

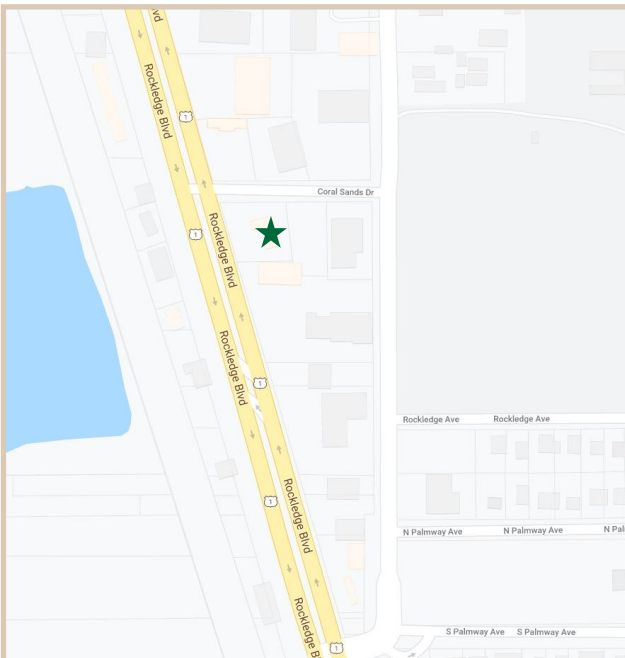
FOR LEASE

Brevard Professional Center

1260-1264 Rockledge Blvd, Rockledge FL, 32955

PROPERTY FACTS

Building Area:	18,401 Sq. Ft.
No. of Units:	8 Professional /Office Units
Unit Range:	1,400-3,000 Sq. Ft.
Year Built:	1978/1983
Construction:	Concrete Block and Stucco
Zoning:	C2 General Commercial
Roof:	New (2012) Modified Bitumen Roof
Restrooms:	Minimum 1 per suite
Configuration	Two Buildings 1260: 6,736 Sq. Ft. 1264: 11,665 Sq. Ft.
Land Size	1.86 Acres



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Located on the East Side of U.S. Highway One between Barton Boulevard and State Road 520. Adjacent to Wuesthoff Hospital.
Layouts	Move in ready units set up for Medical Usage or Professional offices.
Capital Expenditures	Recently Completed Renovations for Interiors and Exteriors.
Parking & Access	We have over 80 parking spots in convenient location for easy access to each unit.



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:

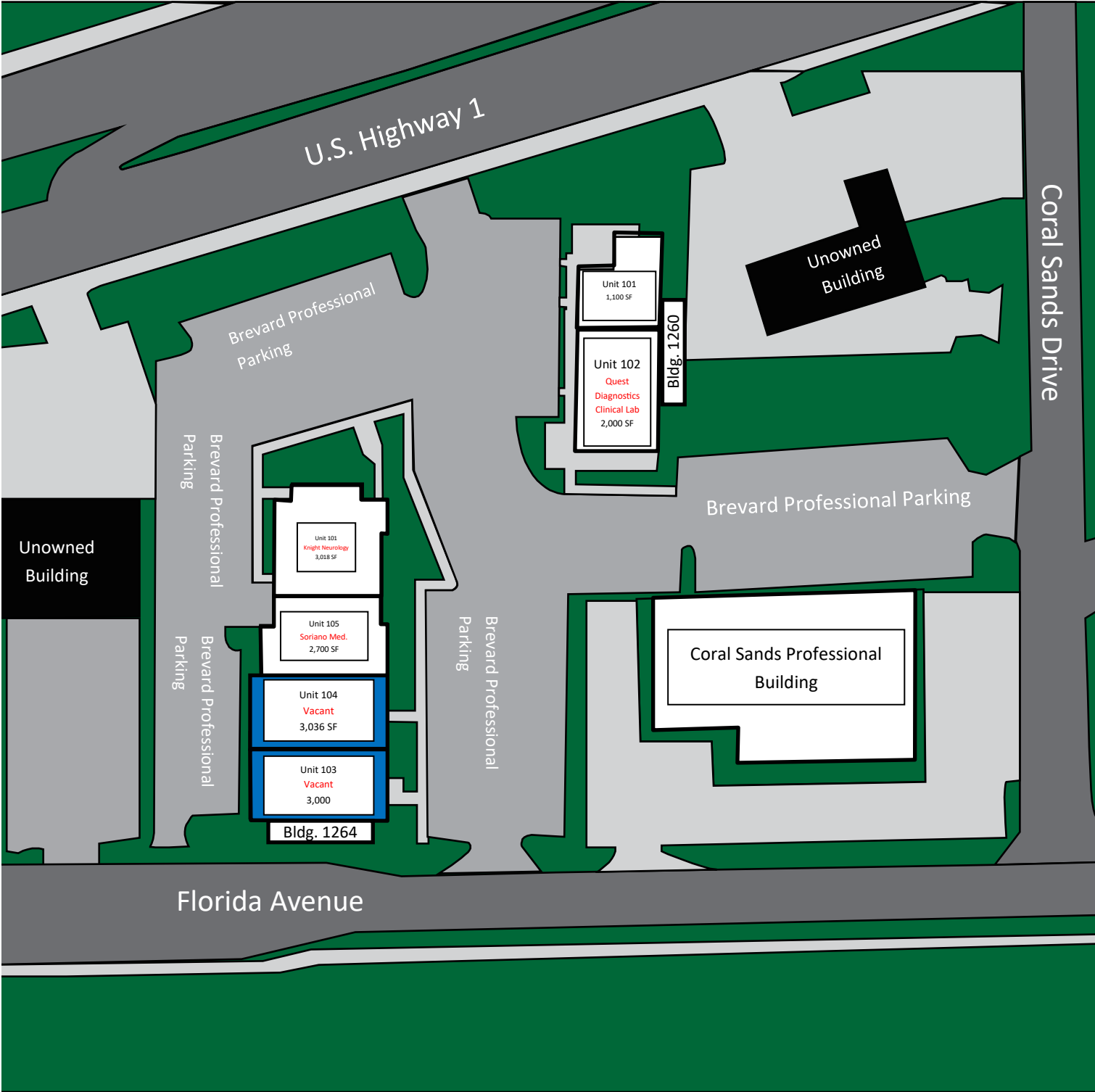
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

SITE PLAN

First Floor

Brevard Professional Center

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UNITS AVAILABLE

Bldg. 1264

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Unit	Size	Rate	Monthly Rate	Utilities Included				Date Available
				Water	Electric	Trash	Cable	
103	3,000 SF	\$14.00	PSF /YR \$4,000.00	Yes	No	Yes	No	Recently Renovated Office Space
104	3,036 SF	\$14.00	PSF /YR \$4,048.00	Yes	No	Yes	No	Recently Renovated Office Space
OR								
103/104	6,036 SF	\$13.00	PSF /YR \$6,539.00	YES	NO	YES	NO	Recently Renovated Office Space



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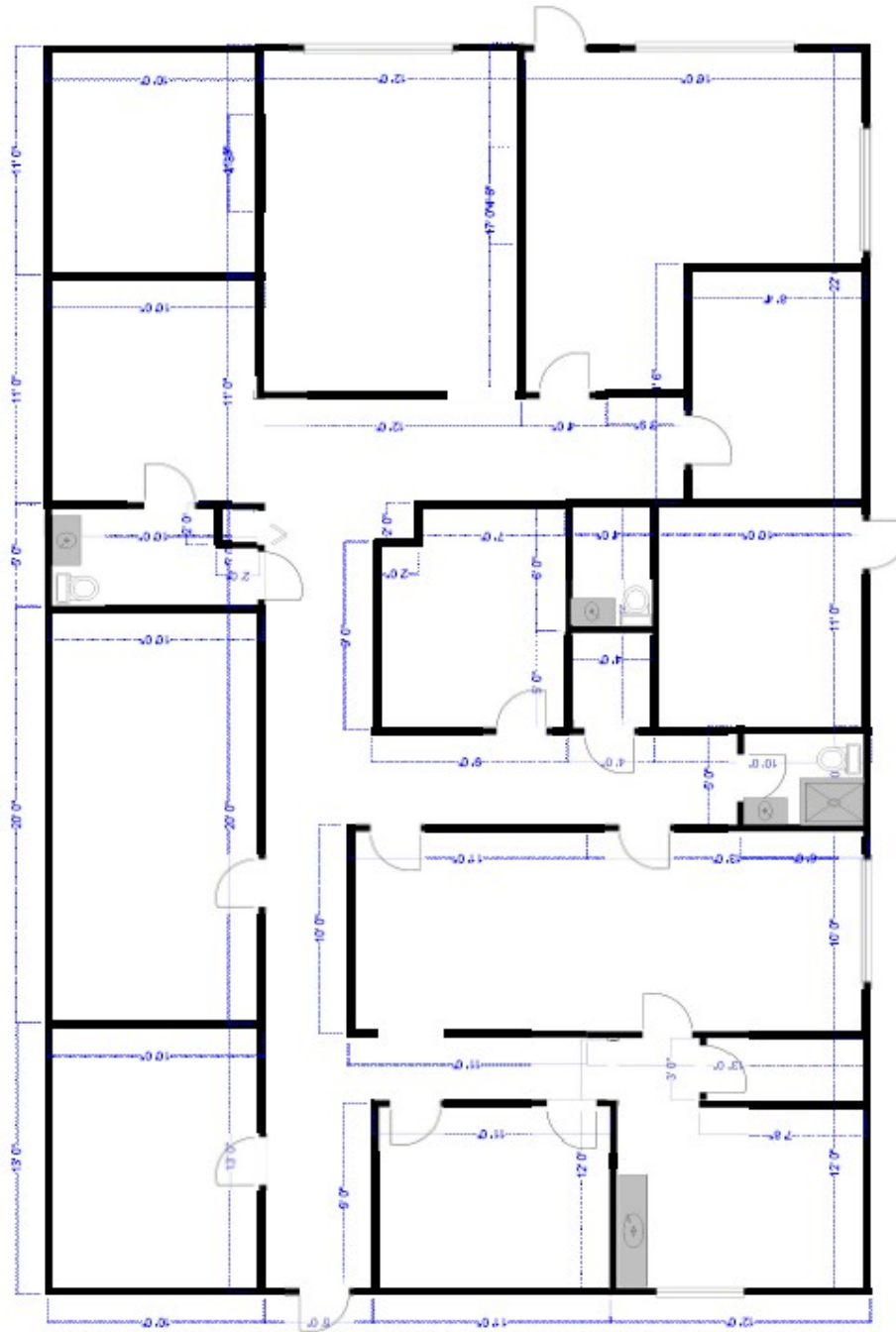
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Floor Plan

Unit 103

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3,000SF



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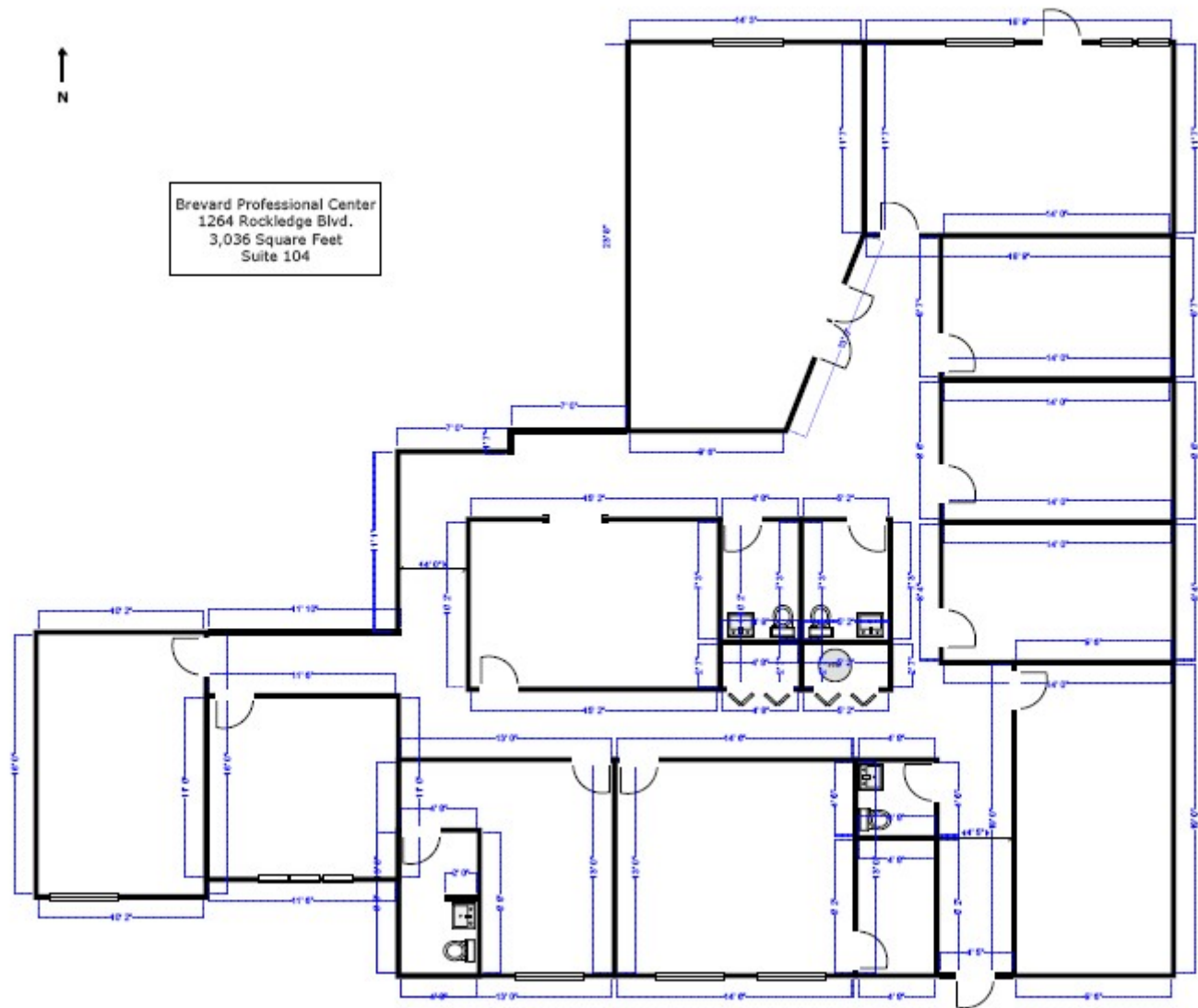
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3,036SF



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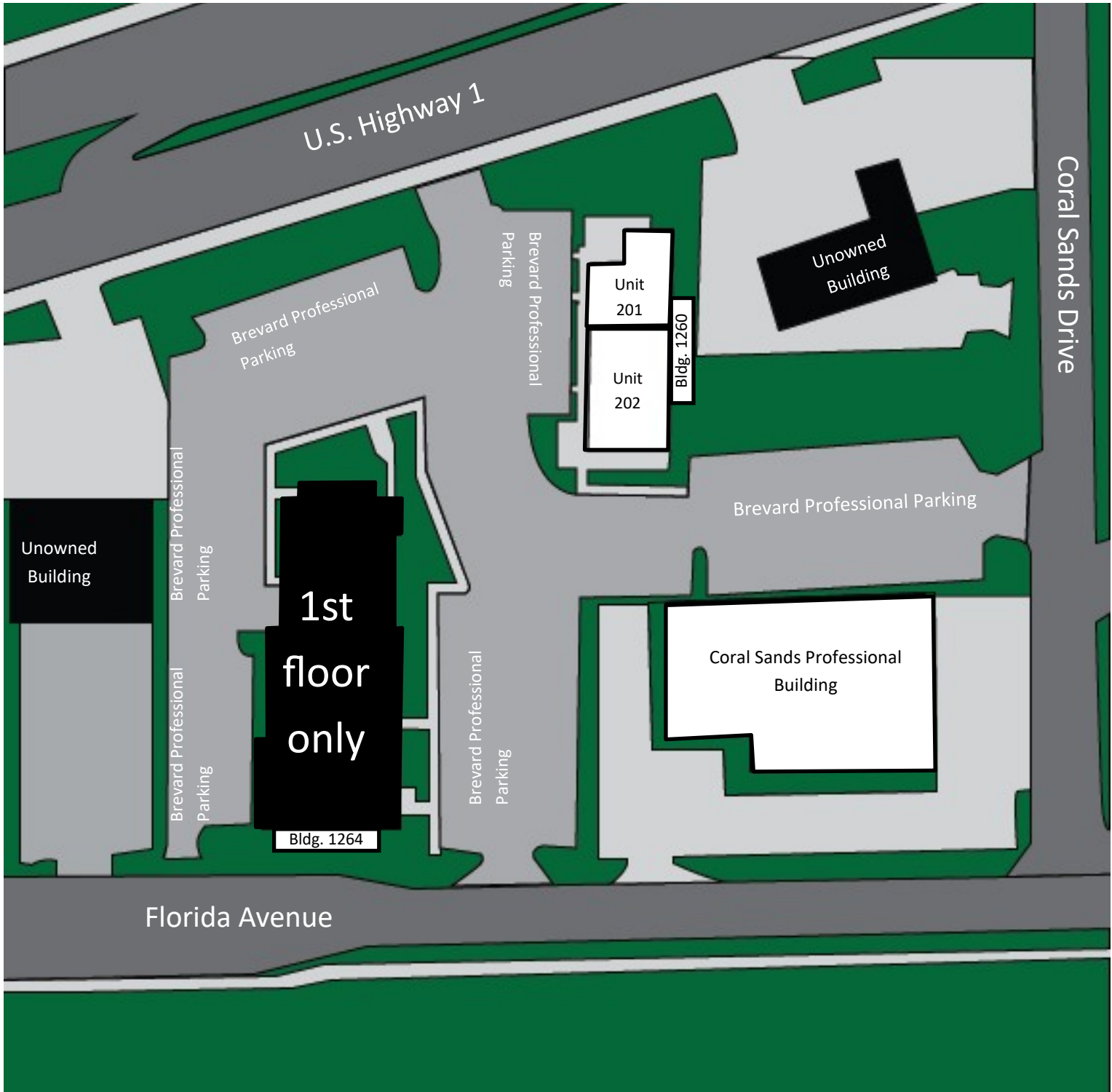
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SITE PLAN

Second Floor

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AERIAL

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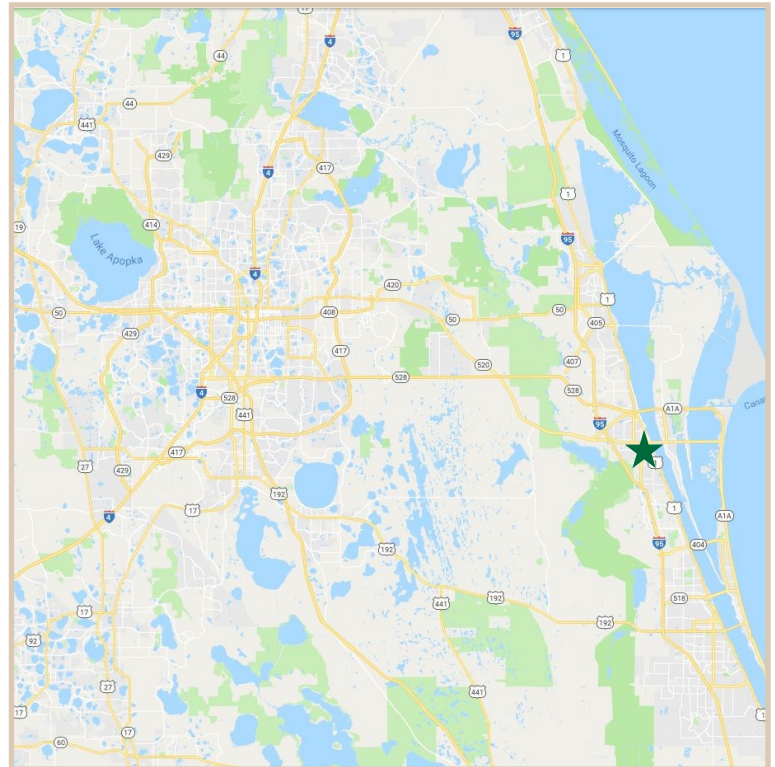
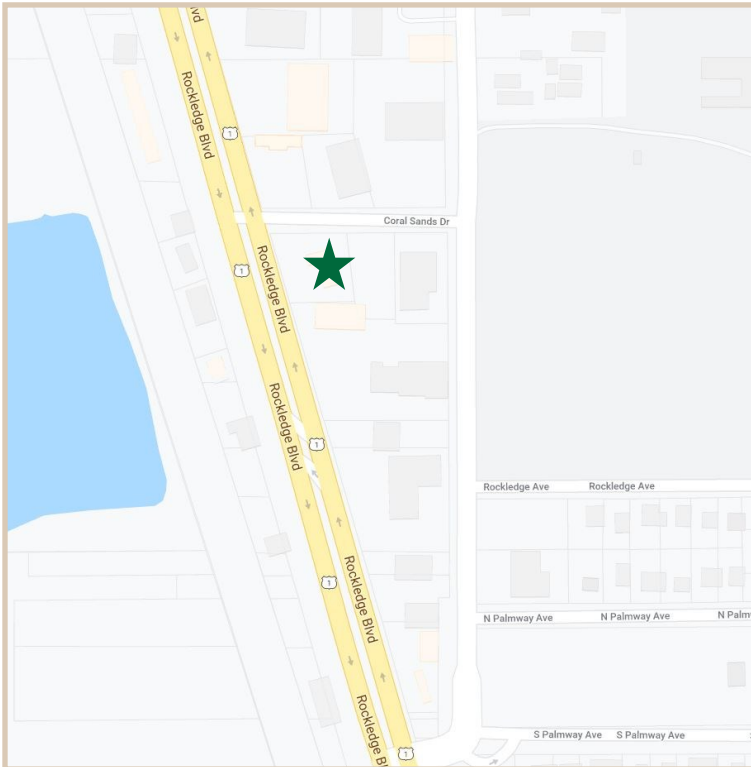
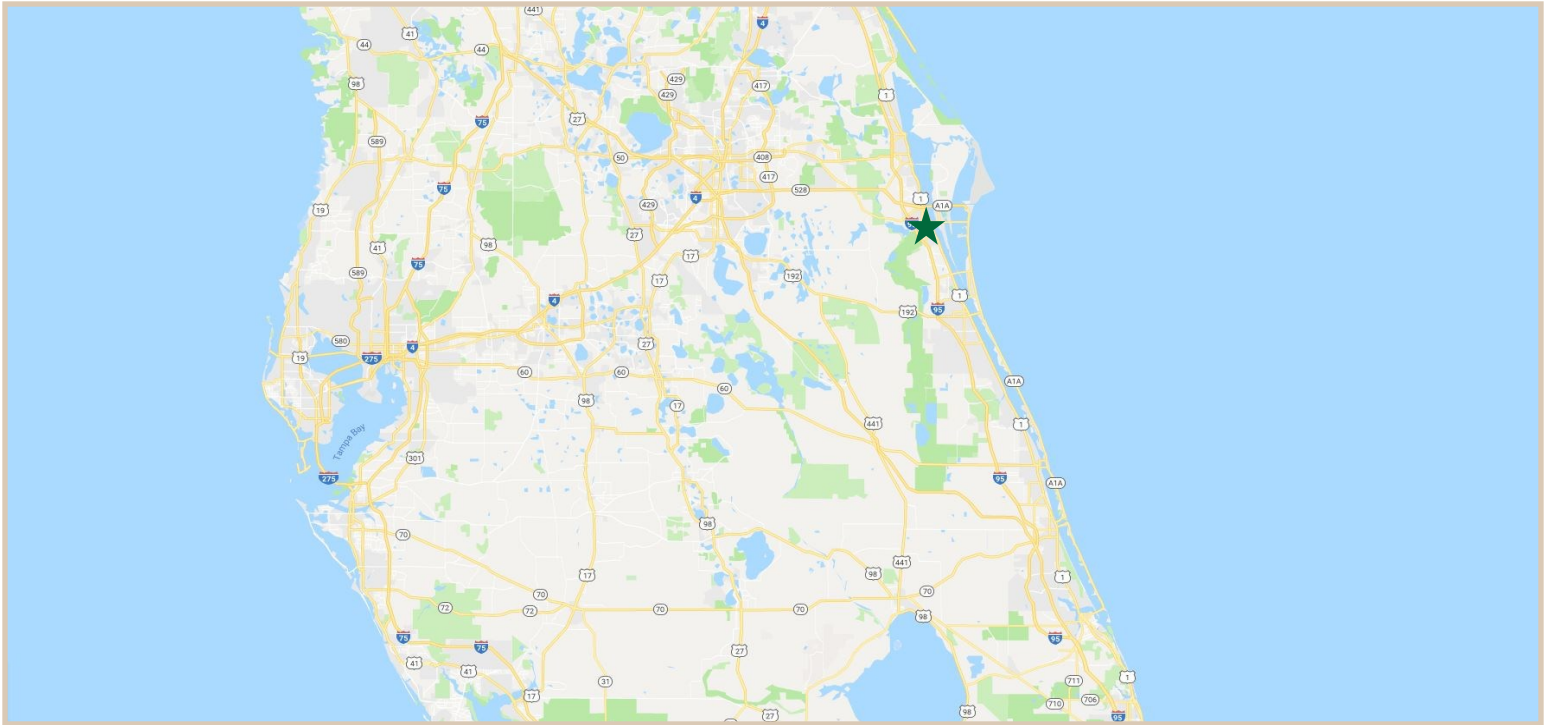
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LOCATION MAPS

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ADDITIONAL PHOTOS

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