

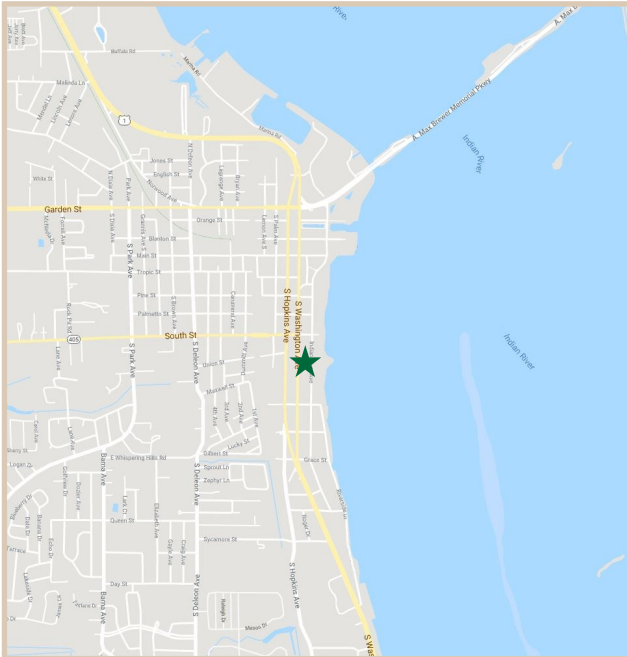
FOR LEASE

City Square Professional Center

815 S Washington Avenue, Titusville, FL, 32780

PROPERTY FACTS

Building Area:	18,822 Sq. Ft.
No. of Units:	8 Units
Parcel Size:	1.15 Acres
Year Built:	1989
Construction:	Concrete Block with Stucco
Zoning:	CBD
Parking:	60 Spaces
Building Height:	Two Stories
Use:	Class A Office Building
Special Features:	Elevator



PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing an excellent value for the area.
Location	Near Titusville City Hall, Brevard County Courthouse, and Downtown Titusville. There are lots of restaurants and retail stores near by.
Capital Expenditures	Freshly renovated units ready to be moved into. Excellent exposure to the public with the signage provided by the Landlords.
Parking & Access	Two entrances to the parking lot with 60 parking spaces to choose from.



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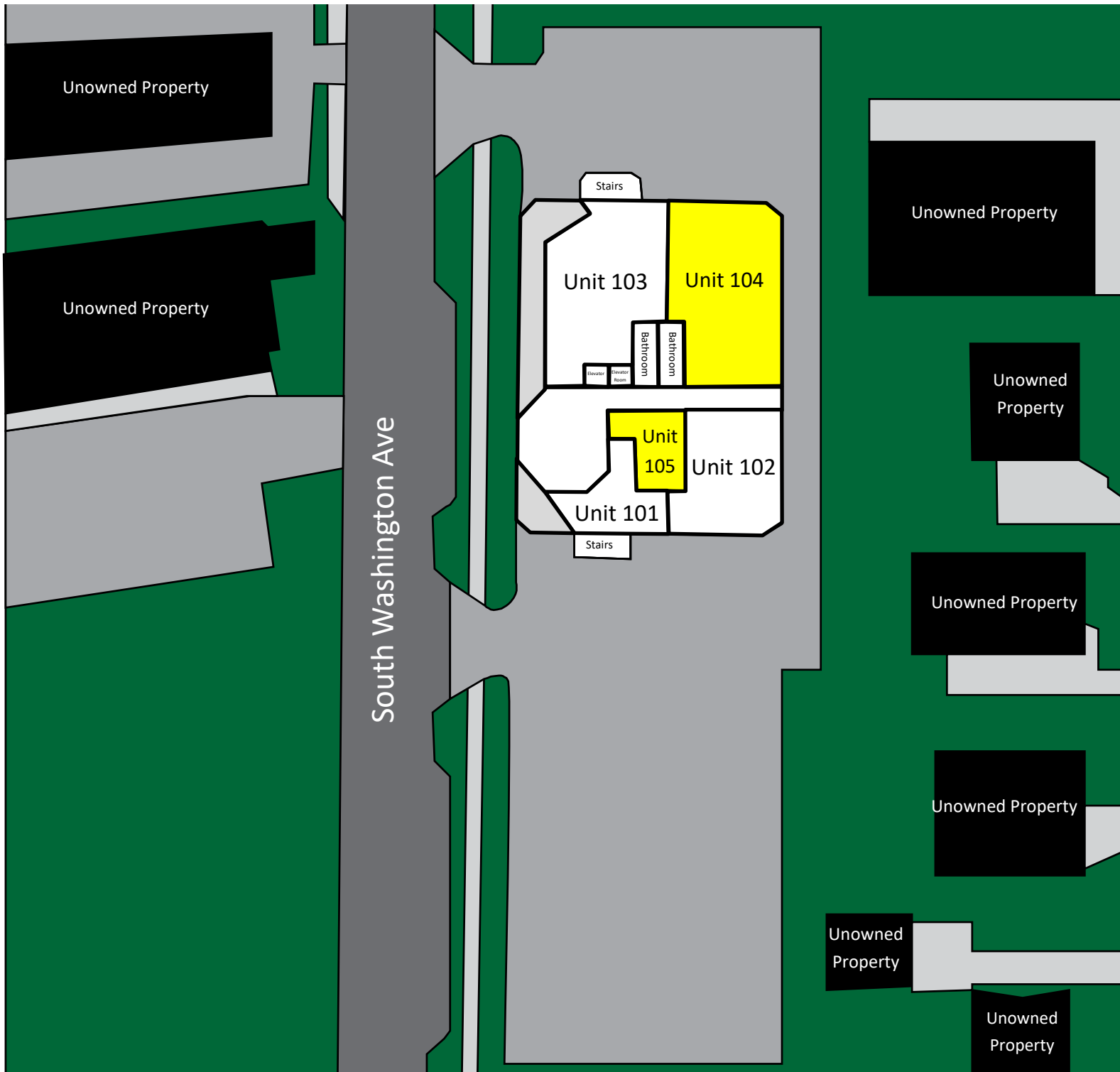
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

First Floor

City Square Professional Center

815 S Washington Avenue, Titusville, FL, 32780



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UNITS COMING AVAILABLE

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				Water	Electric	Trash	Cable	
104	1,530 SF	\$18.00	SF/YR \$2,295.00	YES	YES	YES	NO	<u>Call for Details</u>
105	450 SF	\$24.00	SF/YR \$900.00	YES	YES	YES	NO	<u>Call for Details</u>



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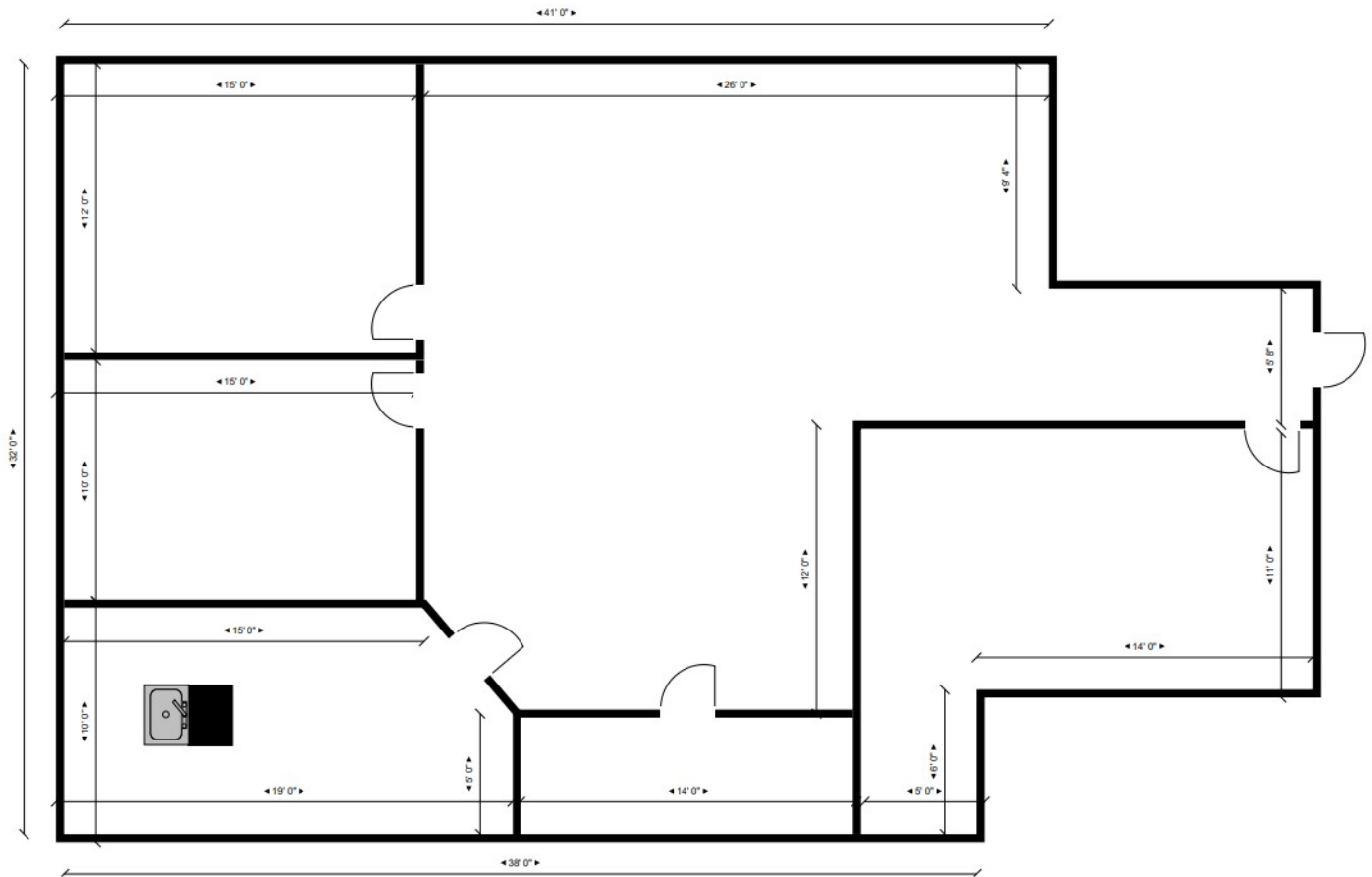
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FLOOR PLAN

Unit 104

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1,530 SF



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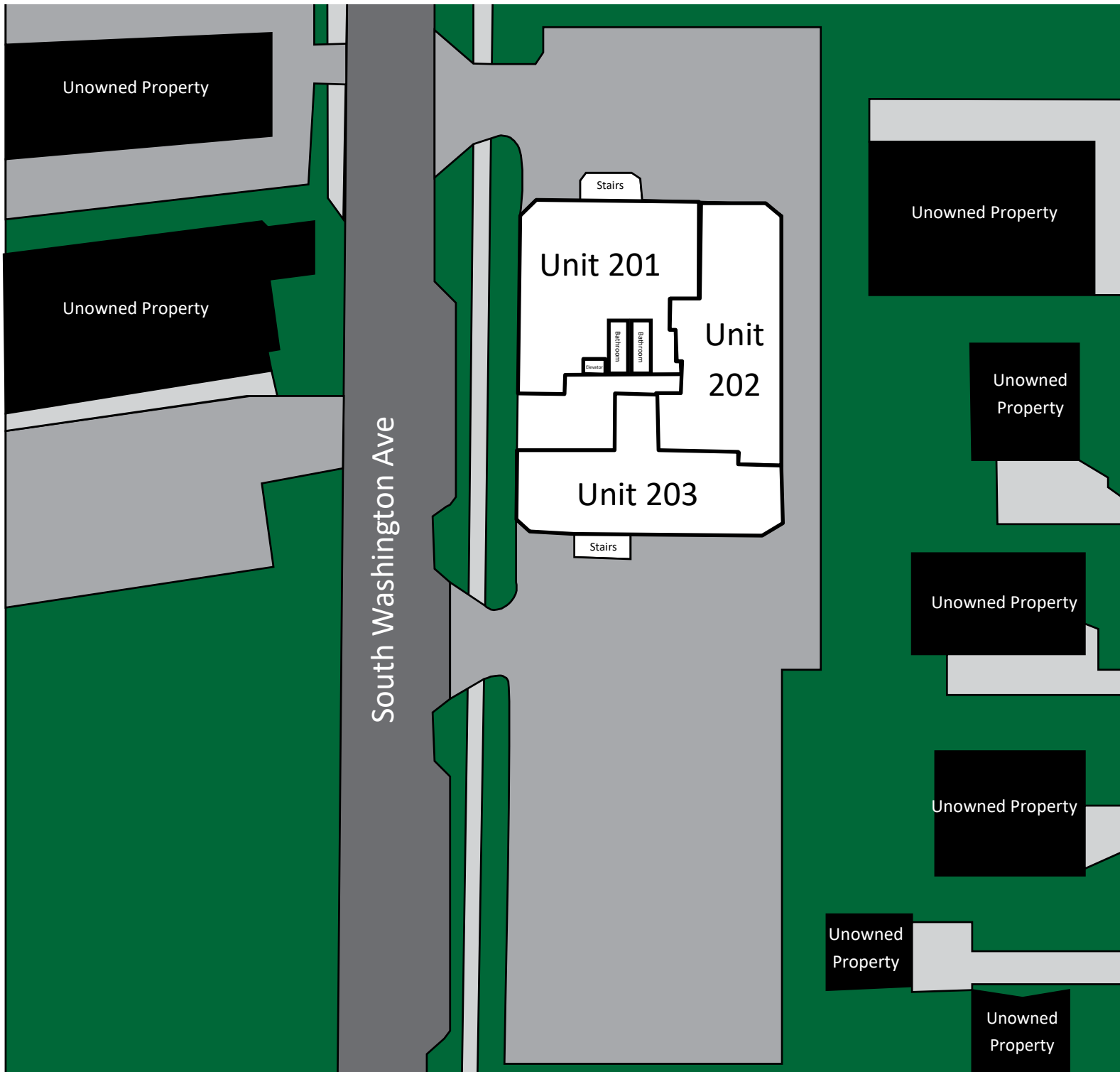
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SITE PLAN

Second Floor

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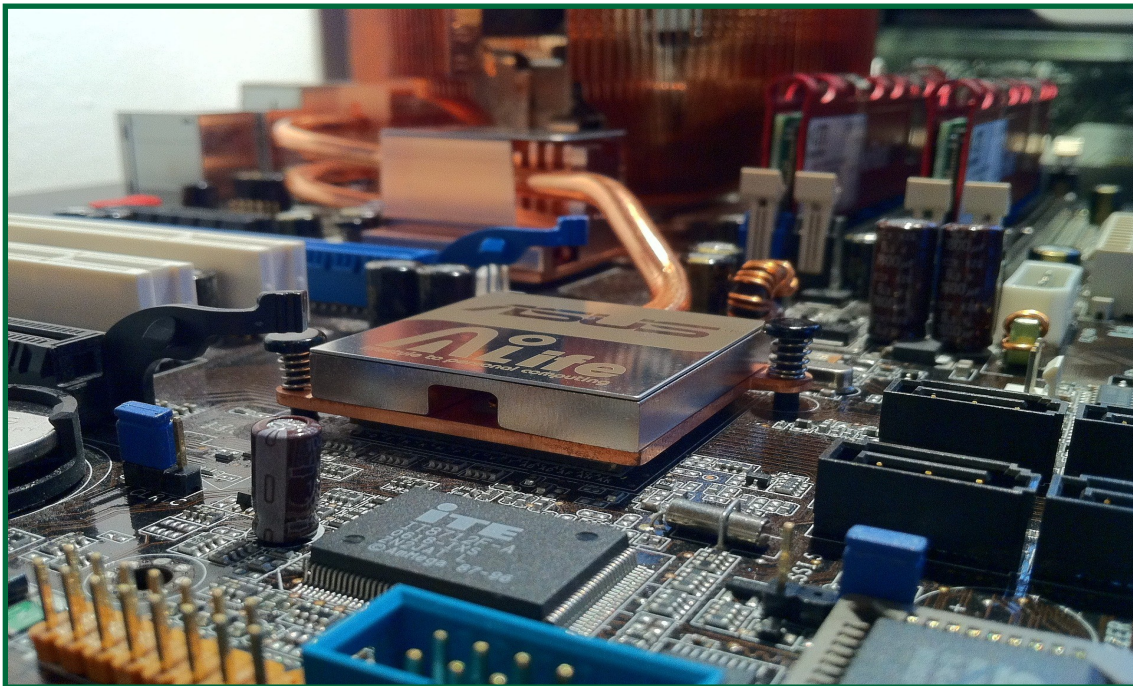
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Economy of Titusville



Titusville commands a diversified and developed local economy. This is demonstrated by Titusville's encompassing range of industries and occupations available to the local population. Investors and tenants alike will benefit from occupying space in this flourishing

environment. The economy of Titusville itself is anchored by a diverse cluster of significant employers, insulating the region from instability.



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EMPLOYMENT IN TITUSVILLE

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Major Employers in Titusville

- **Kennedy Space Center (NASA)** - Space exploration and services (Includes federal employees and contract positions)
- **Parrish Medical Center (PMC)** - Health services provider
- **Knight's Armament** - Weapons, firearms, and munitions manufacturer
- **Professional Aircraft Accessories** - Aviation components manufacturer
- **Boeing** - Aerospace (office)
- **Barn Light Electric** - Electrical fixtures manufacturer
- **Ecklers Industries** - Automotive parts and components
- **Blue Origin** - Rocket manufacturer
- **Astro-tech (Lockheed Martin)** - Aerospace components assembly
- **SpaceX** - Rocket manufacturer/launch operations
- **Paragon Plastics** - Thermos-formed plastic maker
- **Space Coast Regional Airport** - Helicopter training, weightless training, warbird museum and airport services



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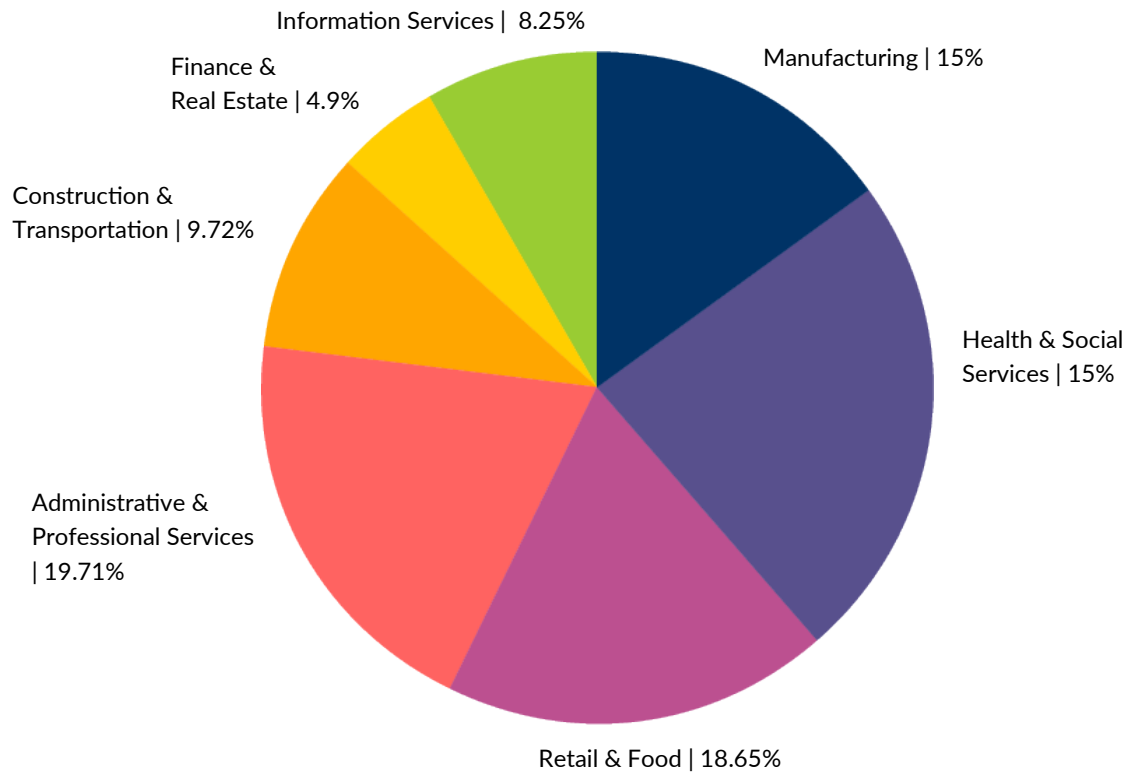
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Titusville, FL | Industry Analysis

Titusville hosts a diversified variety of well-developed industries. This flourishing economic ecosystem fosters a robust environment for business that continues to contribute to the ongoing growth in the area. The breakdown of information found on the pie chart below illustrates data from an industry analysis of Titusville, FL. This industry information is helpful in better understanding the ample opportunity built into this area's local economy.



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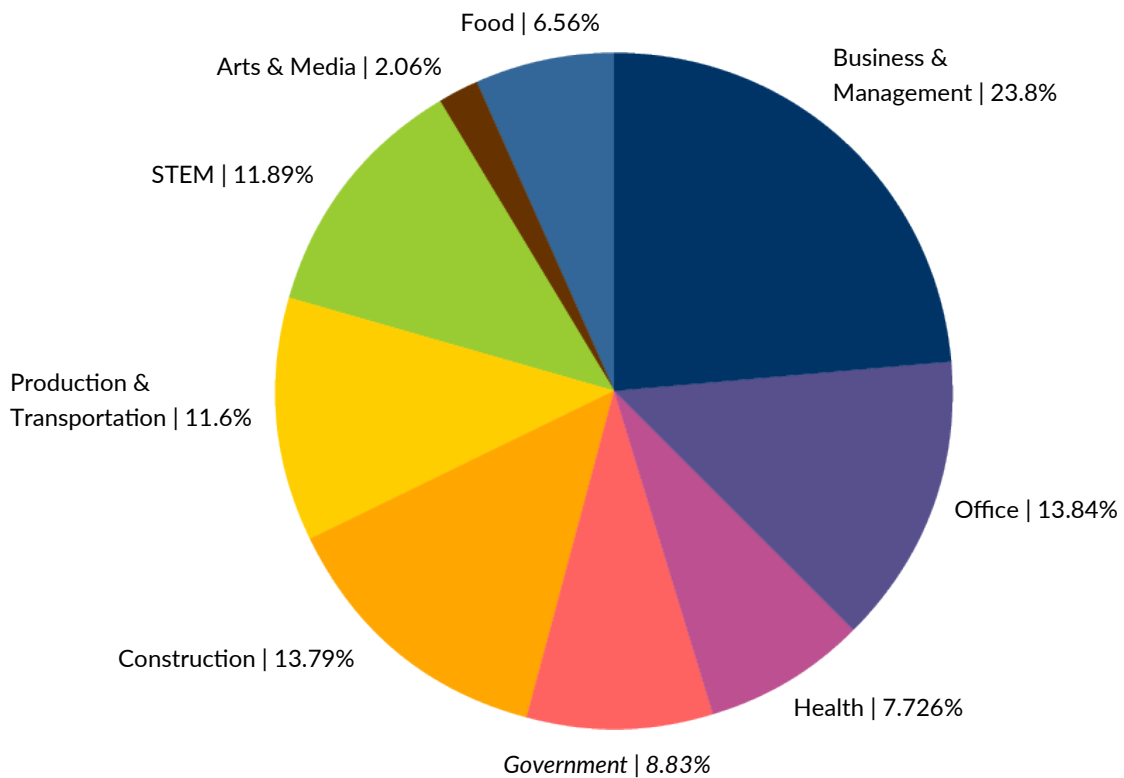
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Titusville, FL | Occupations Analysis

Titusville also offers a large variety of occupations. This diversified economic ecosystem fosters a healthy job market that helps cultivate ongoing growth in the area. The compilation of information found on the pie chart below illustrates data from an occupation analysis of Titusville, FL. This employment information is an illuminating tool for better understanding the makeup of what Titusville has to offer both consumers and investors alike.



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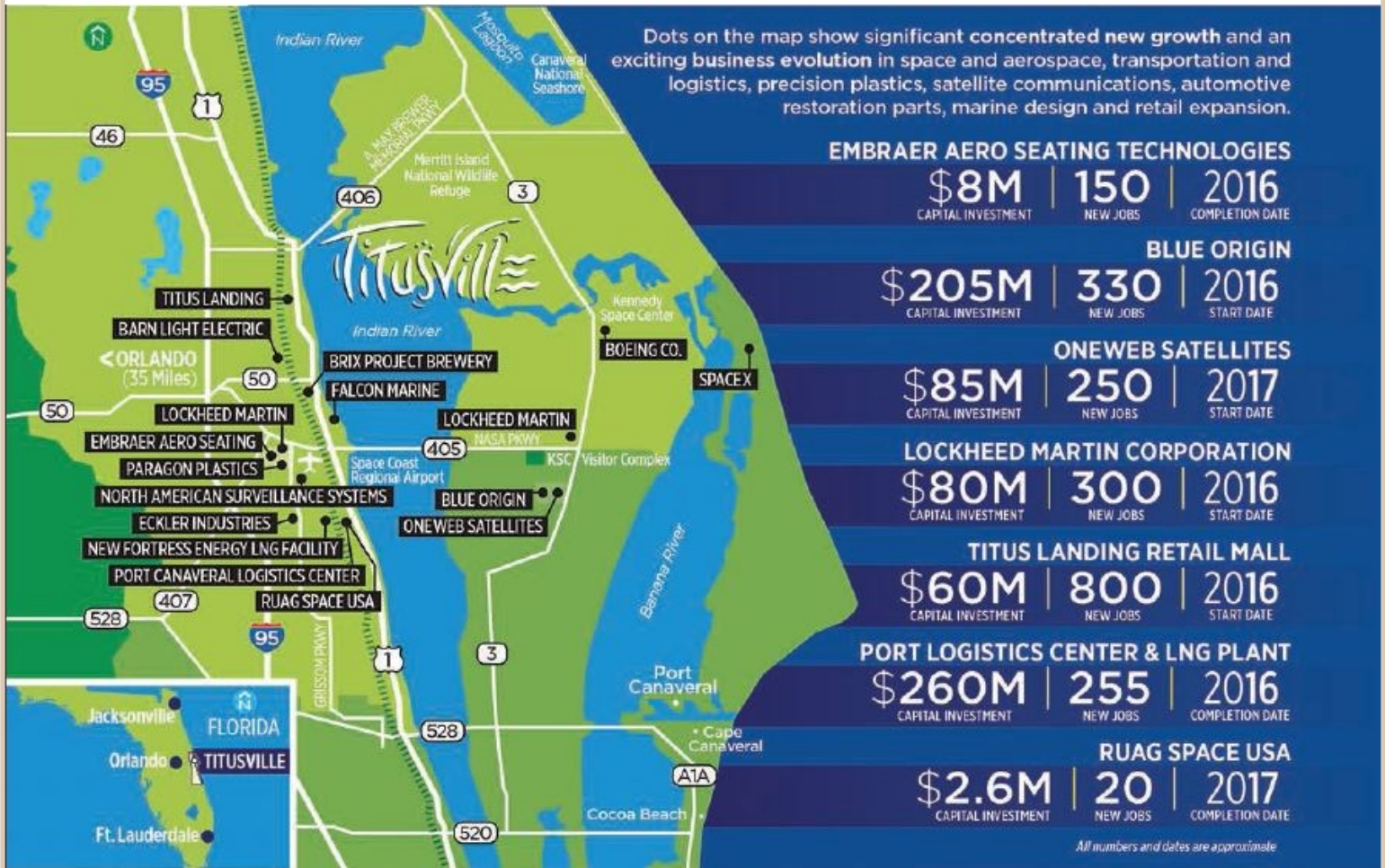
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ECONOMIC GROWTH

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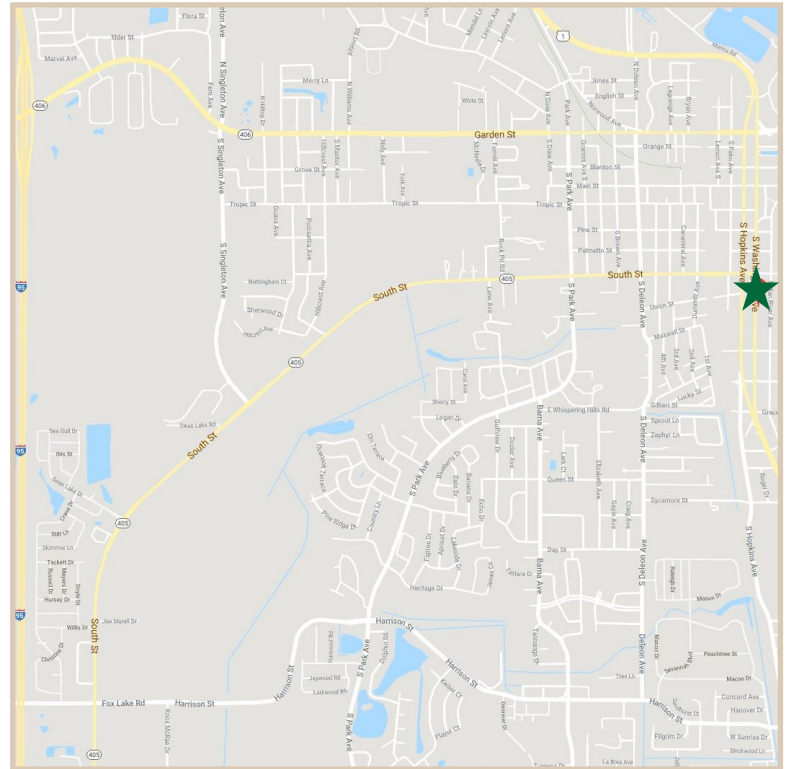
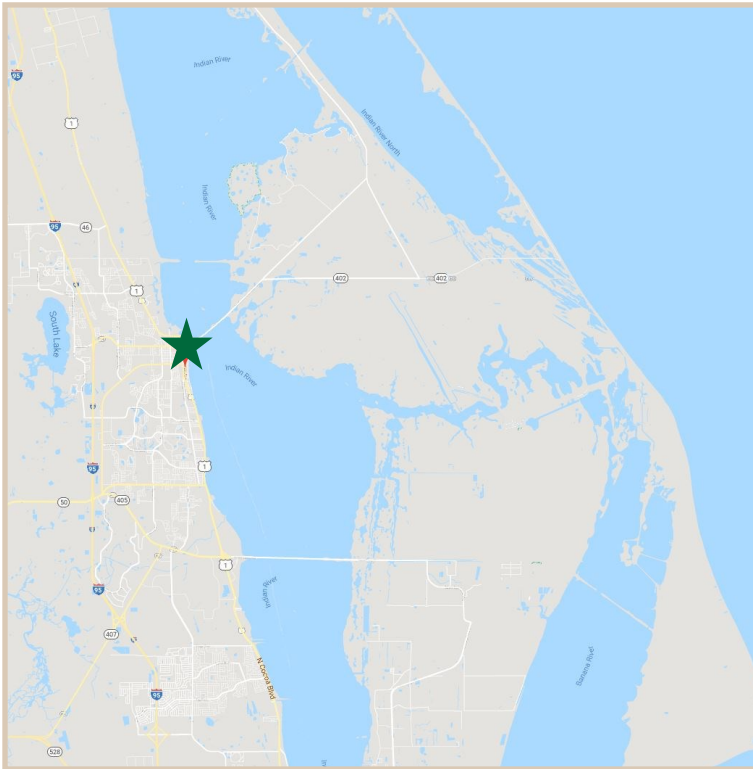
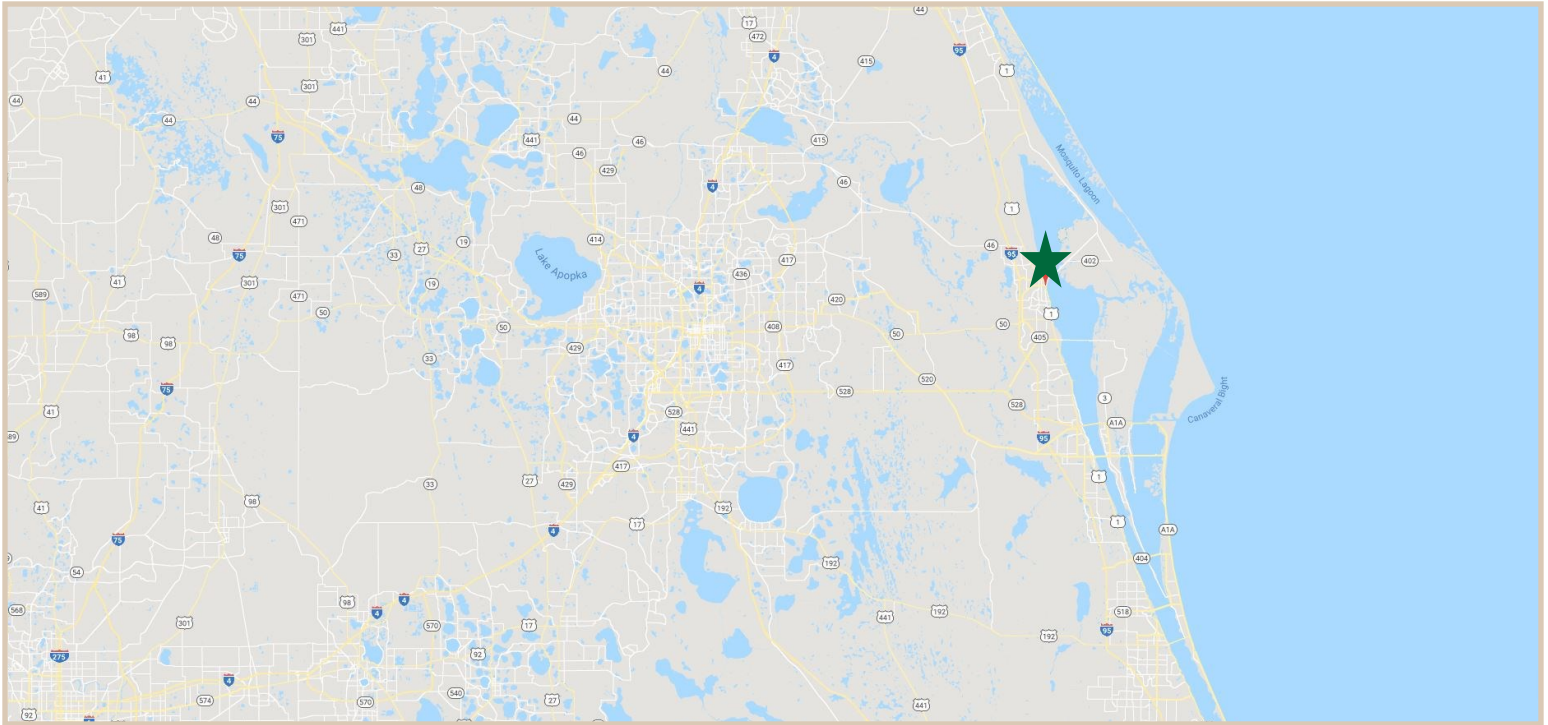
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LOCATION MAPS

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AERIAL

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ADDITIONAL PHOTOS

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