

## ESO Plaza

801-829 N. Atlantic Avenue, Cocoa Beach, FL 32931

**Multiple Unit Sizes Available / Centrally Located / Lighted Intersection**



### OFFERING SUMMARY

**Available SF:** 894 - 3,588 SF

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

**Acreage:** 3.32 Acres

**Facility SF:** 18,577 SF

**Zoning:** City of Cocoa Beach  
Towncenter (TC)

### PROPERTY OVERVIEW

Suite 801: 1,649 SF. Open Configuration, Carpet & Exposed Ceiling  
Suite 803: 1,045 SF. Open Configuration, Carpet & Exposed Ceiling  
Suite 805: 894 SF. Underground Grease Trap, Carpet & Drop Ceiling  
Can be Leased Individually or Combined for 3,588 SF  
100% HVAC. Lots of Windows/Sunlight. Multiple Entrances  
Utilities: City Water/Sewer (Common), FPL Electric (Separately Metered)  
168 Paved/Striped/Lighted Common Parking Spaces  
TownCenter (TC) Zoning: Office, Retail, Restaurant & More!  
Traffic Count est. 24,500 VPD on A1A  
Est. \$6.84 PSF OPEX (Includes Water/Sewer)

### 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  
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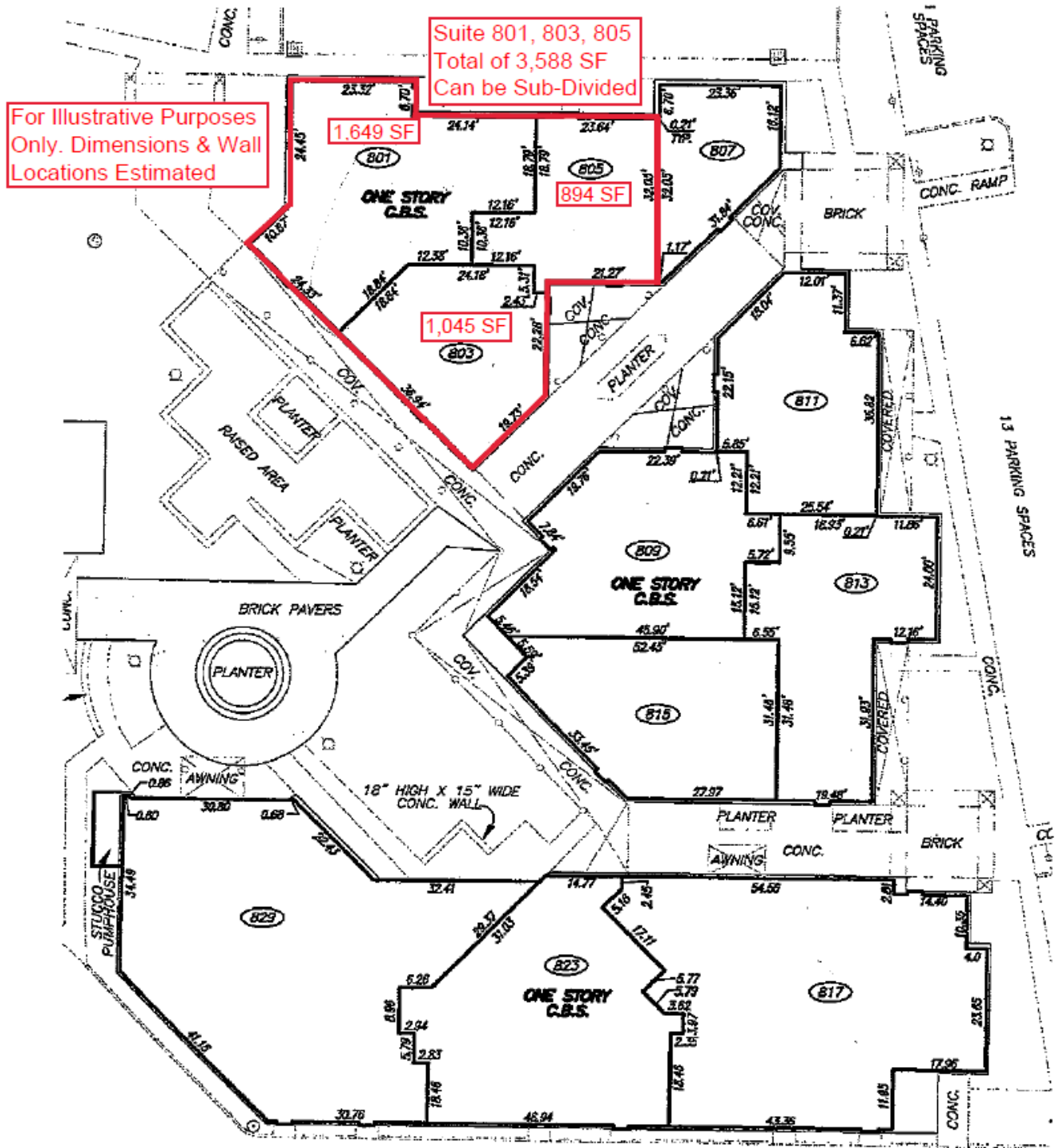
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## Site Plan



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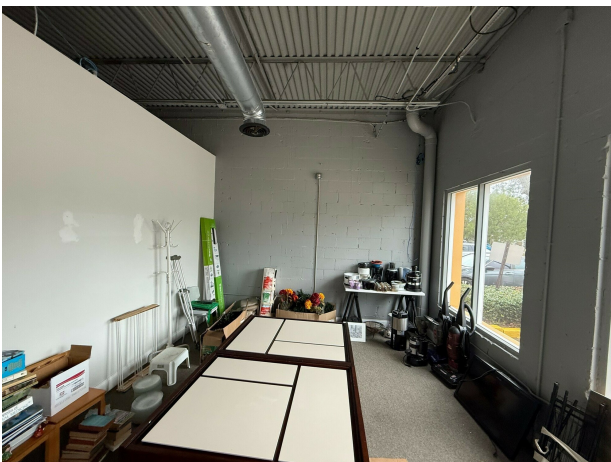
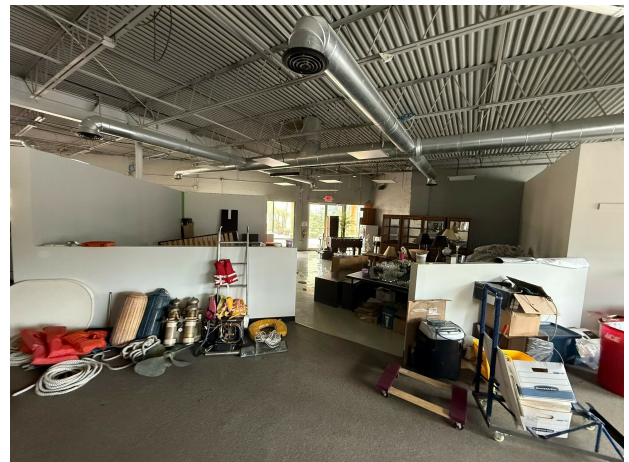
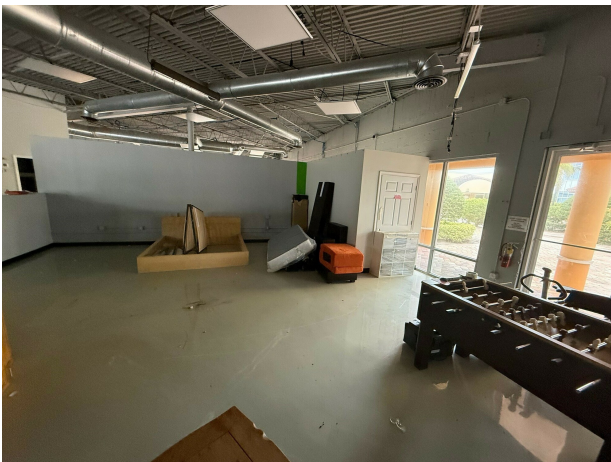
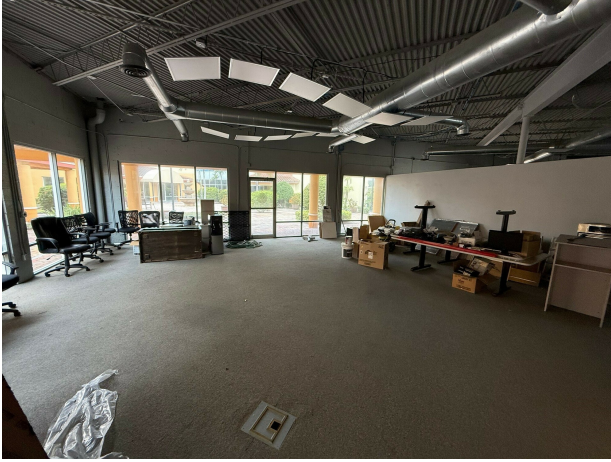
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Suite 801, 803 & 805 Photos (Total of 3,588 SF - Can be Subdivided)



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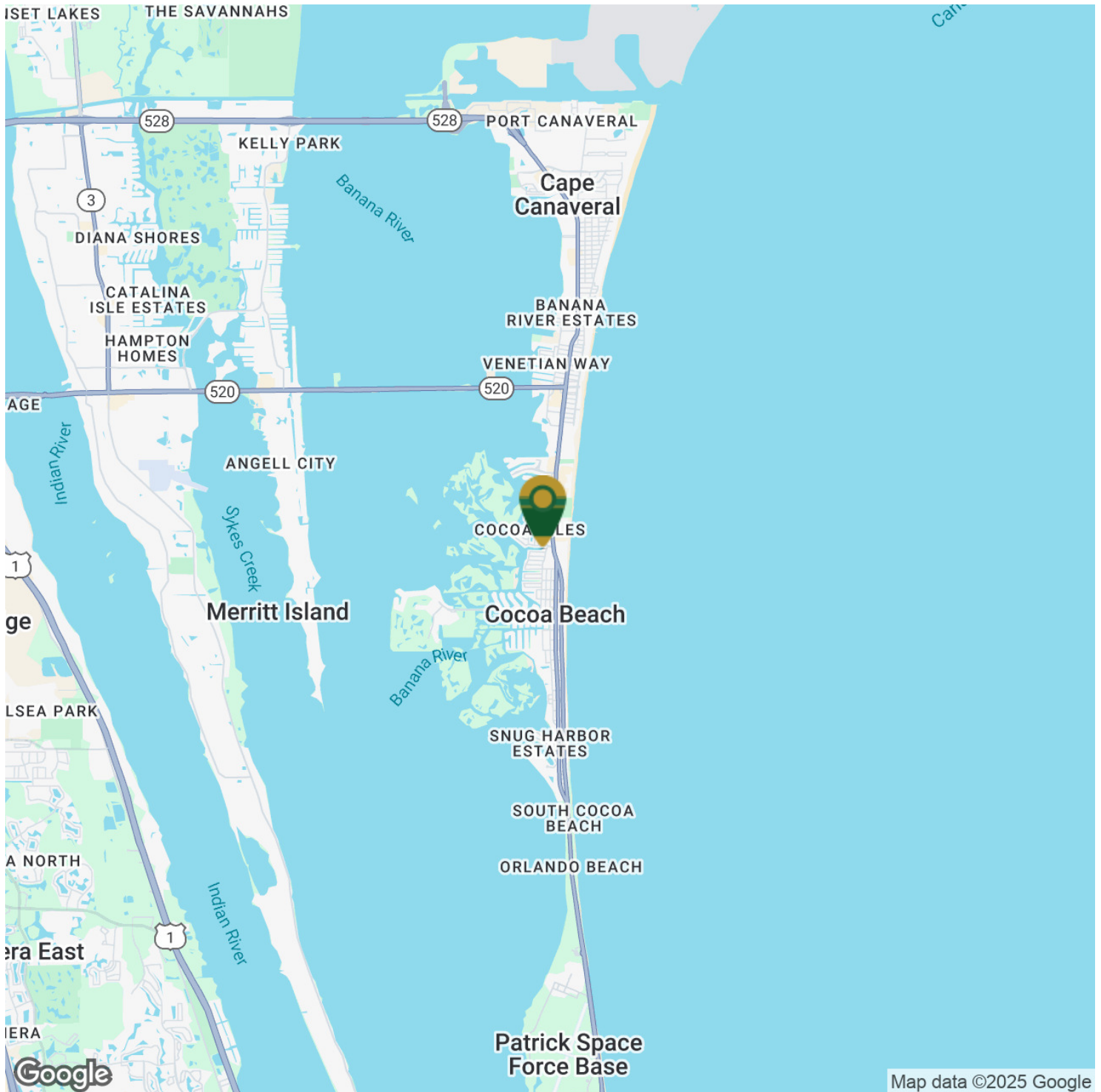
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### Location Map



Map data ©2025 Google



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