

ESO Plaza

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

Multiple Unit Sizes Available / Centrally Located / A1A Exposure



OFFERING SUMMARY

Available SF: 894 - 4,794 SF

Lease Rate: \$16.95 SF/yr (NNN)

Acreage: 3.32 Acres

Facility SF: 18,577 SF

Zoning: City of Cocoa Beach
Towncenter (TC)

PROPERTY OVERVIEW

Suite 801-805: 3,588 SF. Open Configuration, 3 Restrooms.
 Suite 809, 811, 815: 4,144 SF. Former Restaurant w/ Grease Trap. Open Configuration.
 Suite 817-823: 4,794 SF. Mix of Private Offices & Open Configuration.
 LL would consider Subdividing. Available Units Range 894 SF - 4,794 SF.
 100% HVAC. Mix of Exposed & Drop Ceiling. Lots of Windows/Sunlight.
 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. \$7.49 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

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

Zachary Ullian

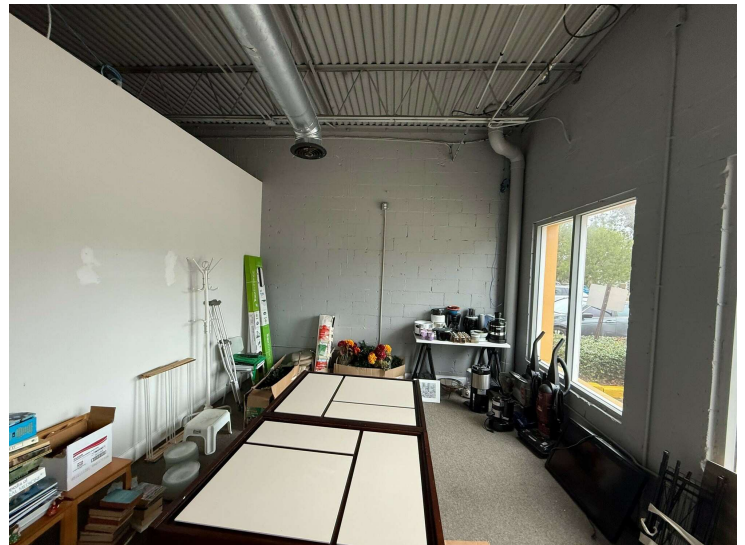
Broker Associate
 Cell: 321.750.3439
 zach@ullianrealty.com



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



Individual Members
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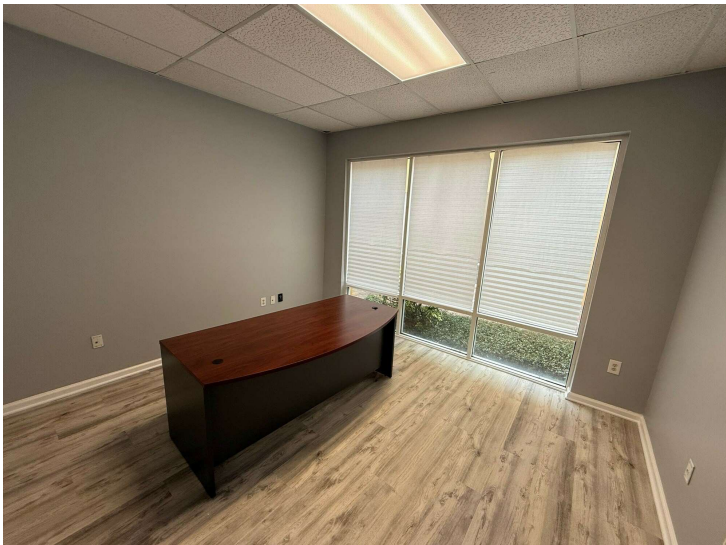


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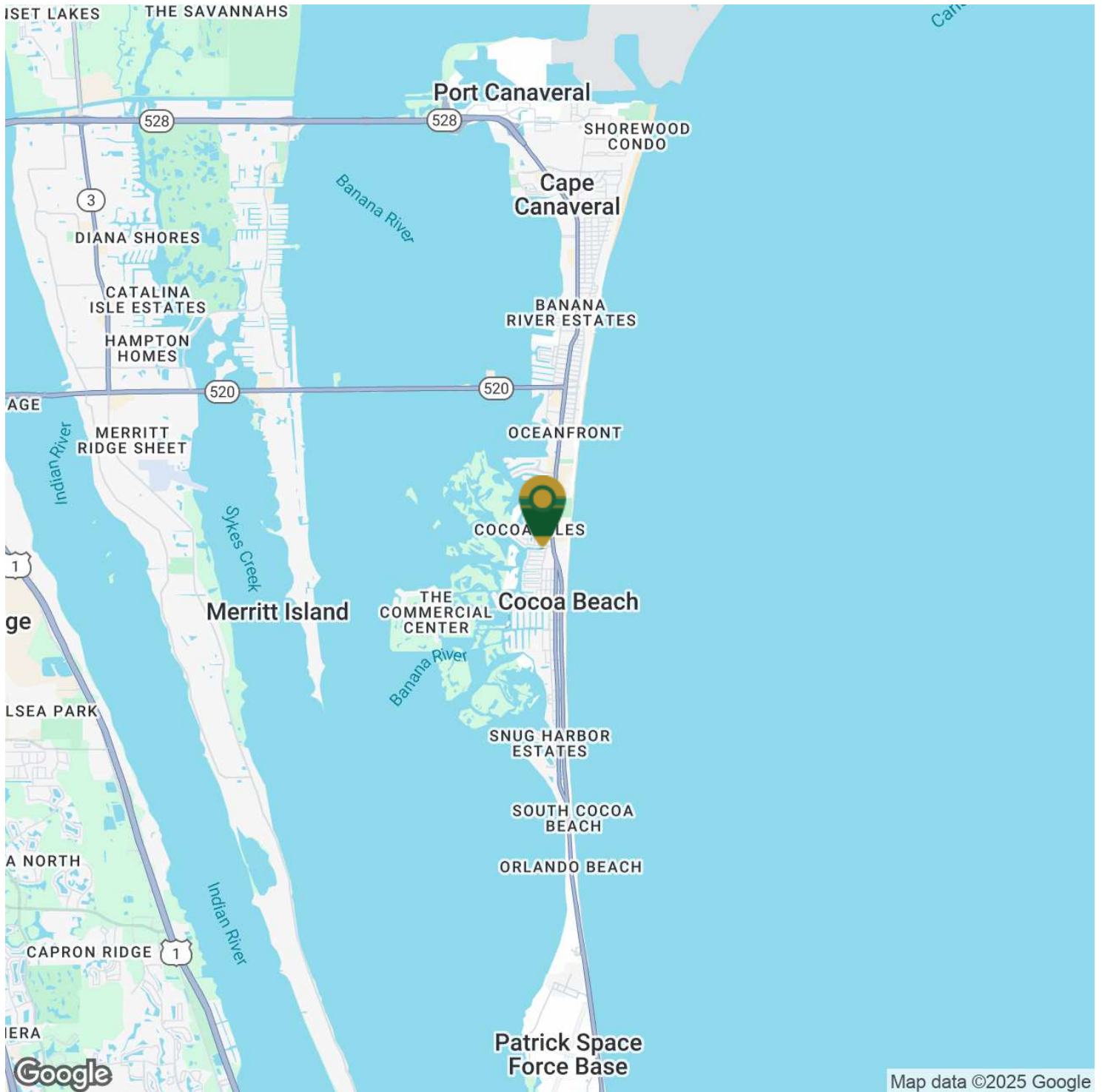
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Location Map



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