

# FOR LEASE

Sand Point Office Center

350 N. Washington Ave. Titusville, FL

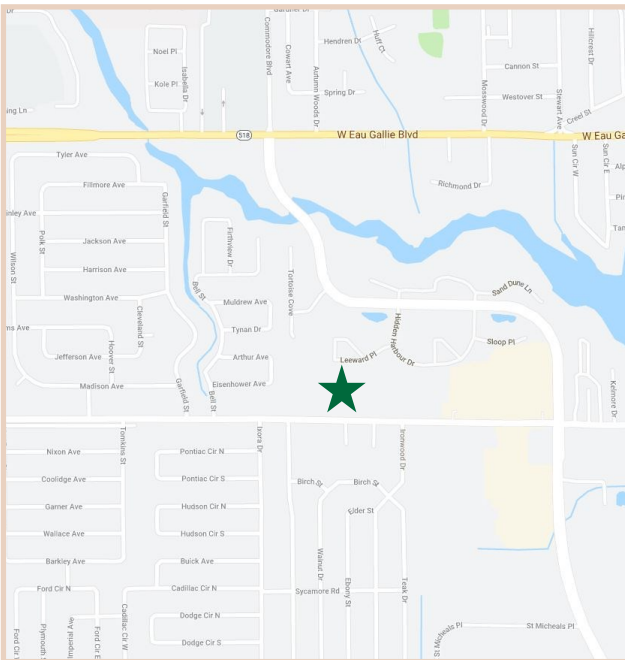
## PROPERTY FACTS

Building Area:	12,000 Sq. Ft.
Parcel Size:	1 Acre
Roof:	Built Up & Metal Mansard
Number of Units:	14 Units
Unit Range:	500-1500 Sq. Ft.
Year Built:	1958
Construction:	CBS
Zoning:	CBD-Central Business District
Building Height:	Single Story



## PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking & Access	There are 57 Parking Spaces along with one entrance off of North Washington Avenue.
Location	Located on U.S. Highway One and Directly across from the Titusville Marina.
Aesthetics	Extensive interior and exterior renovation. These renovations include new paint, logos, and carpeting.



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
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### CONTACT INFO:

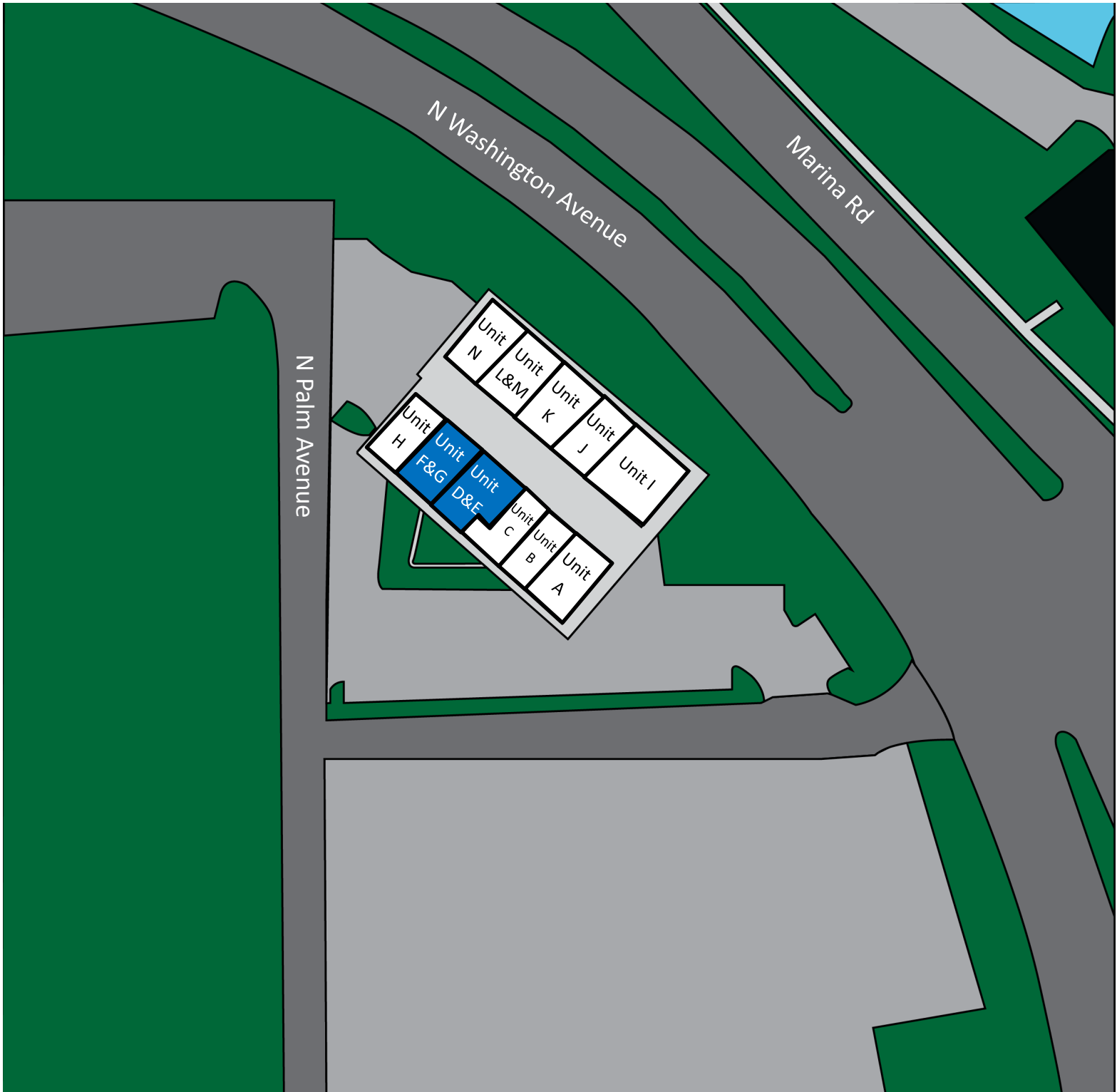
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908

# UNITS FOR LEASE

Site Plan:

Sand Point Office Center

350 N. Washington Ave. Titusville, FL



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# UNITS FOR LEASE

Sand Point Office Center

350 N. Washington Ave. Titusville, FL

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
D&E	893 SF	\$9.00	SF / YR \$669.75	No	No	Yes	No	Recently Renovated Office
F&G	1,292 SF	\$9.00	SF / YR \$861.33	No	No	Yes	No	Recently Renovated Office



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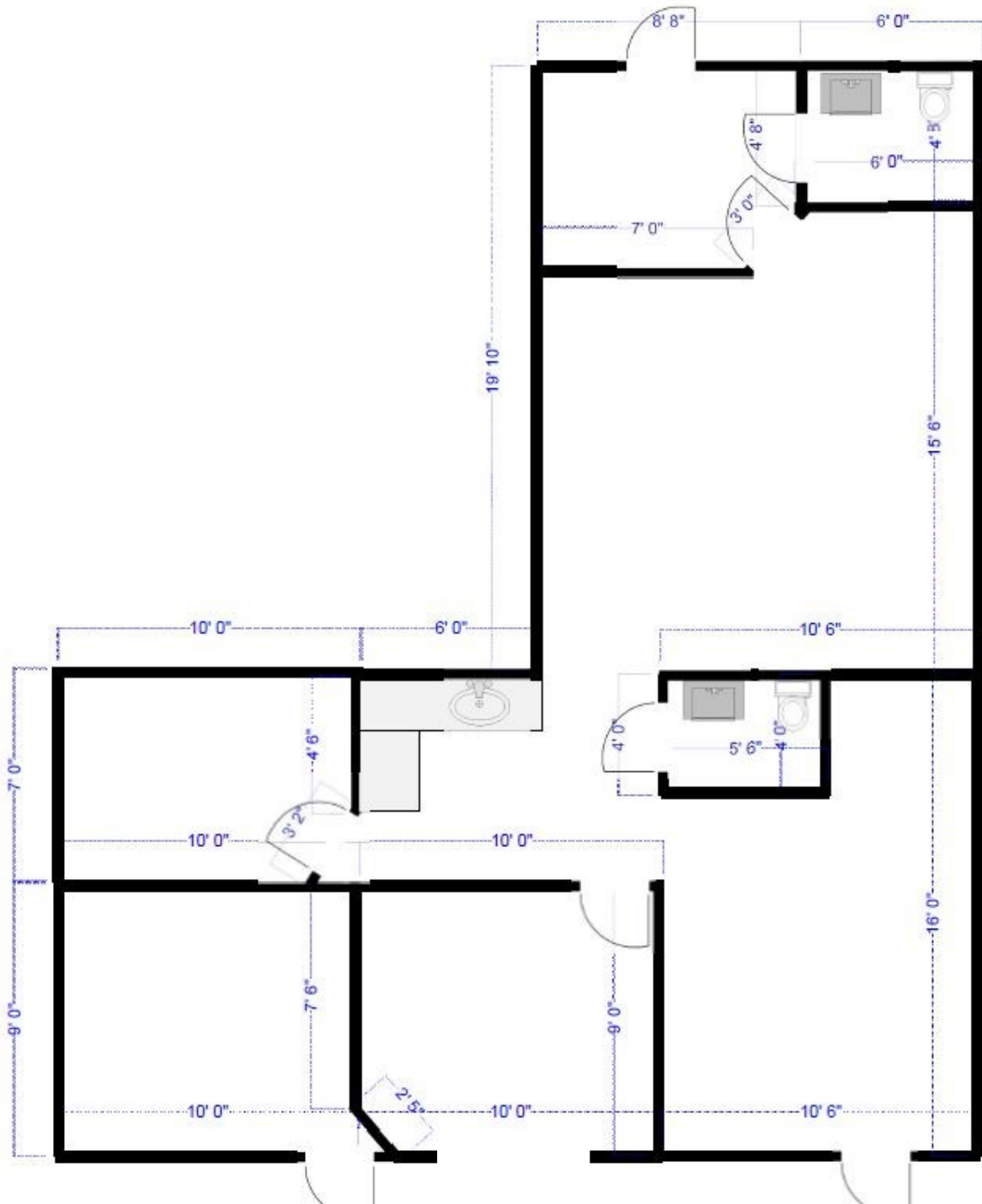
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# LAYOUT

Unit D & E

Sand Point Office Center

350 N. Washington Ave. Titusville, FL



893 SF



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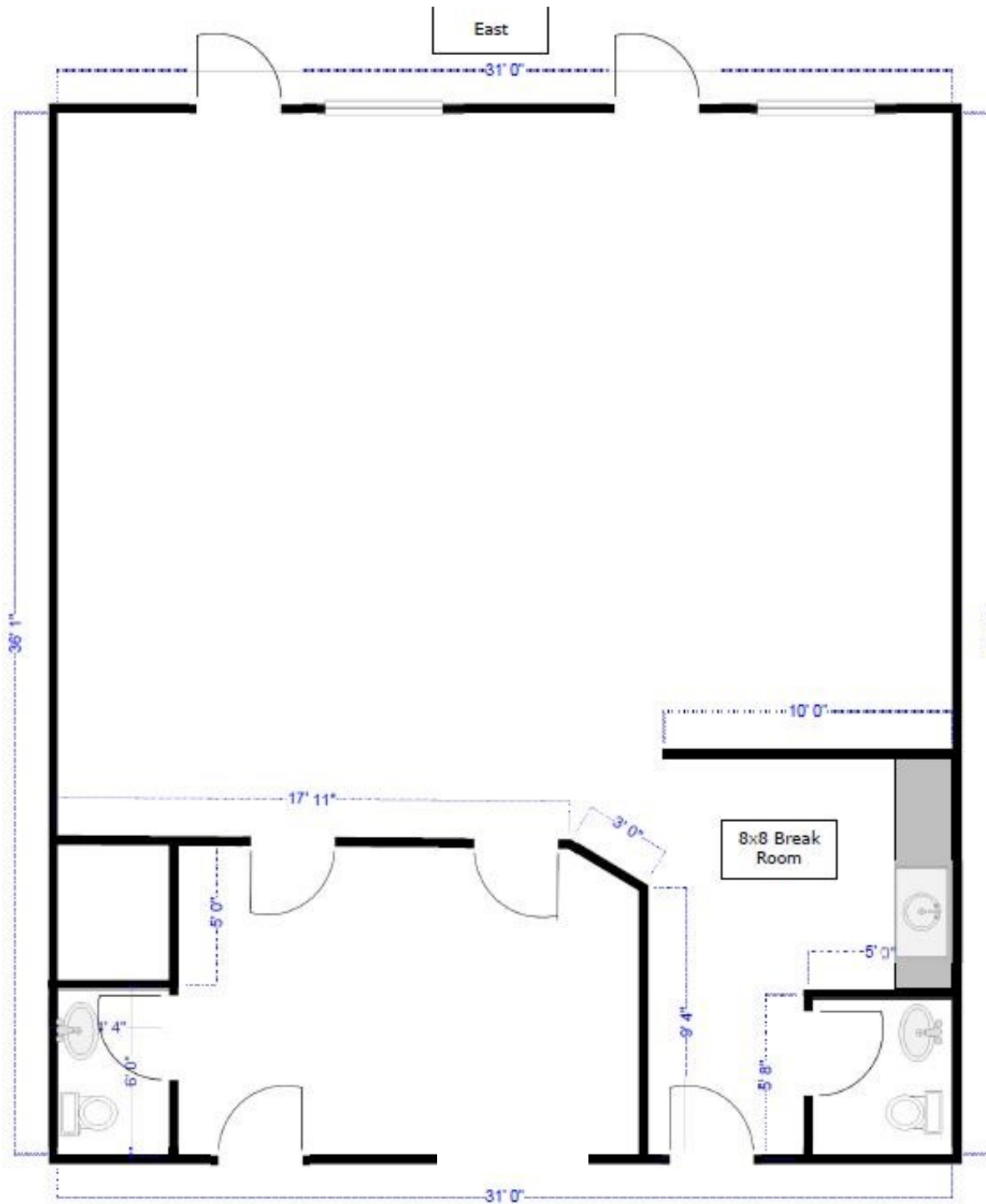
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# LAYOUT

Unit F & G

Sand Point Office Center

350 N. Washington Ave. Titusville, FL



**900 SF**



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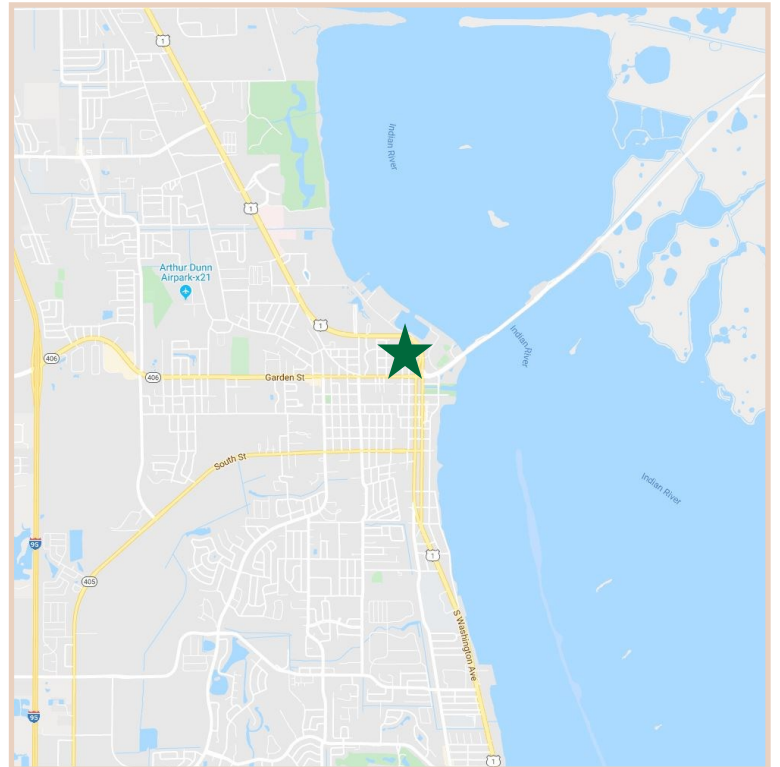
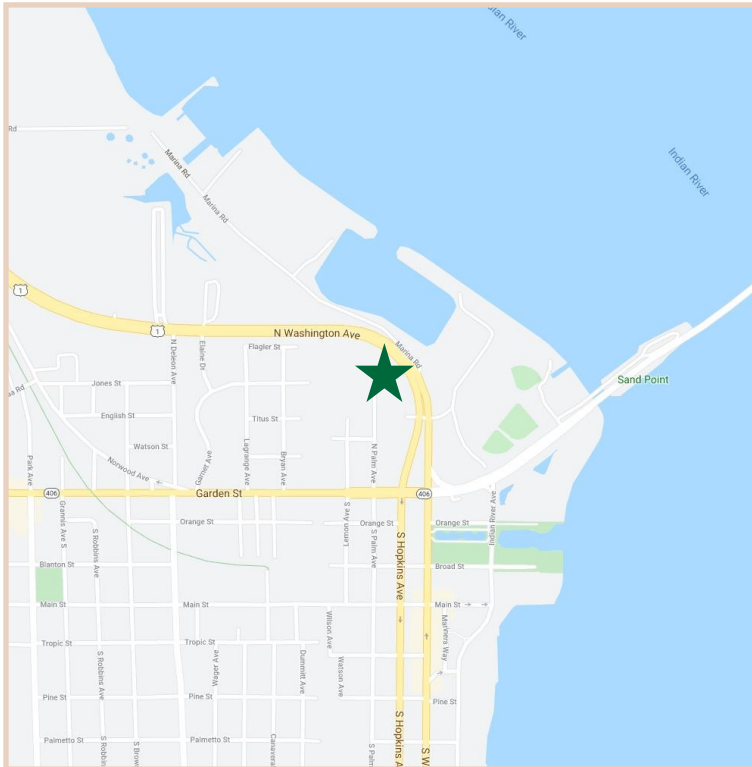
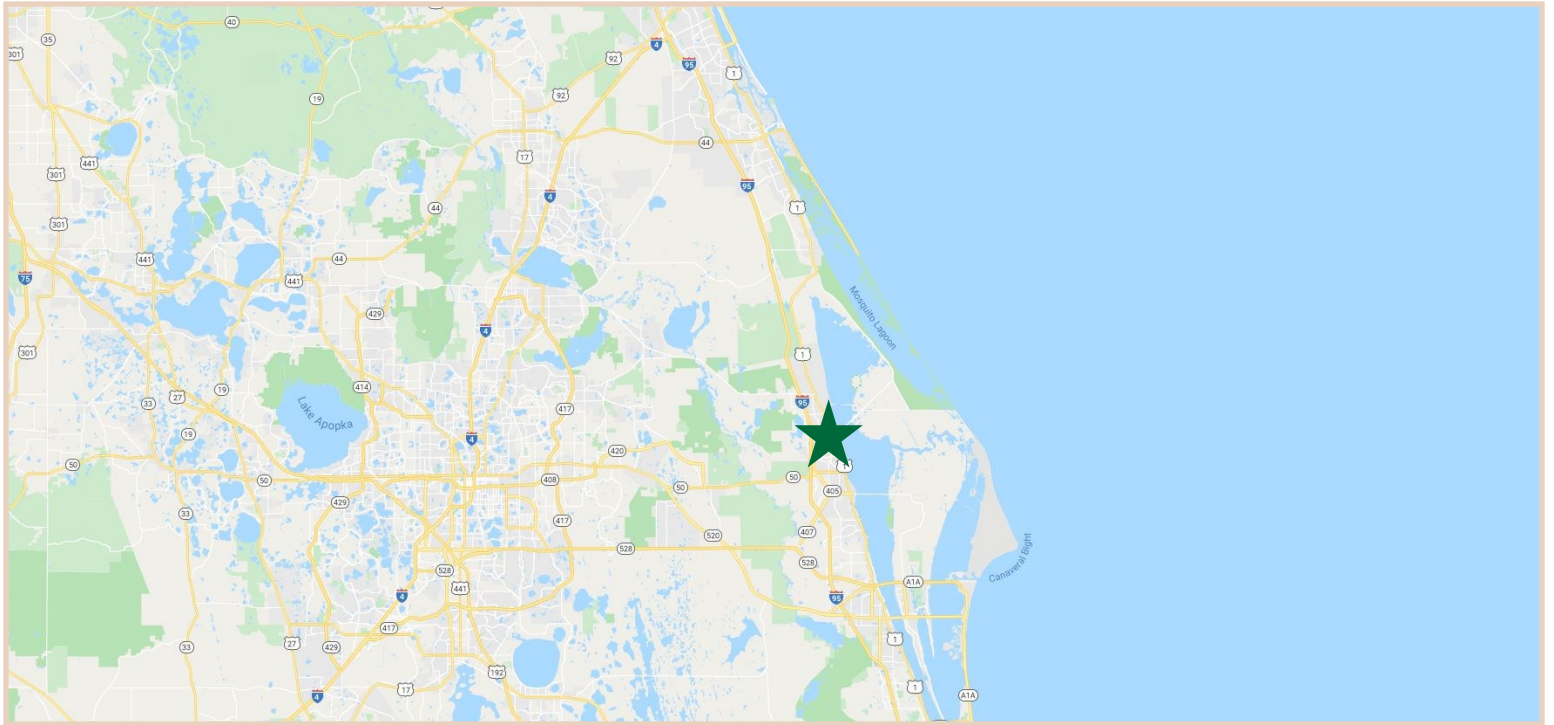
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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**Q:** What are the Lease Types that CAVS offer?

**A:** Lease Types refer to the level of service that the Landlord provides to the Tenant. All Lease Types directly influence the economics of the deal. You can find which type of lease we have on the front page of each of our brochures. Generally, we offer three types of leases:

1. *Full-Service Lease.* For the advertised price per square foot, expressed annually, the Landlord will pay for the real estate tax; various insurances including property insurance; maintenance and repairs of the common areas, structural and non-structural elements of the building(s) and building systems including HVAC systems; all capital expenditures; reasonable usage of water & sewer, electric and non-hazardous trash removal. Basically, this type of lease is perfect if you're looking for peace of mind.
2. *Modified Gross Lease.* This is our "in-between" type. Meaning, it's in-between a full-service and triple net. The Landlord pays for the maintenance and repairs to the common areas, various insurances for the property, and the real estate tax bill. Beyond that depends on the property and the Landlord. The Tenant could be responsible for maintaining, repairing or possibly replacing the HVAC system and all utilities.
3. *Triple Net.* In addition to paying rent, the Tenant would be responsible for paying their proportionate share of real estate taxes, insurance and common area maintenance. Most of the time, the Tenant will also be responsible for maintenance, repairs and replacements of non-structural elements of their premises as well as the systems (i.e., HVAC).

**Q:** What is the process of getting into a unit?

**A:** Great question. Please see the steps below for the typical process:

1. Give us a call and ask for a meeting to see the unit or units you believe you might be interested in.
2. Like the unit? Great! Let us know with a call or email. We'll ask you some quick and easy questions to get the lease agreement written and sent back to you along with a commercial lease application.
3. Fill out the commercial lease application and either email, fax or mail the application to us.
4. Read and Sign the Lease Agreement in triplicate making sure to get each signature witnessed. Then mail the originals over to us.
5. The First Month's Rent plus applicable sales taxes & Security Deposit (equal to the first month's rent) would then be paid. We accept cash, check, money order and credit card.
6. We send you the keys to your new unit.

Charles A. Von Stein, Inc. is a full service commercial property management, leasing and sales company specializing in multi-tenant office, retail, and industrial properties. The company has managed and leased millions of square feet of real estate over the last 50+ years. The Company has extensive experience in managing and leasing warehouse, office and retail space. Most client relationships have been long term in nature with many exceeding ten or even twenty years in duration. It has been the stability in relationships and the consistency in performance that has marked the company's growth. The Company has a strong track record of taking troubled properties and turning around the occupancy levels, physical maintenance, appearance and general organization of the entity's underlying paper and legal documentation. Today the focus of the business is the Treasure and Space Coast areas on the central east coast of Florida. Charles A. Von Stein, Inc. remains committed to excellence as it starts its next 50 years of leadership in Florida Real Estate.



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