

ESO Tower

150 Cocoa Isles Boulevard, Cocoa Beach, FL 32931

Multiple Unit Sizes Available / Centrally Located / Some Units have Water Views



OFFERING SUMMARY

Available SF: 1,266 - 1,950 SF

Lease Rate: \$14.95 SF/yr (NNN)

Acreage: 3.32 Acres

Facility SF: 31,252 SF

Zoning: City of Cocoa Beach
Towncenter (TC)

PROPERTY OVERVIEW

Suite 101: 1,266 RSF. Reception, 3 Offices, Conference, Break Area.
Suite 301: 1,950 RSF. Open Configuration, 2 Offices, Break Room, Server Room.
Suite 304: 1,447 RSF. Reception Area, 4 Private Offices, Open Configuration.
Lots of Windows/Sunlight. Some Units have Water Views.
100% Fire Sprinklered. Elevator Access. Common Restrooms on Each Floor.
Utilities: City Water/Sewer (Common), FPL Electric (Separately Metered).
168 Paved/Striped/Lighted Common Parking Spaces.
Est. \$7.89 PSF OPEX (Includes Water/Sewer & Common Area Janitorial).

LOCATION OVERVIEW

Located in the heart of Cocoa Beach approximately halfway between Patrick Space Force Base and Port Canaveral. State Road 520 and State Road 528 are nearby, both of which provide immediate access to US1 and Interstate 95. Nearby employers include Kennedy Space Center, Cocoa Beach High School, and Cape Canaveral Hospital to name a few. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



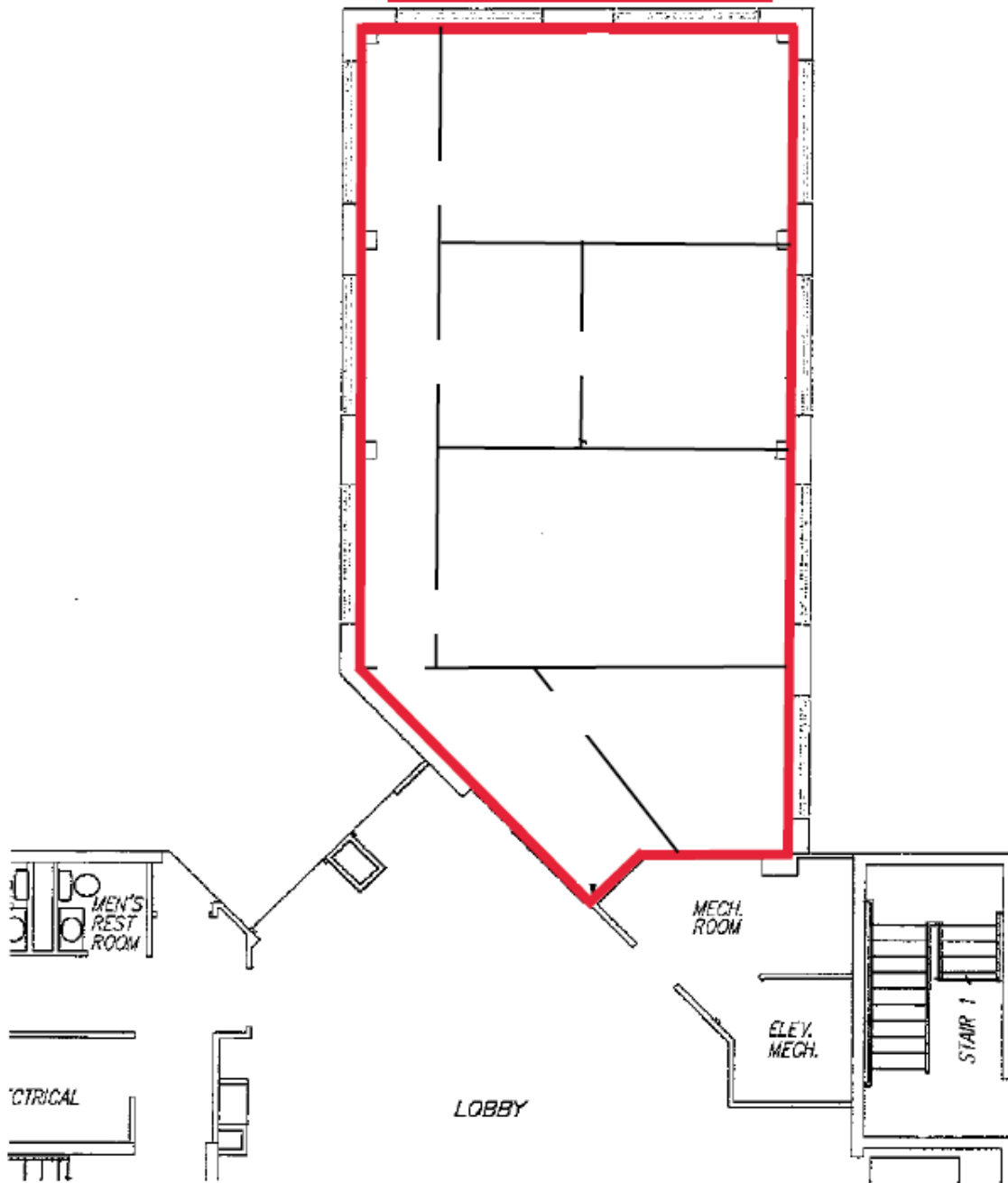
ESO Tower

150 Cocoa Isles Boulevard, Cocoa Beach, FL 32931

1st Level Floor Plan

For Illustration Purposes Only

Suite 101: 1,266 RSF



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

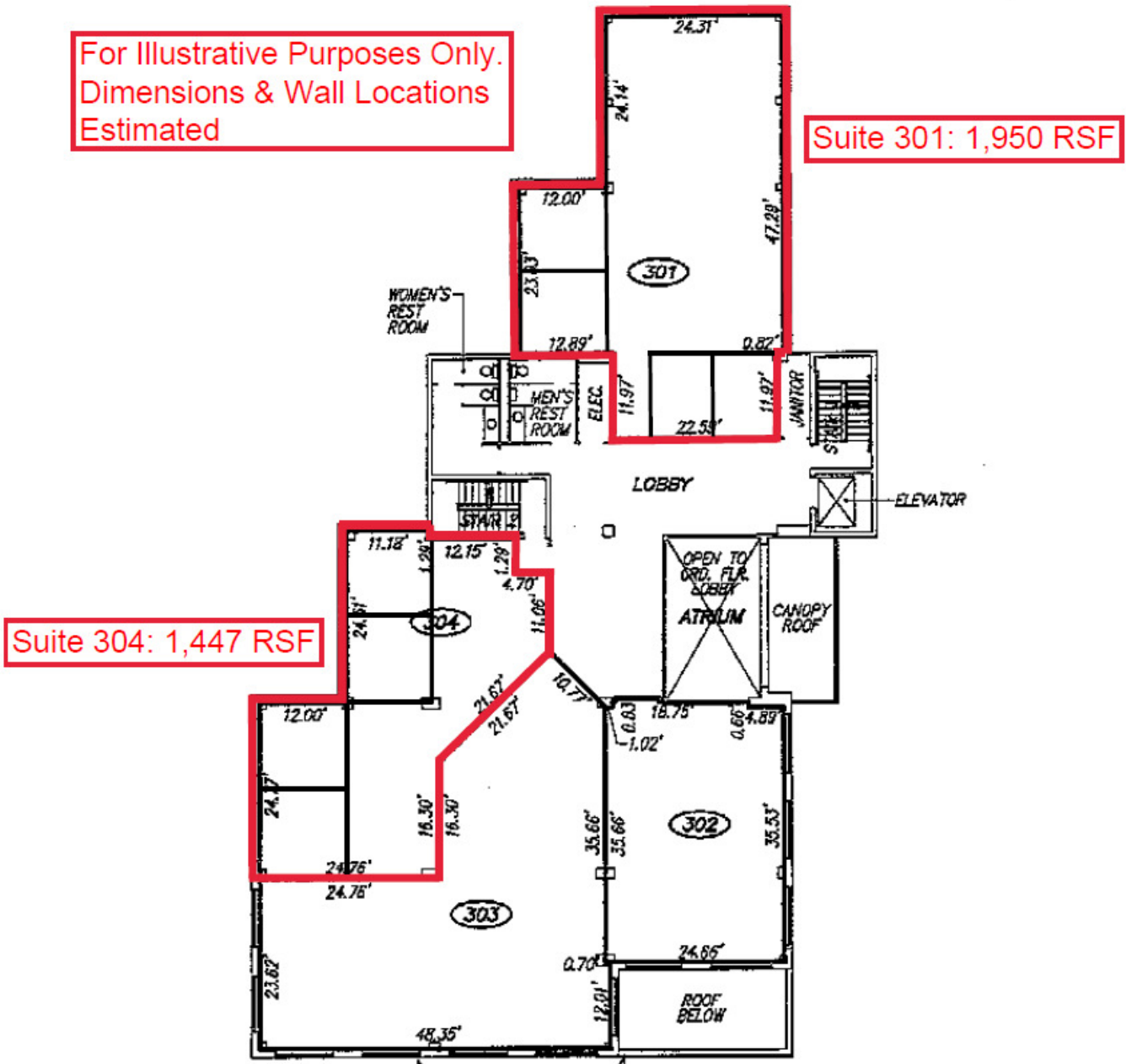


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

ESO Tower

150 Cocoa Isles Boulevard, Cocoa Beach, FL 32931

3rd Level Floor Plan



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



S I O R
Individual Members
Michael S. Ullian
Zachary M. Ullian

ESO Tower

150 Cocoa Isles Boulevard, Cocoa Beach, FL 32931

Suite 101 (1,266 RSF) Photos



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

ESO Tower

150 Cocoa Isles Boulevard, Cocoa Beach, FL 32931

Suite 301 (1,950 RSF) Photos



Individual Members
Michael S. Ullian

Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

ESO Tower

150 Cocoa Isles Boulevard, Cocoa Beach, FL 32931

Suite 304 (1,447 RSF) Photos



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.