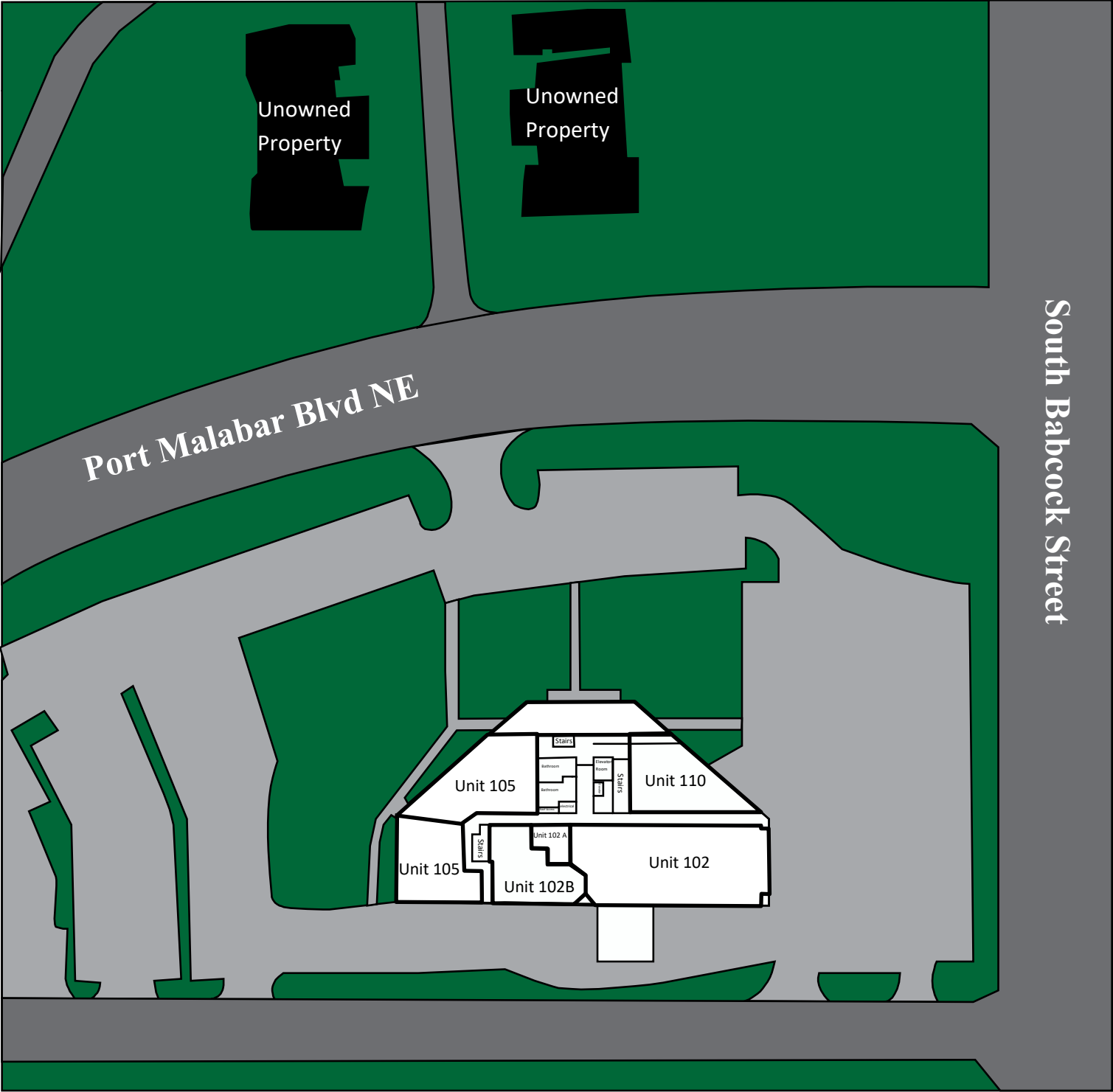
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SITE PLAN

First Floor

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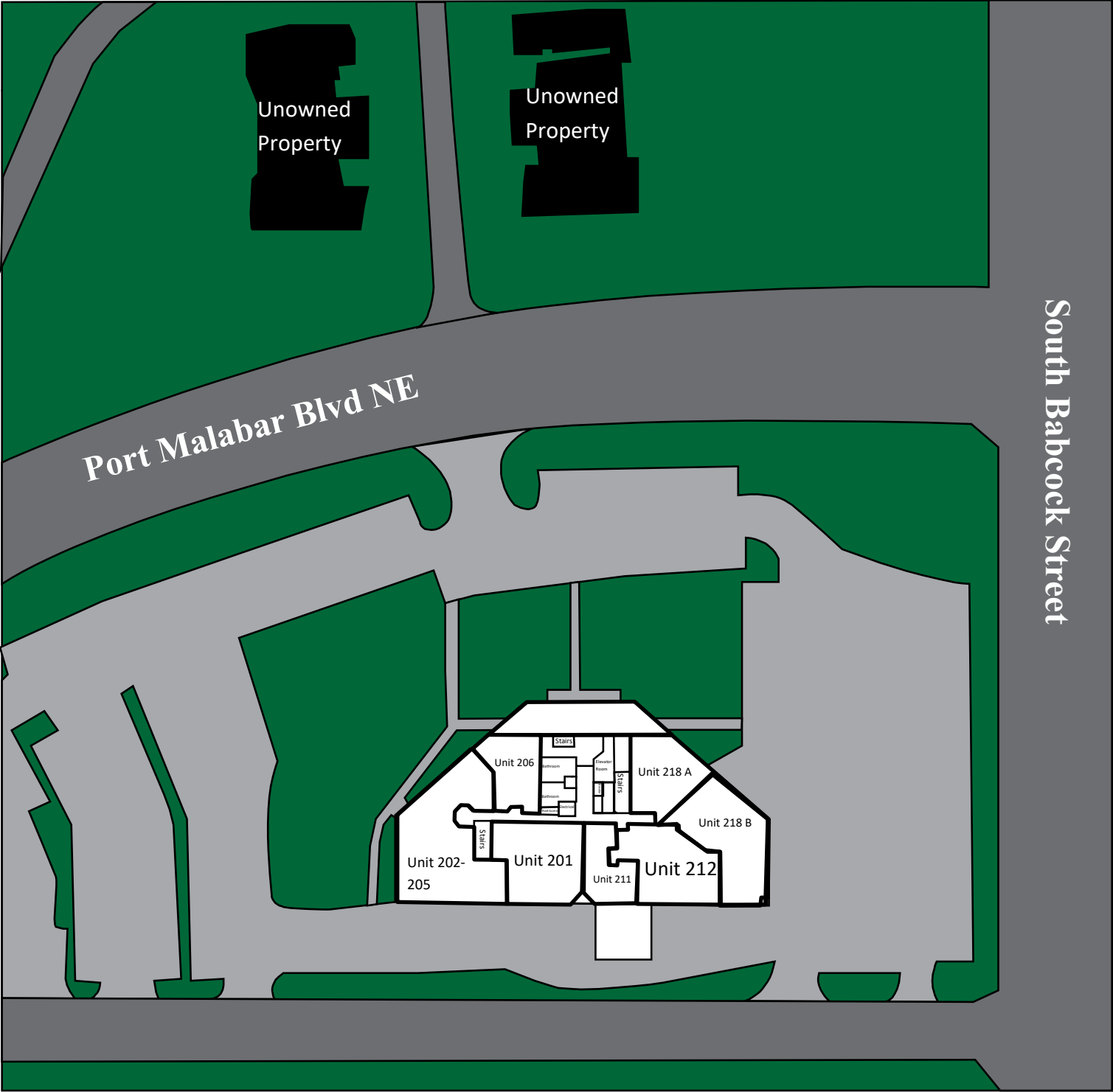
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SITE PLAN

Second Floor

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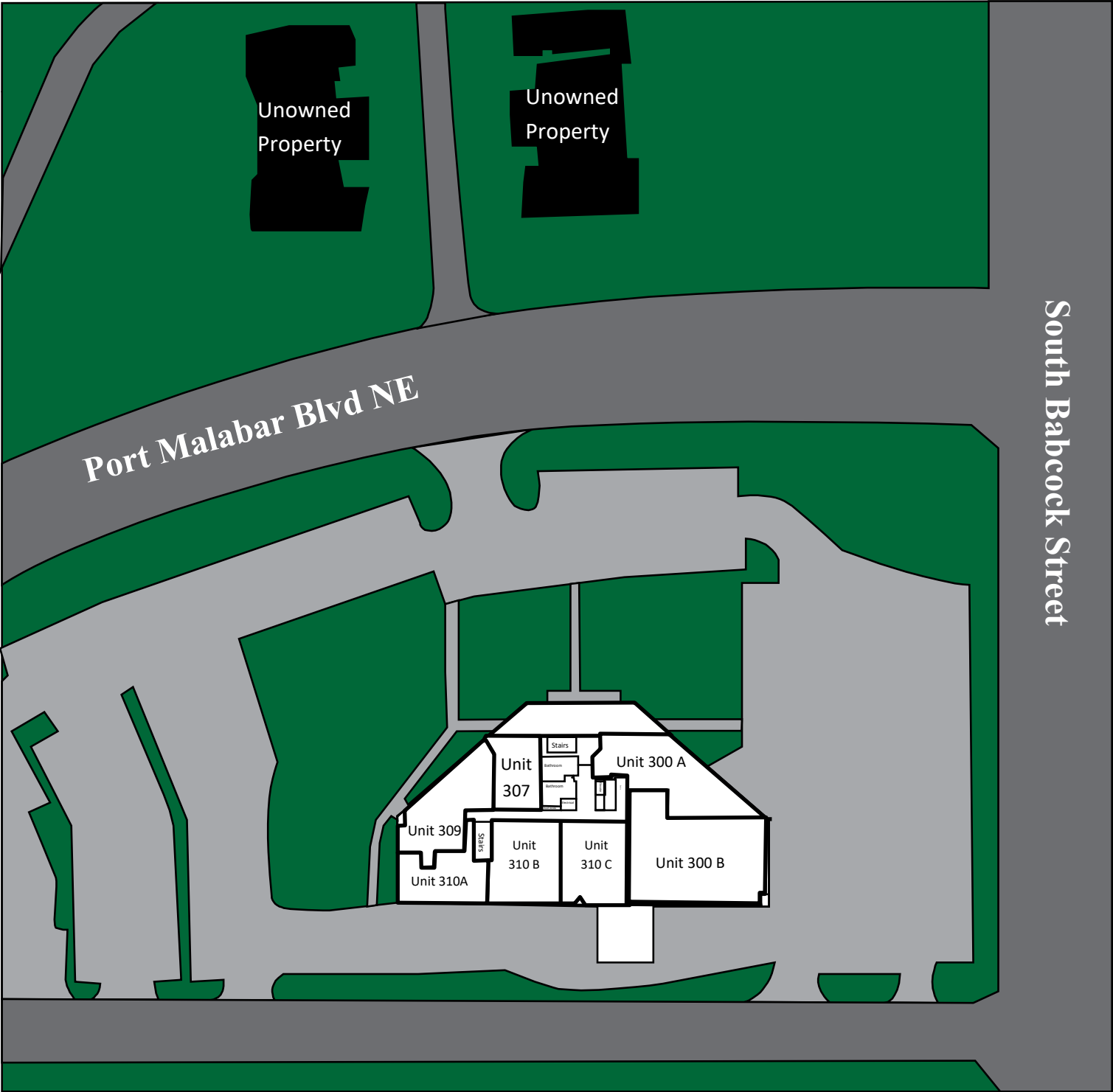
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SITE PLAN

Third Floor

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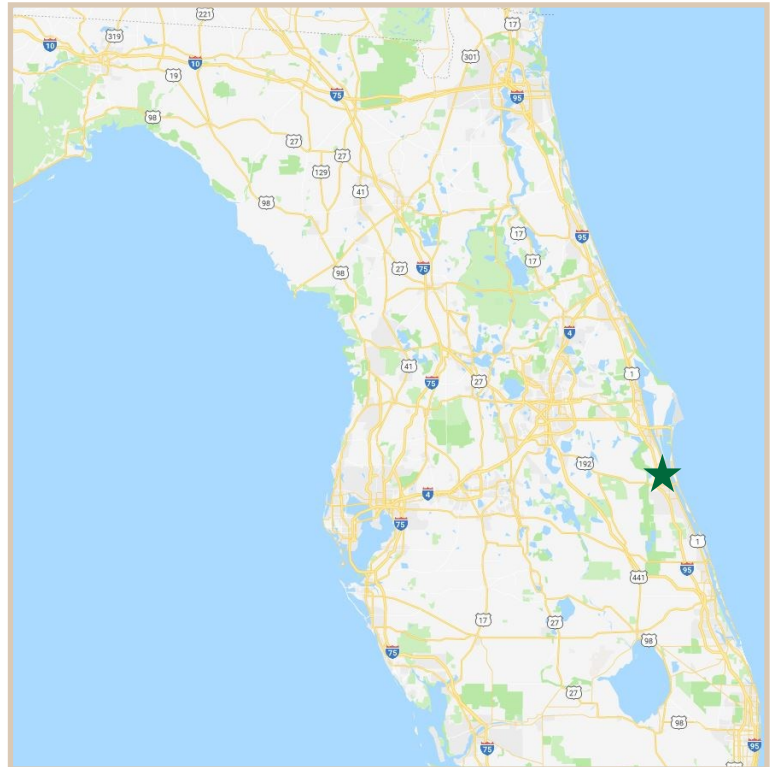
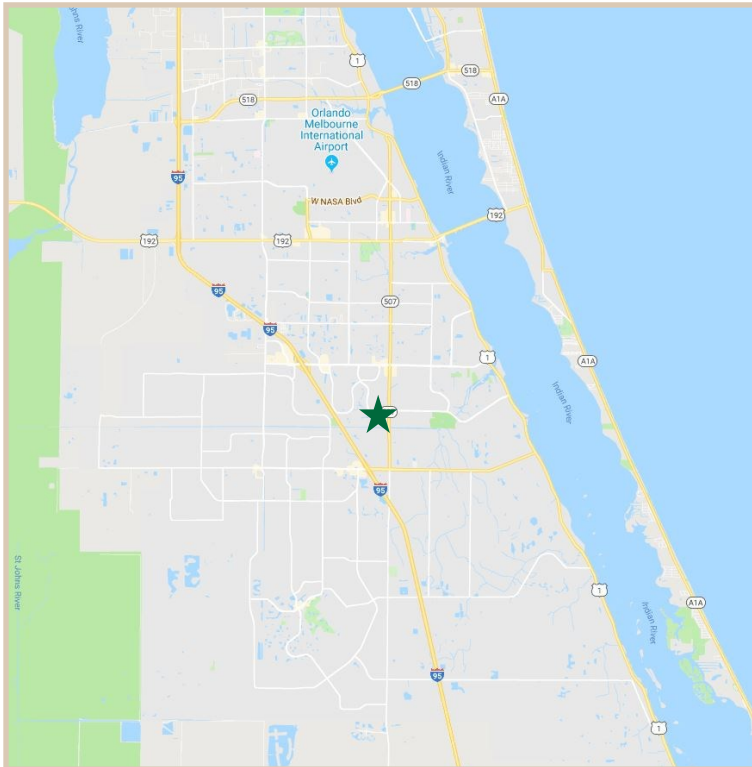
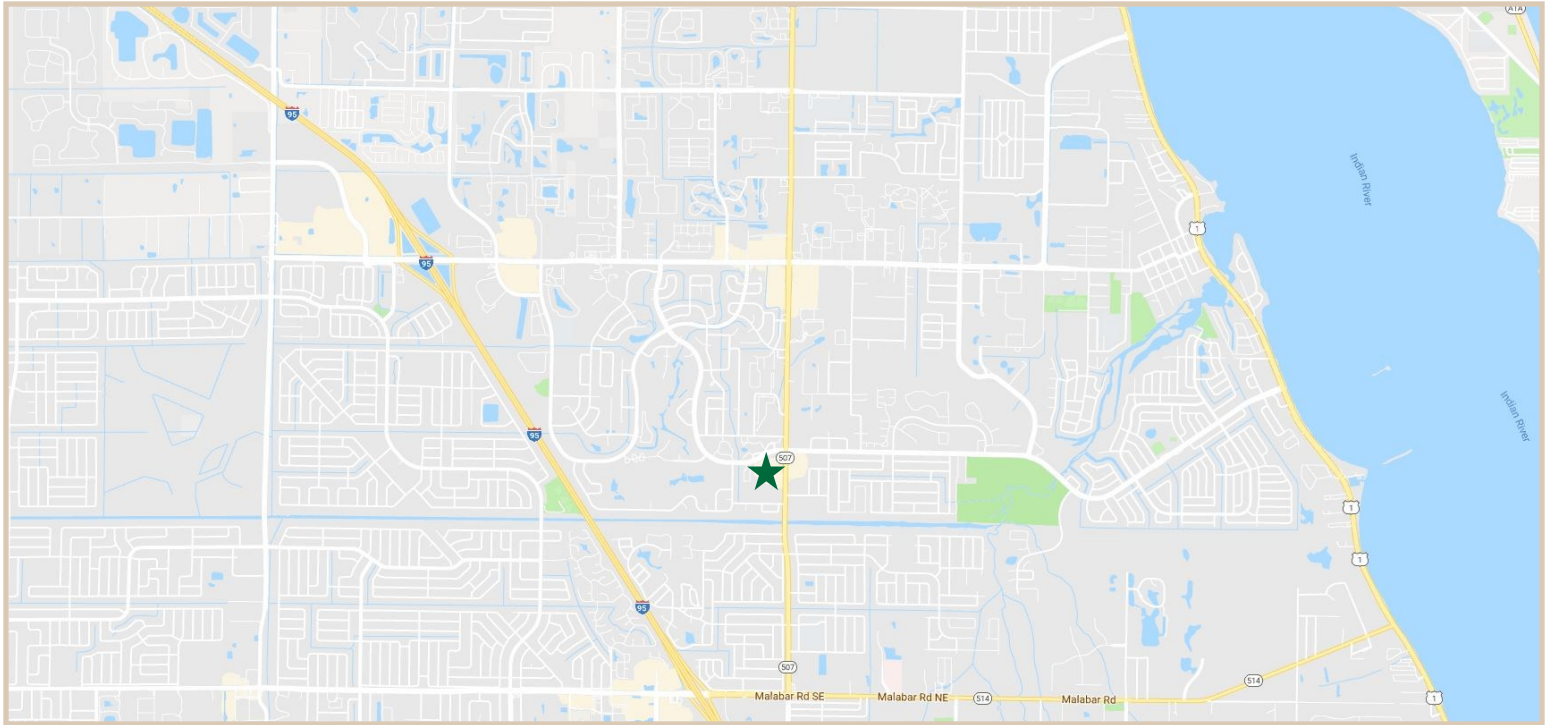
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LOCATION MAPS

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ADDITIONAL PHOTOS

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