

## Colonial Square

580 Malabar Road SE, Palm Bay, FL 32907

**Centrally Located / Multiple Unit Sizes Available / Direct Malabar Road Exposure**



### OFFERING SUMMARY

**Available SF:** 1,625 - 6,500 SF

**Lease Rate:** \$12.00 - 20.00 SF/yr  
(NNN)

**Acreage:** 0.29 Acres

**Facility SF:** 10,280 SF

### PROPERTY OVERVIEW

- Suite 2: 1,625 SF Medical Office. Waiting Room, Reception, 5 Plumbed Exam Rooms, 1 Doctor's Office, Nursing Station, 1 Restroom. LVP & Drop Ceiling Throughout.
- Suites 3-7: 6,500 SF Former Gym. Open Configuration, 2 Offices, Men's/Women's Restrooms. Concrete Floor & Exposed Ceiling Throughout. Landlord to Consider Sub-Dividing Subject to Lease Terms & Tenant Credit
- Ample Parking with 171 Paved/Striped/Lighted Common Parking Spaces at Colonial Square
- RC Zoning: Medical, Office, Retail, Veterinarian & More!
- Utilities: City of Palm Bay Water/Sewer, FPL Electric
- Traffic Count est. 26,000 VPD on Malabar Road
- Est. \$8.00 PSF OPEX (Includes Water)

### LOCATION OVERVIEW

Strategically positioned directly on Malabar Road which is an immediate connector between St. Johns Heritage Parkway, Minton Road, I-95, and US1. Surrounding employers include Eastern Florida State College, Palm Bay City Hall, and Palm Bay Hospital to name a few. Several schools, daycares, restaurants, and stores are nearby. Make this the future home for your business today!

### Zach Ullian, SIOR

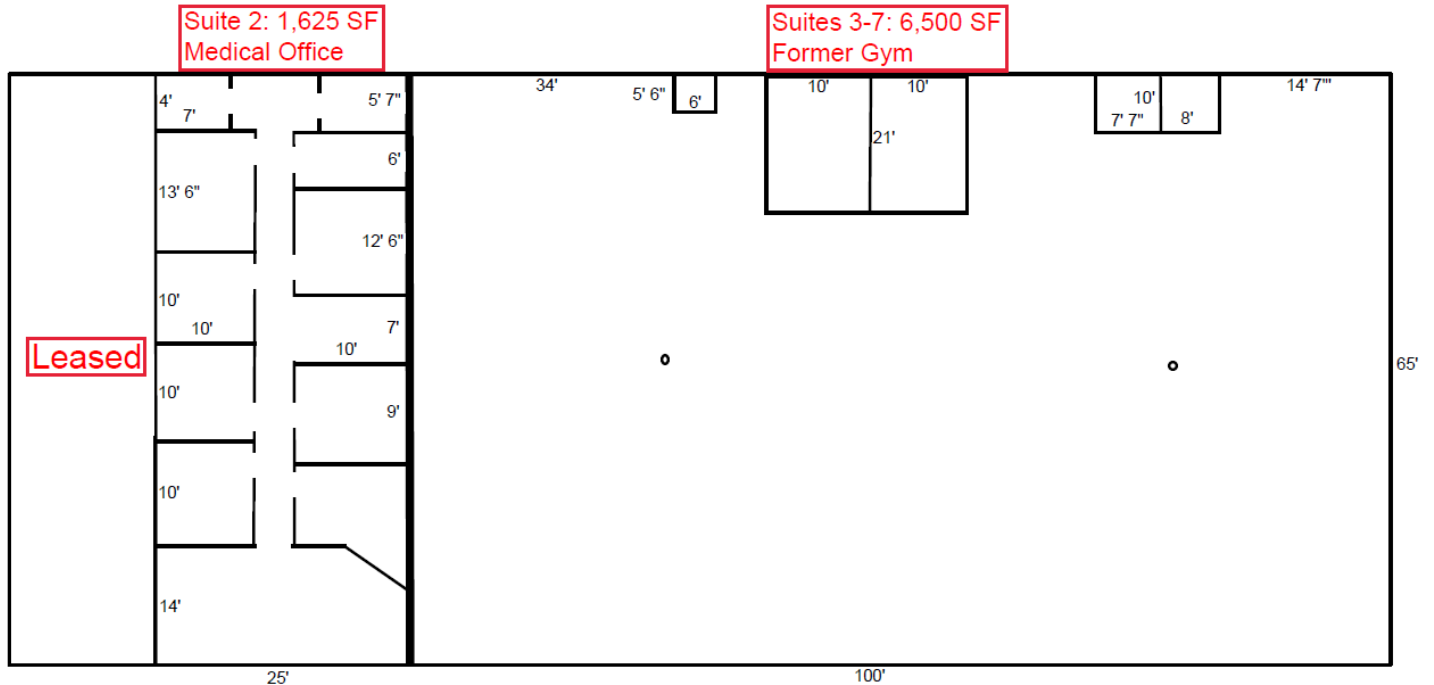
Broker Associate  
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zach@ullianrealty.com

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## Floor Plan

For Illustration Purposes Only. Dimensions & Wall Locations Estimated



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### Suite 2 Photos (1,625 SF Medical Office)



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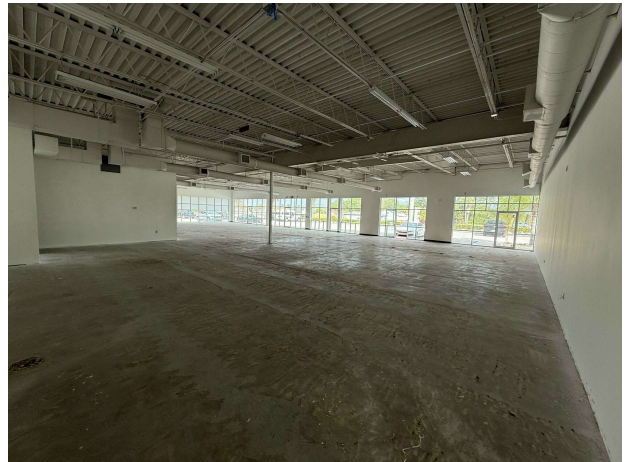
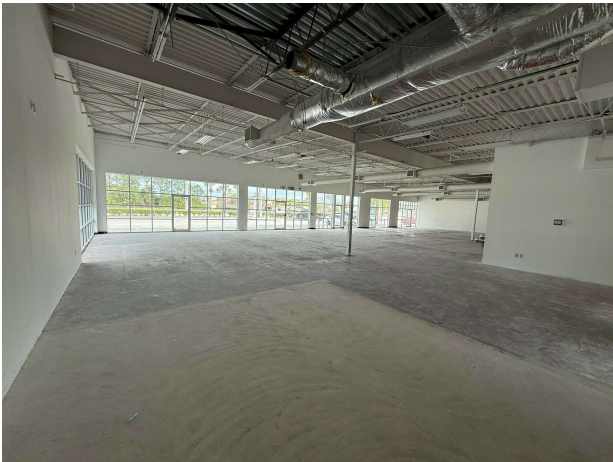
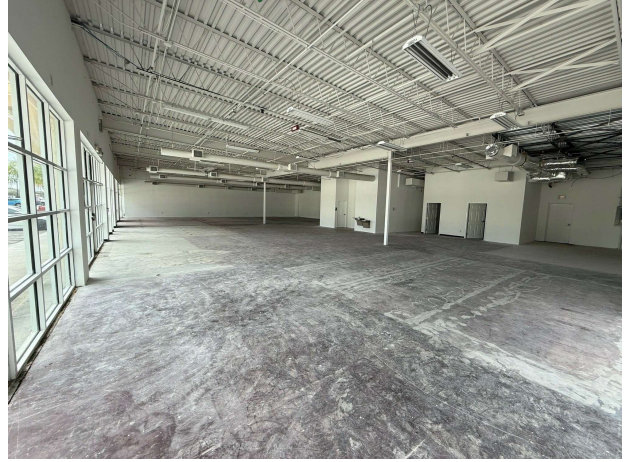
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Suite 3-7 Photos (est. 6,500 SF - Former Gym)



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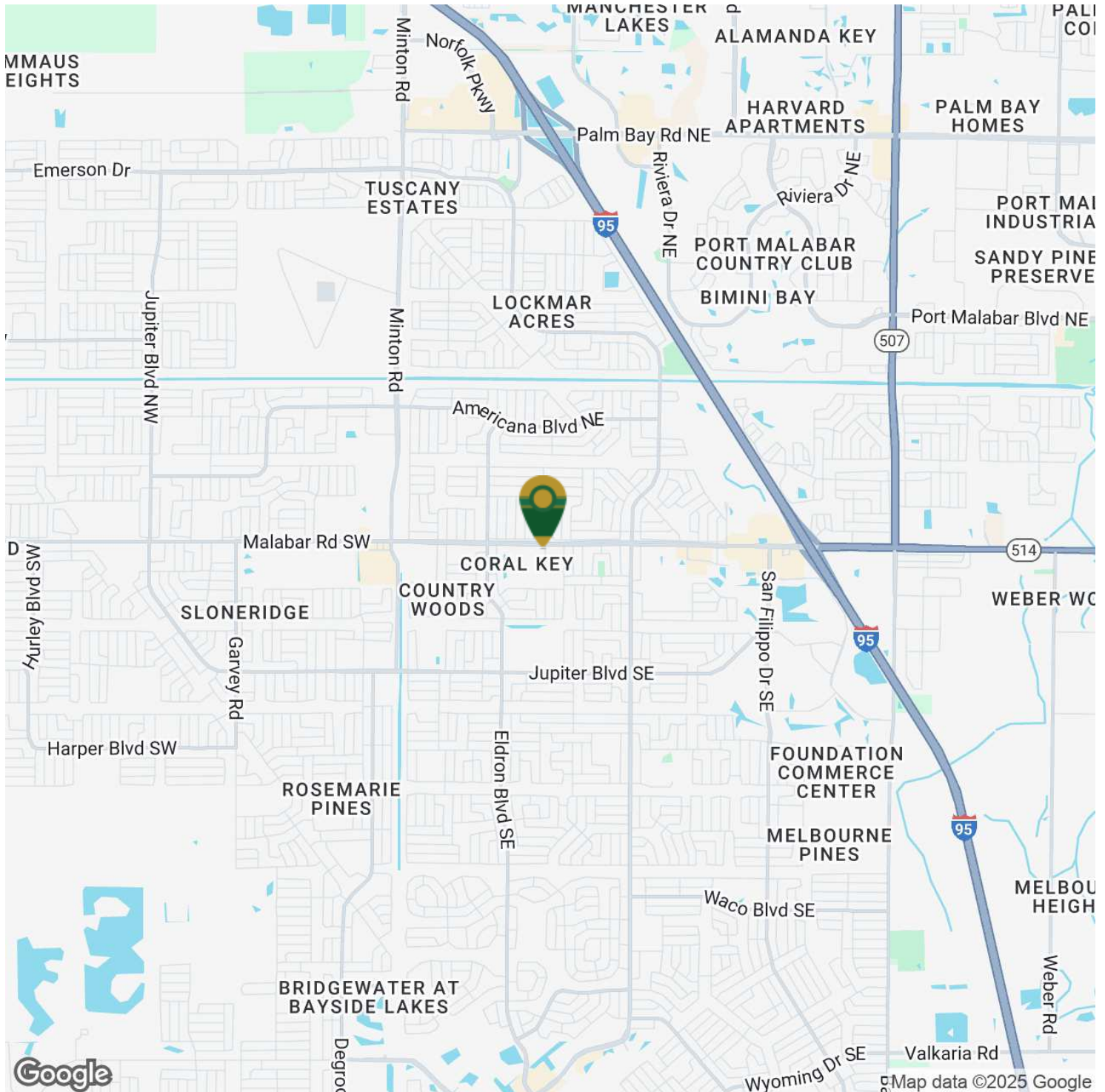
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### Location Map



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